



AGENDA

**PLANNING COMMISSION
THURSDAY, APRIL 7, 2022 6:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – March 3, 2022
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. Application 2022-5014; 7332 E Main St; Main and Lancaster Development Major Site Plan; Applicant: Tim Spencer Trivium Development LLC

D. NEW BUSINESS

1. Zoning Code Amendments

E. OTHER BUSINESS

F. ADJOURNMENT

G. PC MOTIONS

Reynoldsburg

OHIO • 1839

MINUTES

PLANNING COMMISSION THURSDAY, MARCH 3, 2022 6:00 PM

PLACE: COUNCIL CHAMBERS 7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Furst, Benner, Alabi
ABSENT: Cullinan (Excused), Zollars (Excused)

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – February 10, 2022

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. Application 2021-5555; Parcel 107-017466 ; Eastwood Development Final Plat;
Applicant: Wilcox Communities LLC

Ms. Ledbetter: This is the final plat for the Eastwood development. It's very similar to the preliminary plat. The applicant did mark a couple easements on the Northeast side of the plat. Mr. Benner did catch a small clerical error on the cover sheet of the plat. My recommendation is if we approve the plat tonight that we make a condition that needs to be changed when the final plat is submitted for staff signatures.

Mr. Furst: To clarify, Mr. Benner, the error that you found reads Pataskala, Ohio and it should read Reynoldsburg, Ohio, is that correct?

Mr. Benner: Yes.

Mr. Furst: Thank you. Any questions or comment from staff regarding this? Any questions or comments from Planning Commission? If not, I move that we approve this plat as submitted

with the condition that we correct the Pataskala, Ohio description to Reynoldsburg, Ohio.

Mr. Benner: I'll second.

Mr. Furst: Can you call the roll please?

Ms. Ledbetter: Ms. Alabi. Yes. Mr. Benner. Yes. Mr. Furst. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Furst, Benner, Alabi
ABSENT:	Zollars
EXCUSED:	Cullinan

2. Application 2022-5047; 8617 Taylor Rd SW; Amendment of Development Plan ; Applicant: Larry Vatri

Ms. Ledbetter: This is an application for an amendment to a development plan. This development plan was originally approved in August, it is The Ravines at Taylor. The applicant is here tonight because there was a couple of minor but important changes that they made to the project. The first is that the clubhouse size was reduced. The second change is that there was some brick removed from the facade of the building. I will say that I had a conversation with the applicant about the amount of brick that was going to be removed and he was very receptive and responsive to the wishes of the city to keep as much brick as possible. So only a minor amount of brick was removed from the interior garages. The third change is he changed the color of the materials. The original colors was a blue and green color scheme and now it is more neutral grey and white color scheme. Staff is generally supportive of these changes and I'm happy to answer any questions you might have. I know the applicant is here to speak as well.

Mr. Vatri: I'm he developer for the site.

Mr. Furst: Any questions for the applicant?

Mr. Benner: What facilitated these changes? The reduced size for your clubhouse is not paramount, but something had to occur. Then the facade, the brick.

Mr. Vatri: Originally the clubhouse was approximately 3200 square feet. In January of last year when all these material costs and everything started sky rocketing, lumber, everything. The cost of the project got higher than what I liked it. When it came to my attention I spoke to someone at the city in the development and building department that I was suggesting to reduce the size of the clubhouse due to cost. The original size was really larger than we actually needed. So, we've really right sized the clubhouse to fit this project.

Mr. Benner: How did you determine the right size? I mean, this is quite an extensive set of town homes you have there. There's going to be quite a few folks there.

Mr. Vatri: Yeah, other developments have gone to the similar size that I have now.

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Approximately 1800 square feet. There will be 240 units with this size clubhouse. Originally we oversized it. I wanted to do the best project I could for the city, but under the circumstances the last year has cost of everything, just kind of put it out of reach. So I'd spoken to the people of the city, and they agreed that the changes could be moved forward.

Mr. Furst: By that do you mean that other developments of a similar size has this size clubhouse?

Mr. Vatri: Yes. The one that was originally proposed here you could put 360 units to it if you wanted. It wasn't what I wanted to do, but under the circumstances it's what I had to do.

Mr. Benner: Could you clarify Aerin's comment as far as the brick? She said a minor amount, but can you go into detail about what you're removing, please?

Mr. Vatri: Yeah, there's sections inside, it's an eight unit building. There's three bedrooms on the end units and an inside insider, six two bedrooms with attached garages. So we're removing just the side walls of the garages. The fronts are all the same.

Mr. Furst: The brick fascia on the side walls are the same?

Mr. Vatri: Yeah, on the sidewall, not on the garage side wall, the two bedrooms, but on the three bedrooms is still there, but the fronts are all the same and we added; which Aerin liked, a perimeter where they call it a.

Ms. Ledbetter: A water table.

Mr. Vatri: Yeah, all the way around the buildings, you know, even a little bit additional on the back. So, you know, that's it was good addition. I can appreciate that. If we could afford it, we have done all brick on the first story, the last one I did. That's the way we did it. The changes of color. You know, we just we had the change from what was there. I mean, if you remember those renderings, wasn't very attractive at all. I don't know why. It was 2020, I don't think everybody was in a real good mindset. But we've updated the colors and modernized it. And I think you've seen the new pictures. So I think it'll look real nice.

Mr. Benner: And again, sorry to have so many questions. You said this is on the two bedroom units. How many of those are there?

Mr. Vatri: There's going to be a total of ninety eight and thirty, three bedroom. On the total project.

Mr. Benner: Thank you.

Mr. Furst: I just had a question, I apologize if this was included in your site plan, and I just missed it. But the nearby residents were asking some questions earlier in the application process about the tree removal and things like that, and we've had some problems here in the city with development, where maybe the existing site conditions had some more dead wood

and things like, you know, dead vegetation needed removed and wasn't necessarily replaced. You know, how did that go versus how you originally thought? Was it more or less the number of trees removed that you thought you would need to? Or did you have to remove more or less?

Mr. Vatri: No, I think it was less. We actually had like a perimeter here. We couldn't touch almost approximately 10 feet from the property line all the way around the properties to buffer everybody. So I think, you know, turned out real well, far as I'm concerned. I mean, we didn't get near the streams or anything. There's a nice big green areas on this project. You know, once the trees fill up, it'll be real nice.

Mr. Furst: Then just one final question here that I have is assuming this moves forward. Do you have a planned completion date?

Mr. Vatri: We're hoping, you know, probably March in about a year the same time. 2023 complete all 128 units.

Mr. Furst: Are there any additional questions for the applicant?

Mr. Benner: Just one you just said you hoped all units to be; are you going to do a soft opening when you open? Are you going to open some units, while you're still building the other units?

Mr. Vatri: Well, that's the plan I hope to, you know, we got to see what the city's going to allow there, but we're hoping to get at least four buildings as construction continues, you know, and just fill them as we go. But the city hasn't laid out an agenda, how they want that to go through yet.

Mr. Benner: Thank you.

Mr. Furst: Thank you, Mr. Vatri. I'll certainly entertain a motion if anyone has one.

Mr. Benner: So, Mr. Chairman, I'll move that we approve this, these amendments or changes to the site plan.

Mr. Furst: We have a first, do we have a second?

Ms. Alabi: I'll second, yes.

Mr. Furst: Thank you. Would you please call the roll, Ms. Ledbetter?

Ms. Ledbetter: Ms. Alabi. Yes. Mr. Benner. Yes. Mr. Furst. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Furst, Benner, Alabi
ABSENT:	Zollars
EXCUSED:	Cullinan

3. Application 2022-5014; 7332 E Main St; Main and Lancaster Development Major Site Plan; Applicant: Tim Spencer Trivium Development LLC

Mr. Furst: Next item D-3 is application to zero 2022-5014 7323 E Main.

Ms. Ledbetter: Yeah, so this projects, as you mentioned, is at the intersection of East Main Street and Lancaster Avenue. It includes approximately seven parcels on.68 acres. The application is for major site plan approval. It's a two story development. It's on the old Happy Dragon site that's currently owned by the city. The plans indicate potential tenants being a dentist office, a coffee shop, an ice cream shop, maybe a restaurant with additional room for office space on the second floor. All of these uses are permitted uses in the old Reynoldsburg District, which is the district of this property is located in. The development does include patio space as well as open seating on the rooftop. The proposed development does comply with section 1103.01, which covers building height law coverage and set back requirements. The old Reynoldsburg district is set up to align buildings to be directly on the street, which is what this development is. Staff is generally supportive of the proposed site layout. The suggested building typology is a small flex retail building that encourages parking to be located in the rear or to the side of the building and access from a rear alley. That's the preferred typology for this district, which we believe the development meets. It does have parking in the rear of the building, and there are two access points. One off East Main Street and one off Lancaster Avenue. And then the proposal does call for a sidewalk that wraps around the front of the building and connects to the parking in the rear. The applicant has met parking requirements. The parking count for the district is one space per 400 square feet on the ground floor, plus one space per 450 square feet on the upper floor. So this development would require 35 parking spaces, and they've provided thirty eight, so they're accounting for a little bit more. As I mentioned before, there are two access points we as a city and our city engineer, decided that we are not going to require traffic impact study for this development because we have so much already planned for this corridor with the city engineer and within other projects, I mean, I'm sure everybody is aware of the project going on at that exact intersection right now. The applicant has submitted a landscape concept plan that does meet code requirements. They're providing a number of trees and shrubs and shade trees that will be in the interior parking area. This section is included in the East Main Street Improvement plans that this city is doing, which will add street trees on to the front area between the building and the street. The materials being used on the facade of the building meet the visual intention of their old Reynoldsburg commercial district. The materials that are being proposed is red brick, gray brick and a gray metal cladding stuff is generally supportive of the project, and it's my opinion the development meets the intent of the old Reynoldsburg Commercial District. I think

the commission needs to consider whether the proposed major site plan is consistent with the standards contained in the City Zoning Ordinance and Comprehensive Master Plan.

Mr. Furst: Thank you. Would the applicant like to say a few words?

Mr. Spencer: Good evening, Tim Spencer, Trivium Development, 210 North LaSalle. Excuse me. Columbus, Ohio 43215. Good evening, thank you. Ms. Ledbetter for the presentation. My comments are simply we would like the members that are in attendance this evening to provide just first reaction, first comments and input for us to take away today. We're not asking for a vote this evening, but we understand the proximity of this site at the intersection of Lancaster and Main and how important it is to a lot of folks. Some members may live nearby. Some members may drive by a two or three times a day. It certainly will have a long lasting impact for the community. We'd like to take this opportunity to listen to what you like, what you don't like, what's important to you and what the comments may be so that our team can react accordingly. I do have my architect with me this evening who can address geometry, architecture, materials, and things like that. It is certainly available for questions and obviously our civil engineers and one of your members. But is it abstaining from participating in this discussion? But this site has had its challenges to checkboxes as far as the city is required from a storm water, floodway, flood plain access management and still get a building on the site that would check the boxes that Ms. Ledbetter explained that your code requires. So that little background information, coupled with the fact that your code is new and this is an exciting opportunity, we'd like to open the floor up for discussions, questions and feedback so that we can come back next month and address those and hopefully get a positive vote from your next month.

Mr. Furst: Me first. Well, duly noted. Thank you, Mr. Spencer. So our puns here aside, but you know, I actually think it's a pretty attractive building. So it's maybe not as dramatic as the initial renderings that Mr. Meyer's predecessor may have circulated with the glass and the three stories. But frankly, you know, I don't know that that really fit in with the esthetic of old Reynoldsburg. I think this fits much better. I was actually surprised to see as much brick, and I think that's a good thing. So, you know, thank you for that. My only thought and I'm not necessarily opposed to it, but the metal cladding is, you know, we don't have a whole lot of that in old Reynoldsburg. I don't know that it necessarily doesn't fit. You know, I'm sure there were metal clad buildings, you know, in the neighborhood at some point, for sure. They just no longer are existent. So, you know, other than that, though, you know, I think it does kind of call back from the architectural design esthetic a little bit to, you know what the buildings would have looks like, you know, at the time. And it reminded me quite a bit of something that you might see in like the arena district.

Mr. Spencer: OK. I think initially when we come back next, next month, you'll see us put in a little more attention. There are a few staff comments and consultant comments on behalf of the city that we've not been able to address or haven't

addressed until we had this meeting. And really, we're getting quite a bit of massing on that site. Our team's goal and Carter Bean is our architect. The goal I gave to the team was to really look at ingress egress and water quality and floodway floodplain. This is not where we submitted to you, it's not our first iteration. We had a much more linear ingress egress into the project until we were informed that part of the city's parking lot as part of this project is in the floodway. So we had to kind of pull back as a team and really started looking at the geometry of parking. And we think that if we have a complementary of uses that are between eight and five office type of Nix's, that that'll help support the restaurant businesses that are there in the evening. And we're certainly negotiating with the city to have a non-exclusive easement across those four public parking in the evening. So that's the goal. And the byproduct is the building that we have, the building pad that we have. So Carter and I have spent a lot of time thinking about some additional comments that we have to address. And I think you'll see a building that pulls itself away from the right of way and from the drive aisles to give us more pedestrian and more patio things like that. And Carter do you want to talk about the cladding at all? And there's no love or reason behind the cladding.

Mr. Bean: I mean, you hit the nail on the head. Really we wanted to, from a massing standpoint, create buildings that were in scale and traditional inform. But we didn't want to replicate traditional buildings. So they're really kind of a contemporary interpretation of traditional buildings informs the use of the brick, obviously traditional material, the metal siding, as you mentioned. Yes. You know, traditionally used in agricultural buildings or in a vertical orientation, then in the horizontal, we'd be happy to explore other alternatives to that.

Mr. Furst: I'm not terribly opposed to it. I mean, you know, in fact, when you look at, you know, more industrial areas, you know, it did strike me as something that you might see and, you know, a warehouse district or a port or something like that. So yeah, I just was a little surprised to see it as all. So. But, you know, kudos to your imagination on that.

Mr. Spencer: So that was part of our discussion. In addition to that, we looked at the rhythm of the windows, the mopane's in the windows, the lining of the windows and how that would play into it. The thing you need to remember is we prioritized the develop ability of the site and in realizing we had to deal with floodway and floodplain issues. So when we went back to the team and said, Look, the building has to fit in this space because we want this parking yield. We really started putting ourselves in a box that we I think we came out with a good product, but the materials and all those other things, we get that a certain level of scale. We even played with a three story building versus a two. We want to maximize it as much as possible, but we also have to lease it and we have to make sure it's compatible and it provides a product that is rentable. So we do have a little bit of a challenge from our distance from Main Street back to that first parking row is only thirty two feet, 30 feet, which isn't really desirable, but we're not going to execute any parking. We have to keep the parking as is, so we're open to any other ideas will be a material, window

placement, window configuration, design, colors. Carter, and I call it the feels. I mean, if you've got a certain idea that makes it feel more appropriate, we'd love that input.

Mr. Bean: It's interesting how difficult problems can result in very interesting. This was a really tough building to mass and make sense of, but I think because of that difficulty, it resulted in something that ended up in a really great scale with the other buildings around.

Mr. Spencer: And to your comment about the previous iterations that really didn't take into consideration right of way, which we worked with the city to give up an access point and massing was kind of carte blanche and parking in floodway floodplain. None of those things were considered in those drawings. And what you see is about a six - eight month effort of our team to come up with this. So we're reacting to the natural environments and conditions and in what you see as is our best foot forward so far.

Mr. Furst: Well, and I appreciate all the work you have put in with the city. Can you talk a little bit about and I know it's been very extensive in my conversations with the administration, some of the work that went in to mitigate the flooding or at least the flooding concerns because we actually the city heard I believe last month, you know, a property that's almost immediately adjacent, behind French Run that's subject to flooding very frequently. So I know how there's always a concern with flooding adjacent to a waterway.

Mr. Spencer: I can answer that is Tyler permitted to speak or testify as to the technical aspects?

Mr. Bean: Fortunately, he's really good, he's really good.

Mr. Shook: I have no doubt that Tyler is really good, it's one of the reasons why he's a Planning Commissioner.

Mr. Spencer: Tyler is going to get a nervous twitch and shake like he's having a seizure. If I say something really, really bad. But for all intents purposes, we had intended. I'm thinking about your comment there for a second, Chris. For all intensive purposes, we thought we were going to get good ingress egress from Main and Lancaster and move traffic that way when we found out that the city had paved on essentially a floodway and we needed to work within those parameters. We went back to the Tyler and said, how do we make this work? So we're addressing all storm water quality floodway flood issues. Essentially, we're keeping the site pretty much as is, and if I had a pointer, I would take the French Run parking field and as it makes that bend to the area, that's no longer developable, that wall is going to stay. That will be a substantial wall so that we're not cutting it in the floodway or floodplain criteria. The feedback we got from the administration was then make a transition to what it is today. So don't interrupt the grade. Don't change the grade. Don't do

anything to that. In keeping that, that's why the parking is awkward as it is in a perfect world, we would have come in our main street and made a left hand turn to get back to Lancaster that was always our intent. That's what appealed to us to look at developing the site, so we're not touching that. Part of our plan was then to take down the helping hands clean that area up, bury utilities, bury drain lines and start making our way to the east to acquire more parking. We have all that ironed out where we're continuing to discuss that with the city of how that gets rolled out. But as of today, we can put parking all the way back to the drive back to the signal we can pave and redo that. So hopefully that continues to materialize. With that, we've been very cognizant not to bend the rules, tweak the rules or do anything to, infract any of the rules. So from the letter of the Ohio Revised Code and the storm water manual, we're checking all the boxes.

Mr. Furst: Thank you. I just have one last procedural question. You know, the I understand your desire to table this, if this were to move forward and I assume that your tenants the kind of those conversations are ongoing, would we see a separate signage application at a later date?

Mr. Spencer: That's actually why we're tabling it. I am much more comfortable. You know, the gentleman before me had an application got approved, and he's back here tonight for various reasons. I would like you to see, understand, critique and comment on our sign package and make sure there's no surprises there. I don't want to come back in six months, and it's alleged that we're doing something that wasn't approved. So I would like you to see those things. We'd like to get comments like you've provided the other members have. We have worked in Dublin, Reynoldsburg and Worthington and created sign packages specific for sites there. And I think Carter will take those comments. And I think for me, it's not so much the signage is got to be big and ostentatious, like Sawmill Road in the 90s. It's got to be signage that's appropriate and scale to the buildings that we're trying to do. And if that's a blade sign, if it's above the door, if it's in the window, we'd like to discuss those things. But I do not want to get an approval without our sign package being discussed, and understood.

Mr. Furst: I actually appreciate that very much. Thank you. Any other comments?

Mr. Benner: Just a few. I'm the slow member of the group, so back to the flood wall, the flood plain. Originally last summer, I walked that with the city attorney and we kind of looked it's almost two different levels. You're not raising it up?

Mr. Spencer: We're not changing anything. What you see today is what we'll build on.

Mr. Benner: And you're not doing anything to alleviate the flood. You're not building anything back.

Mr. Spencer: So, yes, we will have underground detention. We are negotiating a

TIFF agreement with the city to improve this area for underground storm water detention quality.

Mr. Benner: You're not allowed to look at him.

Mr. Spencer: You know, technically he's allowed to sit up there and not vote. He's allowed to way in, he's a technical expert. So we are making those improvements and that'll help downstream. What we're not doing is changing the grade or infecting any more impervious pavement or introducing anymore impervious payments, which will cause a downstream issue. So we're making it better.

Mr. Benner: You mentioned the presenter before you. Are you confident now that you've picked the brick and metal cladding that you'll be able to find that and get it delivered and built?

Mr. Spencer: That's a fair question. I've been doing this 23 years, I've never presented a material that I couldn't buy, acquire or obtain to a planning commission and got it approved. So how you get yourself in that situation, I've not found myself in that situation before, so I wouldn't understand that.

Mr. Benner: Well, lastly, you mentioned the metal cladding that you decided to go horizontal. Just to fit with the building?

Mr. Bean: Actually the window patterning is so vertical on this building.

Mr. Benner: You didn't want to go with?

Mr. Bean: Vertical, you know, we just get so stripy. You know, it was it was nice to break.

Mr. Benner: Yeah, and I realize we're in early stages here, but in looking at your parking, you have two handicapped spots, I believe both of them by the ice cream store, but none.

Mr. Spencer: Yes, we ultimately want to move those back to the drive aisle that we'll share with Prost.

Mr. Benner: OK, that makes sense. Item seven here the loading for the proposed building. Do you need an easement for that or has that been decided?

Mr. Spencer: It's not been decided? So currently people say currently that area between our site and which is the city's parking lot in protest. It looks to the eye to be rectangular, you know, 35 feet by 90, or whatever it is. You can see the lines going through that, that's not a straight out right of way. From 1832 and October 13th of 1832 that was created, and that's not true right away. It's an access point. And we trying to work with the city to basically take that entry from Main Street all the way

back to the creek and work with the adjoining property owners so that the helping hands building would come down in that block. That rectangular area would become city right of way. In doing so, that would prevent or that would improve access to our site and then back through the properties back behind that, we'd like to improve the parking. So we'd like to see loading in that drive be there. I think we've tweaked the width and I won't look at Tyler. But I think we have a width now that exceed your code and still allows for a traditional LTL tractor trailer to come in there and pull off to the side is our goal.

Mr. Benner: I have nothing further, chairman.

Ms. Alabi: So my only concern was flooding as a resident, so I'm glad that you've addressed that and I appreciate the care that you put into it. My other question was you were saying you originally wanted to make a left hand turn on main. Can you explain a little bit what you were saying about the turn there?

Mr. Spencer: I wanted the full access. We were trying to get it and maybe I misspoke, but the area between our building and Prost, we want to make sure that was a an ability to turn in there, whether it's left or right, turn in there and then turn left, which where the helping hands building is and then you would go back to Lancaster to use the signal. So for example, I'm one of the new people that's moving in the M/I sub divisional Wagner Road and the Happy Dragon site comes down and I build a little 5000 square foot building for ice cream shop. If I come from Waggoner Road, I would turn right into here. And I try to get home. And today I can't, can't do it. We're trying to improve that. And then we were notified that that was floodway that obviously put a challenge. I mean, we were attracted to the site for a couple of reasons. One, the opportunity to do something in the market and two was to correct that ingress egress into the site, and three was the ability to create parking fields, whether it be across street or to the east, behind the salon and Tempe and things like that. So when we were notified that that was floodway and untouched where we came up with the site plan still accomplishes the same thing. It's not as easy and we lost maybe 20 percent of the parking that we could have had. But the idea of trying to work with the city, the city's consultants, the neighbors, and say, Hey, we should be working in the floodway. That's not a conversation anybody at the city wanted to have, and we've certainly entertained it anyway. So we've left it alone and not change the grades. And in doing so, we're we came up with a product that still get you back to Lancaster because that's the way for those folks to get back to that new subdivision. That's how they're going to come have ice cream or drink or something to eat. And now we think that's better for not only our properties, but for Tempe, Prost, The salon, everyone else behind. We think that's a great option for those customers.

Ms. Alabi: Yeah, thanks for explaining that.

Mr. Spencer: No problem.

Mr. Furst: I just wanted to say that, you know, you made a comment about how the building is really the product of the concern about the storm water wastewater and the parking. And so I appreciate what a challenge that can be and you know. I don't think it's a bad result.

Mr. Spencer: Well, thank you. Thank you. And please don't be surprised. It's going to contract a little bit, but the tradeoff is going to be, we think, more energized patio spaces and a better use of the site. And we love to see more parking. We're not satisfied with the parking we have or the pace of parking being done in the area. So we think we're going to come forward with a product that is really going to fit in if it in quickly for the community. It will change, but it will be for the better.

Mr. Furst: Understood. With that having been said, I move that we table this application to our next regularly scheduled meeting.

Mr. Benner: Second.

Mr. Furst: Second by Mr. Benner. Would you please call the roll Ms. Ledbetter?

Ms. Ledbetter: Ms. Alibi. Yes. Mr. Benner. Yes. Mr. Furst. Yes.

Mr. Spencer: I have one question. If we could, for the record, could we be told when submissions need to be back to the city for consideration for your next meeting?

Ms. Ledbetter: So the deadline for old business which you would be considered old business as you were on this agenda is two weeks before the meeting deadline and the meetings the first week and April. So I can pull on my calendar really quick and give you an exact date. So the next meeting will be April 7th. So your deadline will be March 24th.

Mr. Spencer: OK, thank you very much.

Mr. Furst: Thank you. Thank you. Thanks. All right, that moves us on to other business. I will say that since we tabled this application, I will withhold my objection to receiving the engineering report right before the meeting.

Ms. Ledbetter: Yeah. So the problem is that this project was a little bit fluid for a long time. It changed weekly there for a little bit. And so when we knew that we had the final thing that was coming to Planning Commission, that's when we had to engage an agency to do the final engineering report. So I will say I probably could have got it to have a little bit sooner. But at the last one, I was like, Oh no. So I apologize for that, and hopefully it'll be sooner that we get that done beforehand.

Mr. Furst: Understood an apology accepted.

Mr. Meyer: I would just add that there was a very iterative process with EMH&T,

very intensive. So but as director, my goal is to give you materials as early as we can to review them. Understood.

RESULT:	TABLED [UNANIMOUS]	Next: 4/7/2022 6:00 PM
AYES:	Furst, Benner, Alabi	
ABSENT:	Zollars	
EXCUSED:	Cullinan	

E. OTHER BUSINESS

Mr. Furst: One of the thing and I apologize for the city attorney. I probably should have added this to the agenda earlier, but I do move that we excuse the absence of Mr. Zollars. I'll second to thank you, Mr. Brenner. Please call the roll.

Ms. Ledbetter: Ms. Alabi. Yes. Mr. Benner. Yes. Mr. Furst. Yes.

Mr. Furst: Thank you.

Mr. Meyer: And we do have it on the record that Mr. Cullinan was here but recused himself from discussion. Correct?

Mr. Meyer: We actually do not, so we should say into the record, I guess no enter it into the record. And for the record, his firm is on all three projects, which is why he was here, but not speaking or voting on the projects or presenting, I guess would be the appropriate term.

Mr. Furst: Is that satisfactory for record keeping purposes?

Mr. Shook: Just trying to protect Mr. Cullinan's attendance record.

Mr. Furst: Oh no, I understand, thank you. With no other business before the board, I'm sorry, the commission, this meeting is adjourned.

F. ADJOURNMENT

G. PC MOTIONS

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Mar 3, 2022 6:00 PM (APPROVAL OF MINUTES)

April 7th, 2022

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: East Main and Lancaster Ave – Major Site Plan #2022-5014 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**
 - a. The property is located at the intersection of E Main Street and Lancaster Ave and includes parcel #'s 060-000134, 060-000090, 060-000200, 060-000183, 060-000215, 060-000065, 060-000218.
 - b. The applicant, Tim Spencer with Trivium Development LLC, is requesting Planning Commission approval of a Major Site Plan for the construction of a new two story commercial development on approximately 0.68 acres. This includes the former Happy Dragon site, which is currently owned by the city. The current plans indicate potential tenants being a coffee shop, ice cream shop, and a restaurant with additional room for office space on the second floor. The development includes patio space as well as open seating areas on the second floor of the building.
2. **Zoning Review (Section 1103.01)**
 - a. The property is in the Olde Reynoldsburg Commercial District. The current plans indicate potential tenants being a coffee shop, ice cream shop, and a restaurant with additional room for office space on the second floor. All of these uses are permitted uses in the Olde Reynoldsburg District.
 - b. The proposed development complies with section 1103.01 in terms of building height, lot coverage, and setback requirements.
 - c. Staff is generally supportive of the proposed site layout. The suggested building typology for small flex retail building encourages parking to be located in the rear or to the side of the building and access from a rear alley. This development has parking in the rear of the building and there are two access points off of E. Main St. and Lancaster Ave. The proposal calls for a sidewalk that wraps around the front of the building and connects to the parking in the rear.

- d. The applicant has met the parking requirement. The required parking count for Olde Reynoldsburg Commercial District is one space per 400 square feet on the ground floor plus one space per 450 square feet of space on the upper floor. For this development, the required number of parking spaces is 26 spaces and 38 are provided on the site plan.
 - e. There are two access point for the site. One on E. Main St. and one on Lancaster Ave. A traffic impact study is not required for the project due to the street improvement projects the city has already scheduled for the area. Please see the engineering report for more detail.
 - f. The applicant has submitted a landscape concept plan that meets code requirements. In the parking area, 4 trees and 16 shrubs are being provided. The interior lot landscaping will include 5 shade trees with 2 inch calipers. In front of the building, street trees will be provided by the city per the East Main Street improvement plans.
 - g. The materials being used on the façade of the building meet the visual intention of the Olde Reynoldsburg Commercial District. These materials include red brick, gray brick, and grey metal cladding.
 - h. The signage package is included as part of the submittal and meets the visual intention for signage in this district but will need variances for size.
 - i. Please see the attached engineering report.
3. **Staff Recommendation**
- a. Staff is supportive of the project and is of the opinion this development meets the intent of the Olde Reynoldsburg Commercial District.
 - b. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Please contact the Development Department with any questions or comments.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: January 26, 2022; Revised February 2, 2022

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: 7332 East Main Street (Happy Dragon Site)

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the proposed project at 7332 East Main Street which is also known as the Happy Dragon site. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. As noted on the submitted Facilities Demand Worksheet, a Traffic Access Study (TAS) is required based on the criteria of the proposed facility having between 50 and 200 anticipated peak hour trips. However, due to the planned improvements to East Main Street and limited options for access to the site, the City is waiving the requirement for a TAS for this project.
2. The Site Plan is referencing proposed right-of-way improvements along the frontage to be completed by others. These improvements are being done by the City of Reynoldsburg and have been and continue to be coordinated between the developer and the City and their design team.
3. The site is proposing two entrances with the first entrance located in the northwest corner onto Lancaster Avenue. The second entrance is located just to the east of the property onto East Main Street. The East Main Street entrance is being coordinated with the City's street project to finalize a width and location.
4. The site is proposing 22' wide drive aisles onsite and directly to the east of the parcel. This will be sufficient for normal vehicular traffic.
5. The development provides adequate onsite parking (38 spaces) based on the parking calculation and the proposed uses shown. It is noted that the development also proposes to install/improve parking in the rear of adjacent businesses to the east to provide a total of 42 "shared" offsite spaces. However, it appears only 36 spaces are shown.
 - a. Note that the alley between 7366 E Main and 7372 (Vets M-Tec) is only approximately 14' wide. Two or three of the southern spaces on the alley side may not be feasible based on the limited width of the alley.
6. The project will need to provide ADA compliant ramps including detectable warnings at the western entrance.
7. It is not clear if curb is proposed for the rear of the onsite lot and/or for the offsite shared spaces. Please clarify in future submissions.
8. How will loading be handled for the proposed businesses?

UTILITIES

9. Water Demand – The Facility Demand Worksheet shows a need of 8,000-gpd at a 60-65-psi. The site is connecting to the existing 16” watermain on the east side of Lancaster Avenue and should provide adequate flow and pressure.
10. Sewer Demand – The Facility Demand Worksheet shows an average daily flow of 8,000-gpd. This equates to a population density of approximately 25 people per acre. Since the site is small and given the mixed use nature of the development, this is appropriate. The existing sewer will have capacity.
11. The site is proposing a 6” sewer service to connect to the existing 8” sanitary sewer located in East Main Street. The PGU plan will need to show details of the service (length, size, slope, etc.). The installation of the service is being coordinated with the City’s street project in an effort that the road improvements need not to be disturbed after completion.
12. The utility plan shows separate domestic and fire protection waterlines entering the building near the northwest corner. These lines will be fed from the existing 16” watermain located on the east side of Lancaster Avenue. Sizes of the lines and further detail will need to be provided on the PGU plan.
13. For lighting, the project is proposing to use post-top style LED lighting along the rear property line and in areas to the east to light the parking areas. Wall mounted lights are proposed all around the building to provide lighting adjacent to the building.
 - a. Please continue to coordinate with the City’s East Main Street team for the lighting along the street.
 - b. The photometric analysis is adequate for the parking areas and behind the building. Please show the wall pack lights on the street side so it can be factored into the model. Also, please consider the addition of a light post on the east side of the building to better illuminate the access drive as it is currently dark. This can be coordinated with the City’s design team as needed.

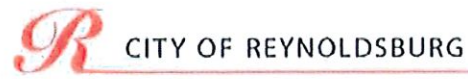
STORMWATER

14. No storm sewer is currently shown on the site plan. Information is needed to understand how stormwater management will be handled for this site. A stormwater management report and calculations will need to be submitted with the PGU plan. Grading information will also be required.
15. It is noted that the existing bioretention basin is to remain. However, no information has been included on how this will continue to be fed with runoff, or if it will need to be expanded, etc. Please provide this information in future submissions.
16. Please coordinate with the City’s East Main Street design team regarding the existing catch basin being shown to be removed. The City’s street improvement plan is intending to install infrastructure to accept this catch basin. Also, please consider if the patio area located in the southwest corner of the project will require any storm sewer, area drains or similar. The City’s storm sewer intended for the catch basin previously noted may be able to accept this area.
17. The stream to the north is called out as Blacklick Creek. This is French Run.
18. Due to the project’s proximity to the floodplain of French Run, a Special Flood Hazard Area Development Permit Application will need to be submitted and approved.

DETAILS / SPECIFICATIONS / GENERAL

19. Verify with the Fire Department if a fire department connection will be required.
20. Where applicable, refer to Reynoldsburg Standard Construction Drawings.
21. Continue to coordinate with the City’s East Main Street design team throughout the project.

Attachment: Staff Report Combined [Revision 2] (Main and Lancaster Development App #2022-5014)



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received

MAR 24 2022

Reynoldsburg Building Division

App./Case#: 2022-5014

Date Submitted: _____

Fee Amount: _____

Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION	
Property Address: 7332 East Main Street	FOR DISTRICT CHANGE ONLY
Description of Location: North east corner of E main street and Lancaster Avenue	Proposed Zoning:
Parcel ID#(s): 060-000134-00, 060-000090-00, 060-000218-00, 060-000200-00, 060-000183-00, 060-000215-00, 060-000065-00	Size of Area to be Rezoned:
Number of Lots: 7	Existing Structures:
Present Zoning: ORD	
Present Use: vacant restaurant/commercial	
Complete Where Applicable:	
Engineer/Surveyor: Advanced Civil Design	
Builder/Developer: Trivium Development LLC	

II. PROPERTY OWNER OF RECORD	
Property Owner Name(s): <small>City of Reynoldsburg, an Ohio Municipal Corporation L&L Up Alum Creek LLC</small>	Property Owner Address(s): 7332 E Main Street, Reynoldsburg, Ohio 43068 129 E Main Street, unit 103, Columbus, Ohio 43215

III. APPLICANT INFORMATION	
Applicant Name: Tim Spencer- Trivium Development LLC	Applicant Address: 210 North Lazelle Street, Columbus, Ohio 43215
Applicant Phone Number: 614-679-6979	Applicant Email: tim@triviumdevelopment.com
<input type="checkbox"/> Property Owner	<input type="checkbox"/> Business Owner/Tenant
<input type="checkbox"/> Contractor	<input type="checkbox"/> Architect/Engineer

PROJECT INFORMATION		
<input type="checkbox"/> District Change (Rezoning) <small>(\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)</small>	<input type="checkbox"/> Amendment of Development Plan or Text <small>(\$500)</small>	<input checked="" type="checkbox"/> Major Site Plan <small>(\$500)</small>

Description of Project: Construction of new retail/office building and associated amenities on site
Construction of new retail/office building and associated amenities on site

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Date: 1/13/2022
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY			
Additional Notes:	Zoning Information	Planning Com. Meeting	City Council Meeting
	<input type="checkbox"/> Historic District	Date: _____	Date: _____
	<input type="checkbox"/> CC Overlay	<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Approved as Submitted
	Add'l Approvals Req'd	<input type="checkbox"/> Approved w/ Conditions	<input type="checkbox"/> Approved w/ Conditions
	<input type="checkbox"/> BZBA	<input type="checkbox"/> Tabled	<input type="checkbox"/> Tabled
		<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
		P&Z Admin.: _____ Date: _____	
		Clerk of Council: _____ Date: _____	

Attachment: Major Site Plan Application REVISION- 7332 E Main Street, 2022-00005014 [Revision 1] (Main and Lancaster Development App

b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

Note: ITE Manual does not provide ADT's or Generator Peaks for all potential uses in this application 516 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>168</u> AM	<u>162</u> AM	<u>7-9am</u> AM
<u>101</u> PM	<u>92</u> PM	<u>4-6pm</u> PM

c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

Yes, Traffic Impact Study or Regional Traffic analysis is required.

No, Traffic Access Study Required.

d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Taylor Cullinan
Applicant's Signature

1/13/2022
Date

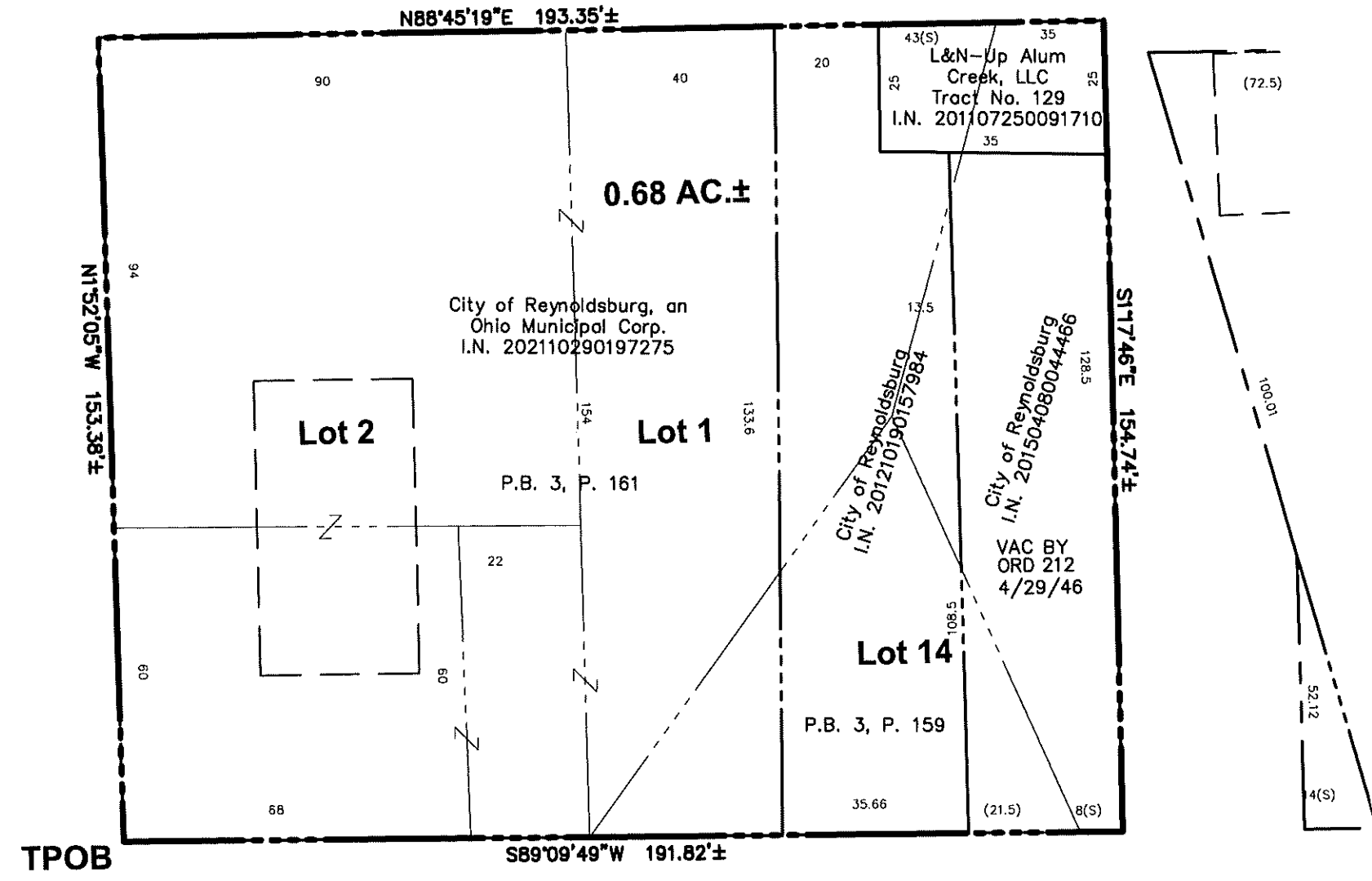
Z:\21-0039-344\DWG\PRODUCTION DRAWINGS\SURVEY\21-0039-344 zoning.dwg Page 1 Jan 10, 2022 - 2:09:33pm bkarshner

LANCASTER AVENUE (f.k.a. Lancaster Street)

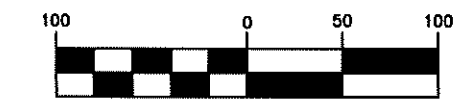
WATER ALLEY

0.68± Acre Zoning Exhibit

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PART OF LOTS 1, 2, 14 AND PART OF A VACATED
PORTION OF AN ALLEY



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Received
MAR 24 2022

Reynoldsburg Building Division

THIS EXHIBIT IS BASED ON
INFORMATION OBTAINED FROM FRANKLIN
COUNTY AUDITOR'S OFFICE AND
RECORDER'S OFFICE AND IS NOT TO BE
USED FOR THE TRANSFER OF LAND.

DRAWN BY: BCK	JOB NO.: 21-0039-344
DATE: 1/10/2022	CHECKED BY: DRB

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Attachment: Major Site Plan Application REVISION- 7332 E Main Street, 2022-00005014 [Revision 1] (Main and Lancaster Development App

Received

MAR 24 2022

Reynoldsburg Building Division

Zoning Description
0.68+/- Acres
North of E. Main Street
East of Lancaster Avenue

-1-

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg and being part of Lot 1 and Lot 2 as numbered upon the plat for Diagram of the Town of Franfort of record in Plat Book 3, Page 161 and part of Lot 14 and an Alley (vacated by Ordinance #212 dated 4-29-46) as numbered and dedicated upon the Reynoldsburg Town Plat of record in Plat Book 3, Page 159 and being 0.68+/- acres of land, said 0.68+/- acres being all of that tract of land as conveyed to the City of Reynoldsburg, an Ohio Municipal Corporation of record in Instrument No. 202110290197275, that tract of land as conveyed to the City of Reynoldsburg of record in Instrument No. 201210190157984, that tract of land as conveyed to the City of Reynoldsburg of record in Instrument No. 201504080044466 and that tract of land described as Tract No. 129 as conveyed to L&N-Up Alum Creek, LLC of record in Instrument No. 201107250091710, said 0.68+/- acres of land more particularly described as follows:

Beginning, at a southwesterly corner of said City of Reynoldsburg, an Ohio Municipal Corporation tract and said Lot 2, said corner also being the right-of-way intersection of the northerly line of E. Main Street (80') and the easterly line of Lancaster Avenue (60')(f.k.a. Lancaster Street);

Thence **N 01° 52' 05" W**, with the westerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract and said Lot 2 and along said easterly right-of-way line, **153.38+/- feet** to a common corner thereof, said corner also being in the southerly right-of-way line of Water Alley (18');

Thence **N 88° 45' 19" E**, with a northerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract, said first City of Reynoldsburg tract, said Tract No. 129 and along said southerly right-of-way line, **193.35+/- feet** to a northeasterly corner of said Tract No. 129;

Thence **S 01° 17' 46" E**, with an easterly line of said Tract No. 129 and said second City of Reynoldsburg tract, **154.74+/- feet** to a southeasterly corner of said second City of Reynoldsburg tract and in the northerly right-of-way line of said E. Main Street (80');

Thence **S 89° 09' 49" W**, with a southerly line of said City of Reynoldsburg, an Ohio Municipal Corporation tract, said first and second City of Reynoldsburg tracts and along said northerly right-of-way line **191.82+/- feet** to the **True Point of Beginning**, and containing **0.68+/- acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on January 10, 2022 and is based on existing records from the Franklin County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for zoning purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Z:\21-0039-344\survey\0.68 ac zoning desc 1-10-22.doc

Received
MAR 24 2022
Reynoldsburg Building Division



Attachment: Major Site Plan Application REVISION- 7332 E Main Street, 2022-00005014 [Revision 1] (Main and Lancaster Development App



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Attachment: Major Site Plan Application REVISION- 7332 E Main Street, 2022-00005014 [Revision 1] (Main and Lancaster Development - App



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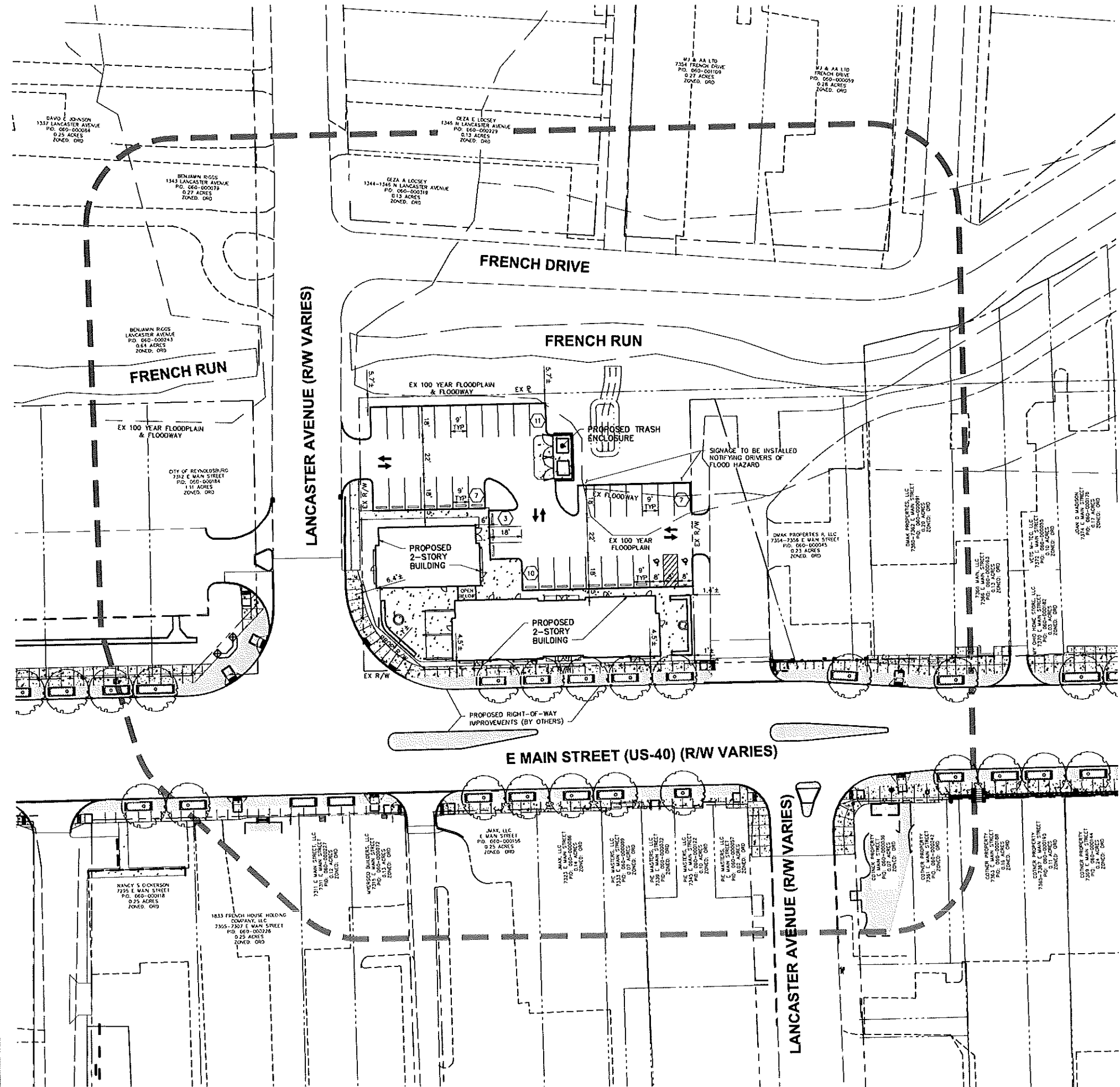
Attachment: Major Site Plan Application REVISION- 7332 E Main Street, 2022-00005014 [Revision 1] (Main and Lancaster Development - App



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SITE INFORMATION
 PROPOSED TRIVIUUM - REYNOLDSBURG
 ADDRESS 180 AFTER LOT COMBINATION
 PARCEL # TBD AFTER LOT COMBINATION
 ACREAGE 0.67 AC
 ZONING ORD - OLDE REYNOLDSBURG COMMERCIAL DISTRICT

SITE STATISTICS TABLE

TOTAL SITE AREA:	0.67 AC
POST-DEVELOPED IMPEROUS:	0.54 AC
POST-DEVELOPED LOT COVERAGE:	79% %

PARKING REQUIREMENTS

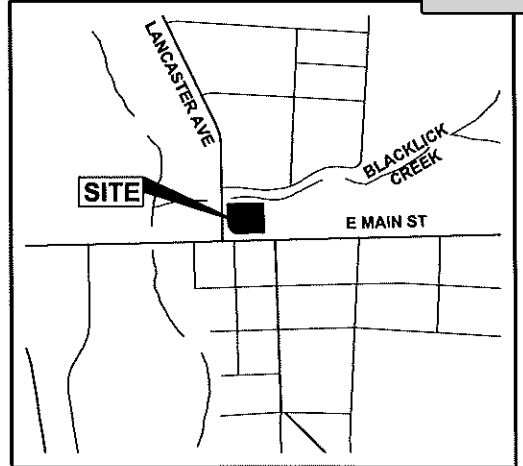
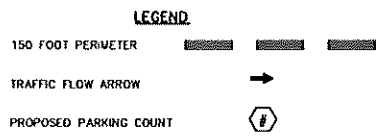
REQUIRED GROUND FLOOR PARKING @ 1 SPACE PER 400 SF OF FLOOR AREA => 3,000 SF
 5,916 SF ~ 14.79 SPACES REQUIRED

REQUIRED UPPER FLOOR PARKING @ 1 SPACE PER 450 SF OF FLOOR AREA
 6,016 SF ~ 13.37 SPACES REQUIRED

TOTAL PARKING REQUIRED: 29 SPACES
 ON SITE PARKING PROVIDED: 38 SPACES

SETBACKS

FRONT YARD: N/A
 SIDE STREET, CORNER LOT: N/A
 SIDE YARD: 0' MIN
 REAR YARD: N/A
 LOT COVERAGE: N/A



SITE LOCATION MAP
 NOT TO SCALE

ENGINEER - APPLICANT
 ADVANCED CIVIL DESIGN, INC.
 781 SCIENCE BOULEVARD, SUITE 100
 CAHANNA, OH 43230
 PHONE (614) 428-7750
 FAX (614) 428-7755
 CONTACT: THOMAS M. WARNER, P.E.
 EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
 TRIVIUUM DEVELOPMENT, LLC
 210 NORTH LAZELLE STREET
 COLUMBUS, OHIO 43215
 PHONE: (614) 545-7979
 CONTACT: TM SPENCER
 EMAIL: TM@TRIVIUUMDEVELOPMENT.COM

Received
 MAR 24 2022
 Reynoldsburg Building Division

NOTE: THIS DRAWING IS BASED OFF OF FRANKLIN COUNTY GIS, CITY RECORDS AND LIMITED FIELD WORK. THIS SITE PLAN IS FOR PRELIMINARY PLANNING PURPOSES, AND NOT FINAL ENGINEERING OR CONSTRUCTION. FULL FIELD WORK WILL BE COMPLETED PRIOR TO FINAL ENGINEERING AND CONSTRUCTION.



Tyler P. Cullinan - 82230
 NUMBER

CITY OF REYNOLDSBURG, OHIO
 MAJOR SITE PLAN
 FOR
 TRIVIUUM - REYNOLDSBURG

PLAN PREPARED BY:

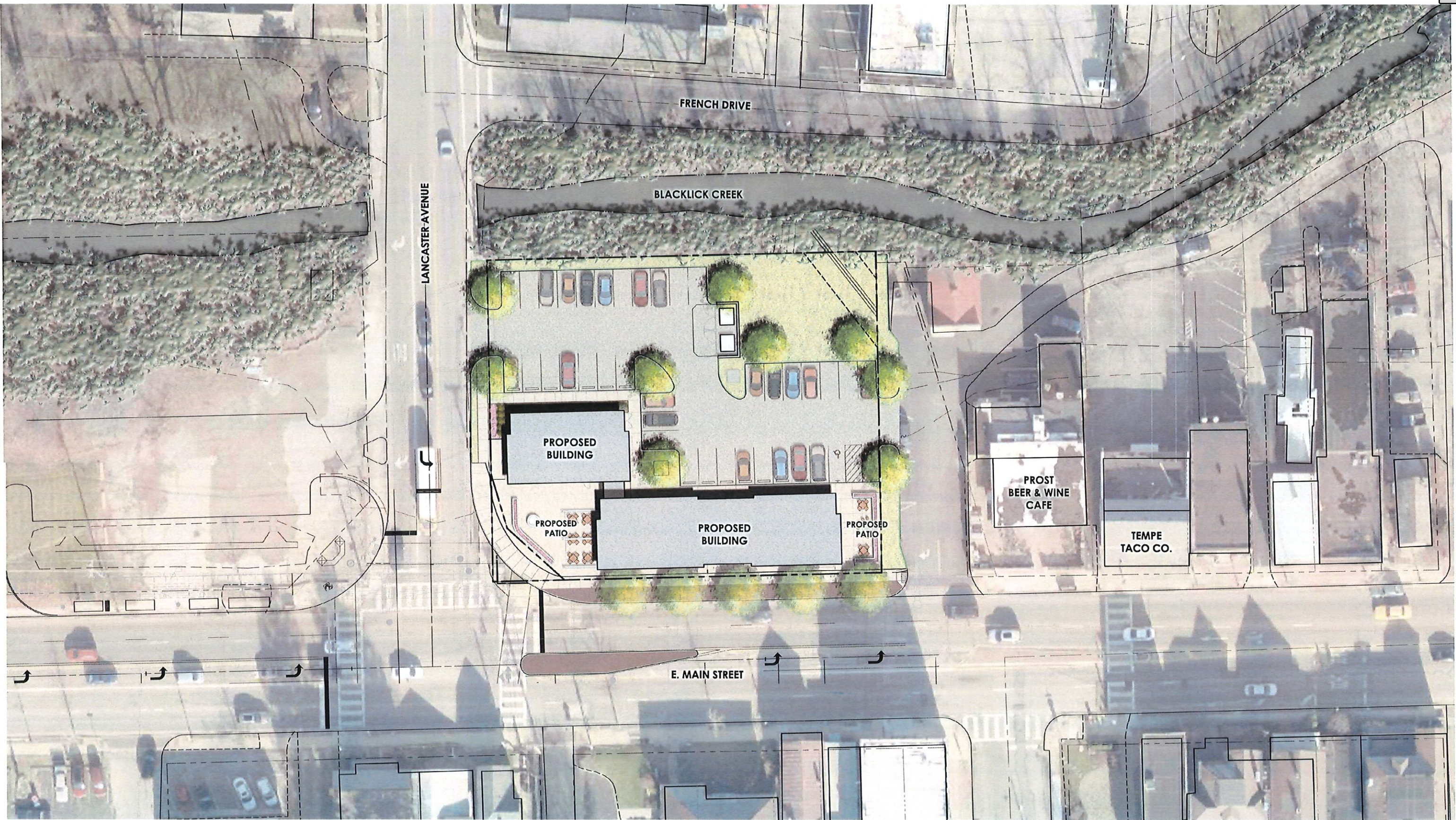
781 Science Boulevard, Suite
 Cahanna, Ohio 4
 ph 614.428.
 fax 614.428.

DATE: 03/24/2022
 SCALE: 1" = 30'

Packet Pg. 35

2:\1-0039-344\DWG\PRODUCTION DRAWINGS\ZONING\0309-344_Site Plan.dwg SITE PLAN Mar 24, 2022 - 7:04:28am tcollins

Attachment: Major Site Plan Application REVISION- 7332 E Main Street, 2022-00005014 [Revision 1] (Main and Lancaster Development App



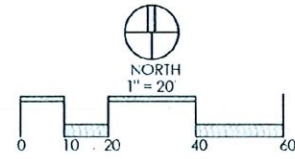
Attachment: Major Site Plan Application REVISION- 7332 E Main Street, 2022-00005014 [Revision 1] (Main and Lancaster Development App

ILLUSTRATIVE PLAN

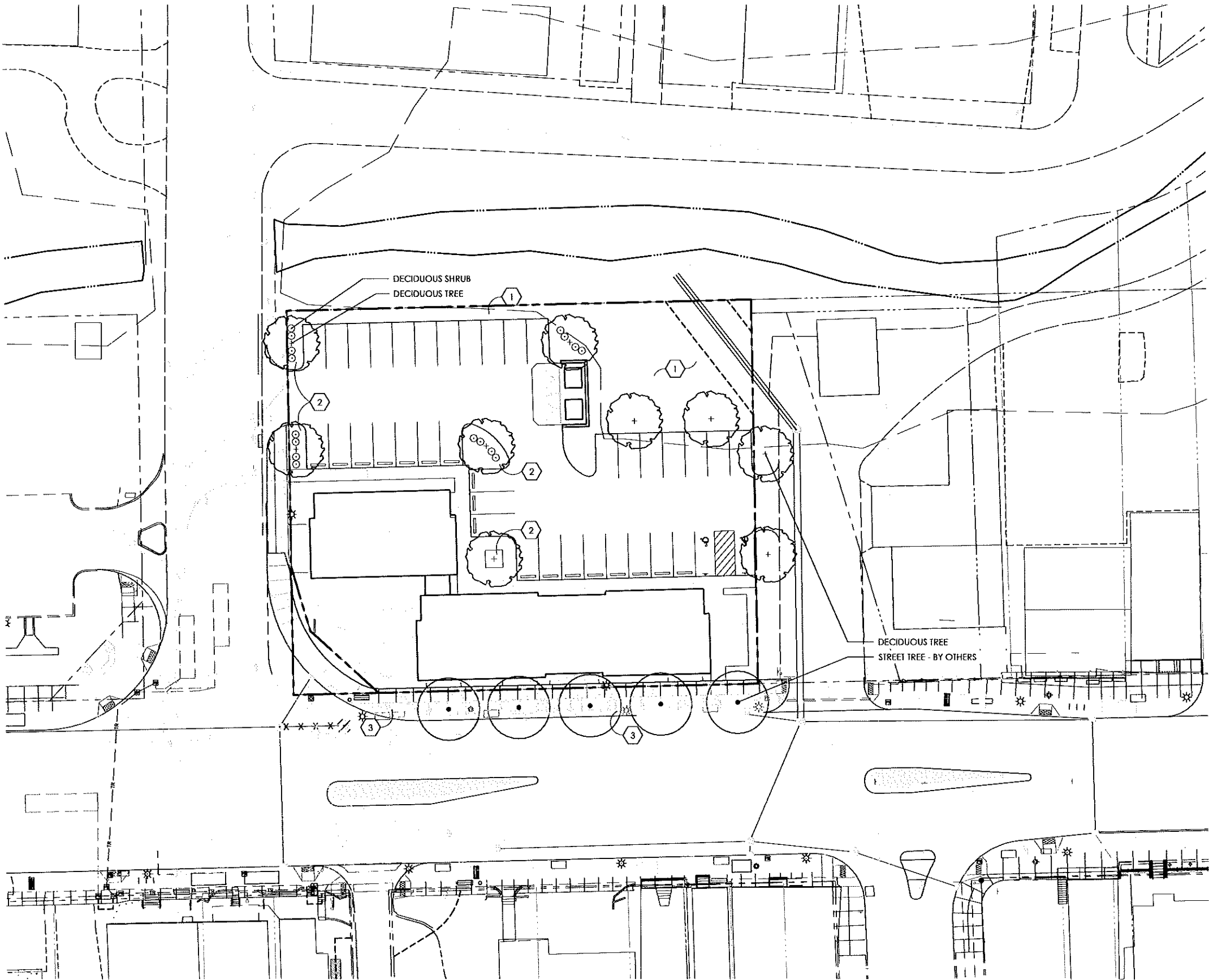
EAST MAIN STREET - REYNOLDSBURG

PREPARED FOR TRIVIUM DEVELOPMENT LLC
DATE 3/24/22


 210 North Lanele Street
 Columbus, Ohio 43215
 Phone (614) 545-7979
 Fax (614) 635-2679



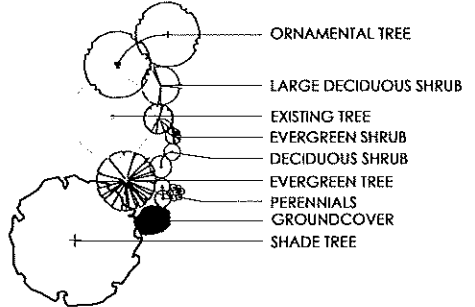
Faris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 4076 Cemetery
 p (614) 467-1964 www.farisp.com



CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ ALL PROPOSED LANDSCAPE IMPROVEMENTS WITHIN RIGHT-OF-WAY TO BE COMPLETED BY OTHERS - PER EAST MAIN STREET IMPROVEMENT PLANS

PLANT KEY TYPICALS



REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS

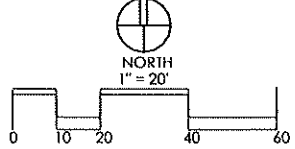
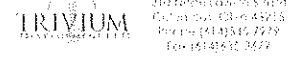
CODE	PROPOSED
TREE REPLACEMENT (1105.07 - E.)	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND	TREE REPLACEMENT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY OF ANY DEVELOPMENT, MINIMUM 2" CAL.	STREET TREES TO BE INSTALLED BY OTHERS PER EAST MAIN STREET IMPROVEMENT PLANS
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR COMMERCIAL USE	
1" TREE CALIPER MUST BE PLANTED FOR EACH 2,000 SQUARE FEET; LOT SIZE: 19,338 SQ. FT. = 10 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	10" CALIPER INCHES PROVIDED (5 SHADE TREES AT 2" CAL.)
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.)	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND)	EXISTING TREE CREDIT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MIN. WIDTH OF (10'). 38 PARKING SPACES PROVIDED:	4 TREES AND 16 SHRUBS PROVIDED
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	DUMPSTER TO BE SCREENED BY ENCLOSURE - SEE ARCHITECTURAL PLANS

LANDSCAPE PLAN

EAST MAIN STREET - REYNOLDSBURG

PREPARED FOR TRIVIUM DEVELOPMENT LLC

DATE: 3/24/22



Paris Planning & Design

LAND PLANNING
4876 Cemetery
p (614) 487-1964
www.parispa.com

Attachment: Major Site Plan Application REVISION- 7332 E Main Street, 2022-00005014 [Revision 1] (Main and Lancaster Development App

MAR 29 2022



Attachment: Conceptual Design, Main & Lancaster (Main and Lancaster Development App #2022-5014)



Attachment: Conceptual Design, Main & Lancaster (Main and Lancaster Development App #2022-5014)



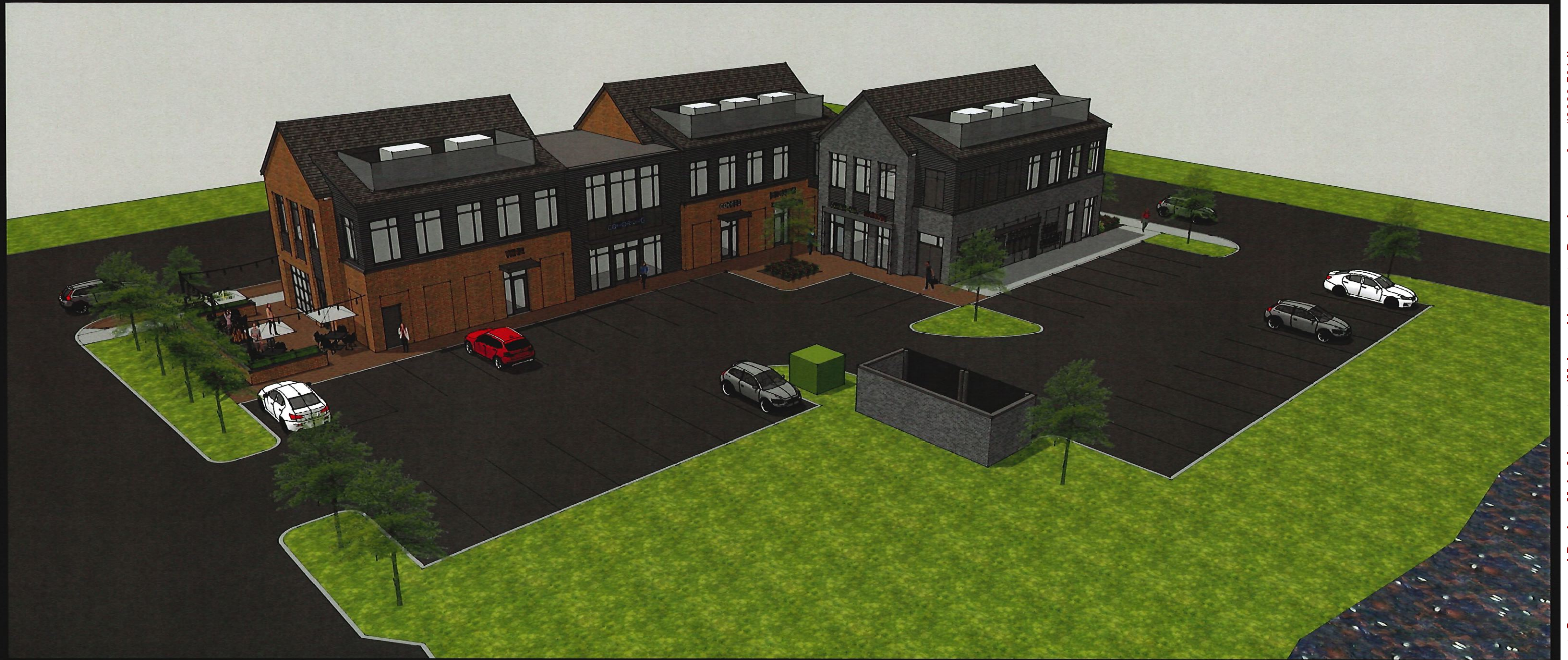
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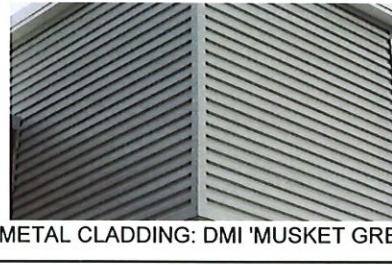
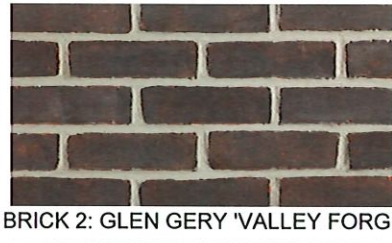
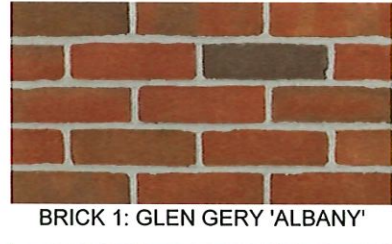
Attachment: Conceptual Design, Main & Lancaster (Main and Lancaster Development App #2022-5014)

BEAN

LEADER BEAN ARCHITECTS
 4400 NORTH HIGH STREET
 SUITE 401 • COLUMBUS
 OHIO • 43214
 TEL 614 262 6711
 FAX 614 262 2529



A NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



B EAST ELEVATION
 SCALE: 1/16" = 1'-0"

MAIN & LANCASTER
 NE CORNER OF MAIN ST. AND LANCASTER AVE.
 REYNOLDSBURG, OHIO

FOR
TRIVIAM DEVELOPMENT
 210 NORTH LAZELLE STREET
 COLUMBUS, OHIO 43215

ISSUE	REVISION	DATE
ZONING		MAR. 28, 2022

BUILDING
 ELEVATIONS

BEAN# 00000.00

A-4

Trivium Mixed-Use Development

Signage Criteria

Reynoldsburg, Ohio

March 28, 2022

MAR 29 2022

A. Introduction.

Tenant signage is among the first impressions a patron has of a development and is, therefore, an important part of the Trivium Reynoldsburg Development experience. Tenants are encouraged to develop signage which is both creative and consistent with the theme of the Development. Signs should identify and promote individual Tenants while contributing to the character, scale, composition, and interest of the overall project.

The guidelines established herein will ensure that Tenant identification is of consistent quality throughout the Development. Each proposed sign will be evaluated for design excellence, size, location, installation, compatibility with neighboring signs and the overall character of the Development's signage/graphics. These criteria establish regulations designed to accommodate each Tenant that will occupy the project in a manner that will ensure an organized, distinctive, attractive and cohesive appearance for the project. These criteria state the minimum standards signage must meet to obtain the Landlord's approval thereof.

All signs are subject to the review and approval through the design review process outlined herein. Any design review or approval notwithstanding, conformance to these guidelines does not relieve the Tenant from compliance with all applicable federal, state, and local laws, codes, ordinances, and regulations. The Tenant is solely responsible for legal compliance.

The overriding intention of these criteria is to preserve and encourage Tenants' ability to sign their space in accordance with their individual branding while at the same time adhering to standards of consistency and taste.

1. General Information:

- a. The Landlord reserves the right to revise this Signage Criteria at any time if so required by any government agency having jurisdiction over its contents.
- b. Placement of signage shall respect the architectural scale of the façade and complement vertical and horizontal building elements. Signs shall not cross or obscure architectural elements and detract from the building's overall architecture.
- c. "Sign" means a name, identification, description, display or illustration which is affixed to or otherwise placed upon or represented directly or indirectly upon a building, structure or piece of land or affixed to the glass on the outside of a window or door, or inside a building within three feet of a window or door so as to be readable from outside the building and which directs attention to an object, product, place, activity, person, institution, organization business, goods, services or entertainment conducted, sold or offered on the premises. The term includes any associated sign face, sign structure, pole cover,

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Trivium Mixed-Use Development

Reynoldsburg, Ohio

March 28, 2022

embellishment, decorative element and source of illumination; but excludes architectural decoration, mural, sculpture; show window display, outline lighting and projector graphic, window graphics, awning graphics, and umbrella graphics.

- d. "Message" means the area within a continuous line surrounding the name, graphic, symbol, logo and/or image intended to identify the Tenant.

2. Sign Permit Municipal Office Information:

Aerin Ledbetter, Planning and Zoning Administrator
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, Ohio 43068
 614-322-6829

B. Submittals and Approvals

1. All Tenant signage is subject to the Landlord's written approval. The Landlord's approval shall be based upon the following:
 - a. All sign permit submittals require signed and sealed engineering documents be provided with submittal describing sign construction and attachment to building.
 - b. Design, fabrication and method of installation of all signs shall conform to this sign criterial.
 - c. This sign criterial shall conform to the design standards of the Development in harmony with adjacent sign conditions.
2. The Tenant agrees to conform to the following procedures and submission requirements to secure the Landlord's approval.
 - a. Submit, via email, one (1) set of detailed sign design shop drawings in PDF format to:
 1. Developer: Tim Spencer – Trivium Development | 210 North Lazelle Street, Columbus, Ohio 43215 | tim@triviumdevelopment.com
 2. Architect: Carter Bean – J. Carter Bean Architect | 4400 North High Street, Suite 401, Columbus, Ohio 43214 | carter@beanarchitects.com

Trivium Mixed-Use Development

Reynoldsburg, Ohio

March 28, 2022

-
- b. Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by the local authorities. All sign permit submittals require signed and sealed engineering documents to be provided with submittal. In the case of canopy-edge signage and/or projecting blade signs, structural engineering services may be required in order to affix to / support from the building structure. Any such structural engineering services shall be provided by the Sign Vendor's structural engineer. Structural engineering analysis and design drawings will require submission to the City Building Department for review and approval prior to installation.
 - c. Sign drawings must include a scaled storefront drawing illustrating the proposed sign design and all dimensions as they relate to the storefront elevation(s) of the Tenant's premises. All sizes are to be provided in US dimensions.
 - d. Sign drawings must also include a scaled sign elevation and section through sign indicating construction and attachment method and illumination details. All sizes are to be provided in US dimensions.
 - e. Sign drawings must include attachment method and details. If structural analysis by a licensed engineer is required, it shall be at the expense of the Tenant.
 - f. Lettering and graphics must be accurately dimensioned and spaced.
 - g. Sign external finish designations and types of materials must be included with the sign drawings.
 - h. Unless Landlord has received the above-described drawings and information, the Landlord will not approve the Tenant's exterior sign.
3. All drawings and samples marked "Revised and Resubmit" must be resubmitted with the required corrections prior to fabrication. Only after all drawings have been marked "Approved" or "Approved as Noted", and after permit is obtained, may the fabricator proceed with the fabrication per the approved drawings.
 4. The Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all the following conditions have been satisfied:
 - a. Tenant and/or their Sign Contractor shall secure all applicable sign permits required by the local authority having jurisdiction prior to fabrication of the signs. The Landlord's stamped approval is required on all plans prior to the application for permit.
 - b. Tenant shall forward a copy of the City of Reynoldsburg sign permit to Developer and Architect prior to installation.

Trivium Mixed-Use Development

Reynoldsburg, Ohio

March 28, 2022

- c. The Tenant's Sign Contractor shall be responsible for all inspections.
5. In the event the Tenant changes their sign at any time during the term of their lease, Tenant must comply with any future modifications, revisions or changes that may have been made to the Sign Criteria for the Center after the execution of their Lease Agreement.
6. The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-box and any secondary J-box that is controlled by Landlord's light control system required) and all other labor, materials and future maintenance.
7. The Tenant and their Sign Contractor are responsible for understanding this Sign Criteria and conforming to its requirements.
8. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including all applicable building and electrical codes.
9. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetic of design shall remain the sole right of the Landlord.

C. Fabrication & Installation Requirements

The fabrication and installation of all signs shall be subject to the following restrictions:

1. Installer must field survey conditions of installation.
2. Ladders and installation equipment are not permitted to lean on building, awnings and storefront. All installation equipment must be freestanding-type to avoid contact with, or damage to, building or storefront.
3. Tenant's Sign Contractor is required to contact the Landlord 48 hours prior to installation of signage; upon arrival on site; and at completion of installation, so that acceptance can be determined.
4. Installation crews are responsible for establishing a safety zone around their work area. Tenant Signage crews must display caution tape and safety cones at all walkways and doors. Electrical cords cannot be run outside of this safety zone. Hard hats must be worn at all times.
5. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and patched to match adjacent finish. Spacers must be prefinished or painted to match the surrounding building color.
6. All fasteners are to be rust proof materials and hidden from plain view by the sign.

Trivium Mixed-Use Development

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7. Signs shall be secured to the building structure. The Tenant shall provide supplemental support as required and as approved by Landlord. Tenant shall submit details and attachment method to Landlord for approval. If structural analysis by a licensed engineer is required, it shall be at the expense of the Tenant.
8. Each Tenant, or their Sign Contractor, shall be responsible for the repair of any damage to the building caused by the installation of their Tenant's sign. If Tenant or their sign Contractor fails to sufficiently repair such damage, Landlord's contractor will perform the work and Landlord shall back-charge the Tenant.
9. The installing Sign Contractor is responsible for removing all debris and cleaning the work area after installation is complete. Sign Contractor shall protect existing wall surfaces and nearby awning/canopy structures during sign installation.
10. Each Tenant shall be responsible for the performance of its Sign Contractor.
11. Each Tenant shall be responsible for removal of its sign within three (3) days after vacating site. Fascia must be repaired and/or repainted by Landlord's mandatory contractor any time a sign is removed.
12. Each Tenant shall be responsible for the installation and maintenance of its sign. Should the Tenant's sign require maintenance or repair, Landlord shall give Tenant fifteen (15) days written notice to effect said maintenance or repair. Should Tenant fail to do so, Landlord shall perform said maintenance or repair and Tenant shall reimburse Landlord within ten (10) days of receipt of invoice.
13. Tenant to use Landlord-provided storefront J-box to wire storefront signage back to designated circuit that is controlled by Landlord's light control system. If no J-box exists, it is Tenant's responsibility to provide and connect to Landlord's house panel that is controlled by Landlord's light control system. Sign installer is NOT permitted to override Landlord's timing device or to connect signage to any other timeclock.
14. All electric signs shall be UL listed. UL labels and manufacturer's labels to be placed in an inconspicuous location on all signage unless otherwise required by code.
15. In some cases, interior raceways may be required to conceal wiring and transformers on interior of tenant space depending on sign location and conditions. If applicable, raceway must be painted to match surrounding wall. Installer must field survey conditions of installation.
16. In some cases, exterior weatherproof raceways may be required to conceal wiring and transformer on rear of parapets above rooflines. The cost of any such work is the responsibility of the Tenant and/or their Sign Contractor. If applicable, raceway and all penetrations must be appropriately sealed. Furthermore, roof membrane

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Trivium Mixed-Use Development

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penetrations must be coordinated with / sealed by Landlord's roofing contractor to preserve warranty. Contact Landlord for roofing contractor's contact information.

17. If modifications to a tenant sign are made during winter months, repairs to the building facade must be performed in temperatures exceeding 45 degrees, prior to installation of new sign. If, upon removal of existing sign, temperatures drop below 45 degrees, Tenant is required to patch holes (using color to match surrounding) as a temporary touch up until temperature exceeds 45 degrees.

D. Non-Conformance

1. No field installation changes are permitted without first notifying the Landlord in writing. If any sign is changed as to placement, location and/or size, which differ from the approved sign plan, Tenant and/or Sign Contractor will be responsible for repair, change and/or relocation of sign to proper placement at their expense.
2. Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said fifteen (15) days, then the Landlord shall have the option to correct non-conforming sign at Tenant's expense.

E. Guarantee

Entire display shall be guaranteed by Sign Contractor for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

F. Prohibited Tenant Signage

1. Prohibited graphic types shall include but are not limited to the following:
 - a. Monolithic enclosed cabinet signs with full acrylic face.
 - b. No sign shall be painted on the surface of the building.
 - c. No awning signage shall be permitted.
 - d. Roof top signs.
 - e. Flashing, traveling, animated, rotating, audible or intermittently illuminated signs.
 - f. Permanent banners. *Temporary banners shall be subject to review and approval by Landlord but only to the extent that City code allows.*

Trivium Mixed-Use Development

Reynoldsburg, Ohio

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- g. No exterior building sign shall be made of paper or cardboard, or temporary in nature, or be a sticker or decal. Note: the foregoing shall not prohibit the placement at the entrance of each tenant's space of a small sticker or decal indicating hours of business, emergency telephone numbers, acceptance of credit cards, and or other similar items of information (see commercial compliance signage).
- h. Signs or advertising erected on trees or painted / drawn upon rocks or other natural features.
- i. No sign shall be attached to any structure within the right-of way.
- j. Advertising devices that attempt, or appear to attempt, to direct movement of traffic.
- k. No vehicle, trailer or equipment of any type may be parked on premises or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like. *Exception: Food trucks are exempt from this restriction, but only during hours agreed upon between the Landlord and City.*

G. Allowable Primary Tenant Sign Types

Due to the specific conditions of the building design, three types of primary Tenant signs are allowable, as described below. Please note that if a sign is not listed as allowable, then its use is prohibited. See attached graphic exhibit for allowable locations for each sign type.

1. Canopy-Edge Sign

- a. Canopy-edge signs shall be utilized where shown on the attached exhibits.
- b. There are (2) allowable sizes for canopy-edge signs based upon locations shown on attached exhibits: 28 square feet (2'-0" tall x 14'-0" long) or 16 square feet (2'-0" tall x 8'-0" long). See attached exhibits per tenant area.
- c. The canopy-edge sign shall consist of individually-mounted channel letters and/or logo graphic and shall be mounted on top of canopy at the Tenant entrance door. Exterior wireways for the support of individual letters and logos may be permitted at the discretion of the Landlord if tastefully incorporated into the sign design.
- d. Each individual letter, number or logo shall have a 4" prefinished metal return to match the building standard with translucent acrylic face.

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Reynoldsburg, Ohio

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- e. All canopy-edge signs shall be internally-illuminated.
- f. Tenants must locate their sign in the designated location as shown in the attached exhibits. All signage shall be measured to the outer extents of the sign's geometry.
- g. There is no limit to the number of colors used in the graphics and logos contained on a canopy edge sign.
- h. Bolts, connectors, sleeves, et cetera, shall be non-ferrous, rust proof materials. All fasteners, connectors or other hardware in direct contact with preservative or fire treated wood shall be stainless steel type 304 or type 316, or hot-dipped galvanized steel ASTM A653, Class G-185 with 1.85 ounces of zinc per square foot to reduce the corrosion process.
- i. Refer to building plans for voltage to Tenant sign circuits.

2. Projecting Blade Sign

- a. Projecting blade signs shall be utilized where shown on the attached exhibits.
- b. There are (2) allowable sizes for projecting blade signs based upon locations shown on attached exhibits: 15.56 square feet (6'-8" tall x 2'-6" wide) or 4 square feet (2'-0" tall x 2'-0" wide). See attached exhibits per tenant area.
- c. All projecting blade signs shall be two-sided.
- d. All projecting blade signs shall utilize acrylic pushed through letters and/or graphics that are routed into opaque sign box face. The sign box and supporting members shall match the prefinished metal utilized on the balance of the building. Letters and/or logos shall be translucent acrylic. No glue-on lettering allowed.
- e. Projecting blade signs shall be internally-illuminated.
- f. Tenants must locate such a sign in the locations shown on the attached exhibits. All signage shall be measured to the outer extents of the sign's geometry.
- g. There is no limit to the number of colors used in the graphics and logos contained on a blade signs.
- h. The purpose of the projecting place-making blade sign is to add interest and identity to the development as a whole. Therefore, interesting designs of said signs is encouraged.

Trivium Mixed-Use Development

Reynoldsburg, Ohio

March 28, 2022

- i. Bolts, connectors, sleeves, et cetera, shall be non-ferrous, rust proof materials. All fasteners, connectors or other hardware in direct contact with preservative or fire treated wood shall be stainless steel type 304 or type 316, or hot-dipped galvanized steel ASTM A653, Class G-185 with 1.85 ounces of zinc per square foot to reduce the corrosion process.
- j. Refer to building plans for voltage to Tenant sign circuits.

3. Wall-Mounted Sign

- a. Wall-mounted signs shall be utilized where shown on the attached exhibits.
- b. There are (2) allowable sizes for wall-mounted signs based upon locations shown on attached exhibits: 21 square feet (3'-0" tall x 7'-0" wide) or 28 square feet (2'-0" tall x 14'-0" wide). See attached exhibits per tenant area.
- c. Tenants must locate each sign within the designated sign areas as depicted by the graphic exhibit attached herein.
- d. All wall-mounted signs shall consist of individually-mounted channel letters and/or logo graphic and shall be pin-mounted to building façade.
- e. Each individual letter, number or logo shall have a 4" prefinished metal return to match the building standard with translucent acrylic face.
- f. No exterior wireways shall be permitted for wall-mounted signs.
- g. Wall-mounted signs are to be, by nature, one-sided.
- h. There shall be no limit to the number of colors used in the graphics and logos contained on a sign.
- i. Bolts, connectors, sleeves, et cetera, shall be non-ferrous, rust proof materials. All fasteners, connectors or other hardware in direct contact with preservative or fire treated wood shall be stainless steel type 304 or type 316, or hot-dipped galvanized steel ASTM A653, Class G-185 with 1.85 ounces of zinc per square foot to reduce the corrosion process.
- j. Refer to building plans for voltage to Tenant sign circuits.

Trivium Mixed-Use Development

Reynoldsburg, Ohio

March 28, 2022

H. Window Signs and Graphics

1. Window signs and graphics may be utilized by each tenant in addition to the primary sign types aforementioned.
2. Window signs and graphics shall be applied directly to the interior surface of storefront glass. Methods include, but are not limited to: metal leaf, vinyl, painted, etched cut, and sandblasted graphics.
3. Window signs are those that display a tenant's logo and/or name. Window signs may be applied to 50% of each Tenant's total number of window panes. Each window sign shall be limited in area to 25% of the window pane in which they are located.
4. Window graphics are those that display descriptive messaging or imagery that do not contain a tenant's logo and/or name. Window graphics may be applied to 50% of each Tenant's total number of window panes. Each window graphic shall be limited in area to 25% of the window pane in which they are located.
5. A combination of window signs and window graphics may be utilized, however, the total combined area shall be restricted to 50% of each Tenant's total number of panes and 25% of each pane utilized (window signs and window graphics shall not be cumulatively applied, as described above).

I. Commercial Compliance & Operational Information Signs

1. Commercial compliance signs may be utilized by each Tenant in addition of the primary sign types aforementioned.
2. Commercial compliance signs include any of the variety of small, informational commercial signs such as credit card acceptance emblems, organizational membership medallions, and prohibitions against eating, smoking, etc. All CC signs must be clustered together in an organized manner that is visible but not obtrusive.
3. Maximum area of CC signs, per cluster, shall be two (2) square feet. Each Tenant is allowed two (2) clusters as associated with each entrance (front and rear).
4. CC signs may include recognized corporate logos where the logo is typically used to indicate membership or acceptance. These must be applied as decals on the window glass.
5. Operational information such as phone numbers, address, and hours of operation is permitted as an applied decal on, or adjacent to entrance doors.

Trivium Mixed-Use Development

Reynoldsburg, Ohio

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J. Address Signs

1. The Landlord shall furnish and install Tenant address signs/numbering for the building at each tenant entrance. The address signs shall be positioned near the doors at typical locations in a material, size and color determined by Landlord.
2. Address signs shall utilize vinyl numbers and/or letters applied to the storefront glazing.

SECOND FLOOR, SOUTH WING TENANT TO HAVE (4) SIGNS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (2) 15.56 s.f. BLADE SIGN AREAS (STREET-FACING; 6'-8" TALL x 2'-4" WIDE)
 C: (1) 28 s.f. WALL SIGN AREA (PARKING-FACING; 2' TALL x 14' LONG)

SECOND FLOOR, NORTH WING TENANT TO HAVE (2) SIGNS:
 A: (1) 16 s.f. CANOPY EDGE SIGN AREA (PARKING-FACING; 2' TALL x 8' WIDE)
 B: (1) 15.56 s.f. BLADE SIGN AREA (STREET-FACING; 6'-8" TALL x 2'-4" WIDE)

EACH GROUND FLOOR, SOUTH WING TENANT TO HAVE (3) SIGN AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (1) 4 s.f. BLADE SIGN AREA (STREET-FACING; 2' TALL x 2' WIDE)
 C: (1) 21 s.f. WALL SIGN AREA (PARKING-FACING; 3' TALL x 7' LONG)

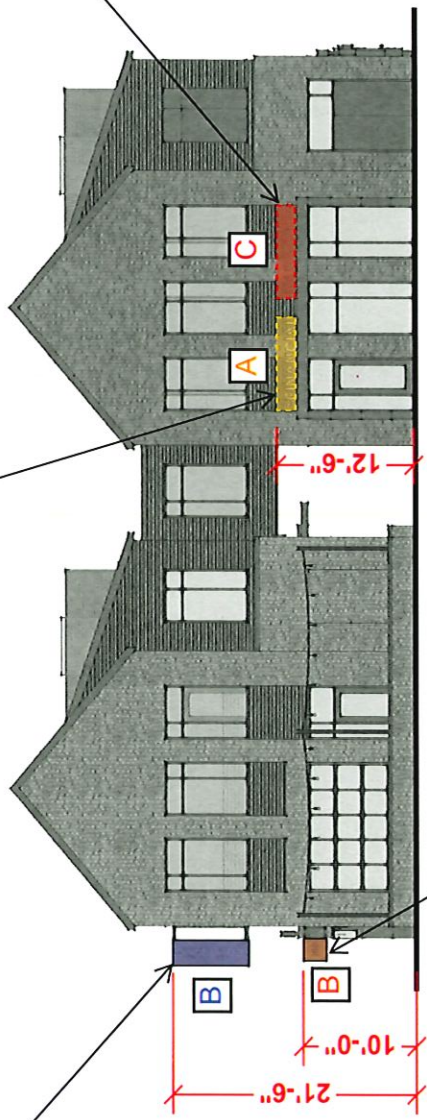
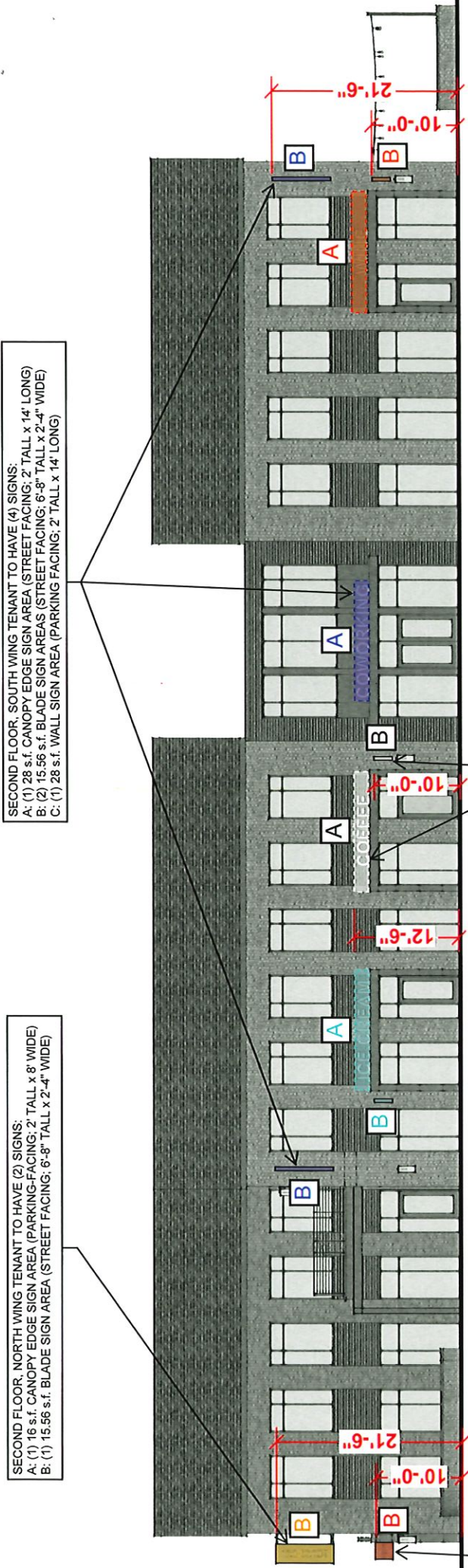
GROUND FLOOR, NORTH WING TENANT TO HAVE (3) SIGN AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (1) 4 s.f. BLADE SIGN AREA (STREET-FACING; 2' TALL x 2' WIDE)
 C: (1) 16 s.f. CANOPY EDGE SIGN AREA (PARKING-FACING; 2' TALL x 8' WIDE)

SECOND FLOOR, NORTH WING TENANT TO HAVE (2) SIGN AREAS:
 A: (1) 16 s.f. CANOPY EDGE SIGN AREA (PARKING-FACING; 2' TALL x 8' WIDE)
 B: (1) 15.56 s.f. BLADE SIGN AREA (STREET-FACING; 6'-8" TALL x 2'-4" WIDE)

SECOND FLOOR, SOUTH WING TENANT TO HAVE (4) SIGN AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (2) 15.56 s.f. BLADE SIGN AREAS (STREET-FACING; 6'-8" TALL x 2'-4" WIDE)
 C: (1) 28 s.f. WALL SIGN AREA (PARKING-FACING; 2' TALL x 14' LONG)

GROUND FLOOR, NORTH WING TENANT TO HAVE (3) AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (1) 4 s.f. BLADE SIGN AREA (STREET-FACING; 2' TALL x 2' WIDE)
 C: (1) 16 s.f. CANOPY EDGE SIGN AREA (PARKING-FACING; 2' TALL x 8' WIDE)

TH GROUND FLOOR, SOUTH WING TENANT TO HAVE (3) SIGN AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (1) 4 s.f. BLADE SIGN AREA (STREET-FACING; 2' TALL x 2' WIDE)
 C: (1) 21 s.f.

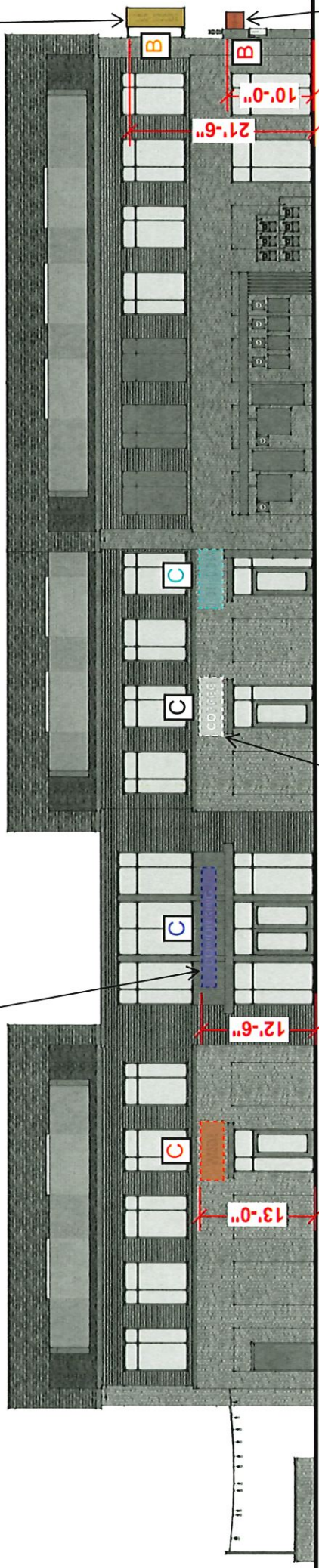


PLEASE NOTE:
 IF BUILDING DEMISES DIFFERENTLY THAN CURRENTLY PLANNED, SIGNAGE LOCATIONS MAY CHANGE; SIGNAGE DIMENSIONS SHALL BE SIMILARLY APPLIED. DEVELOPER SHALL WORK WITH STAFF TO ADMINISTRATIVELY ALTER, IF

C.1.e

SECOND FLOOR, SOUTH WING TENANT TO HAVE (4) SIGNS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET FACING; 2' TALL x 14' LONG)
 B: (2) 15.56 s.f. BLADE SIGN AREAS (STREET FACING; 6'-8" TALL x 2'-4" WIDE)
 C: (1) 28 s.f. WALL SIGN AREA (PARKING FACING; 2' TALL x 14' LONG)

SECOND FLOOR, NORTH WING TENANT TO HAVE (2) SIGNS:
 A: (1) 16 s.f. CANOPY EDGE SIGN AREA (PARKING-FACING; 2' TALL x 8' WIDE)
 B: (1) 15.56 s.f. BLADE SIGN AREA (STREET FACING; 6'-8" TALL x 2'-4" WIDE)



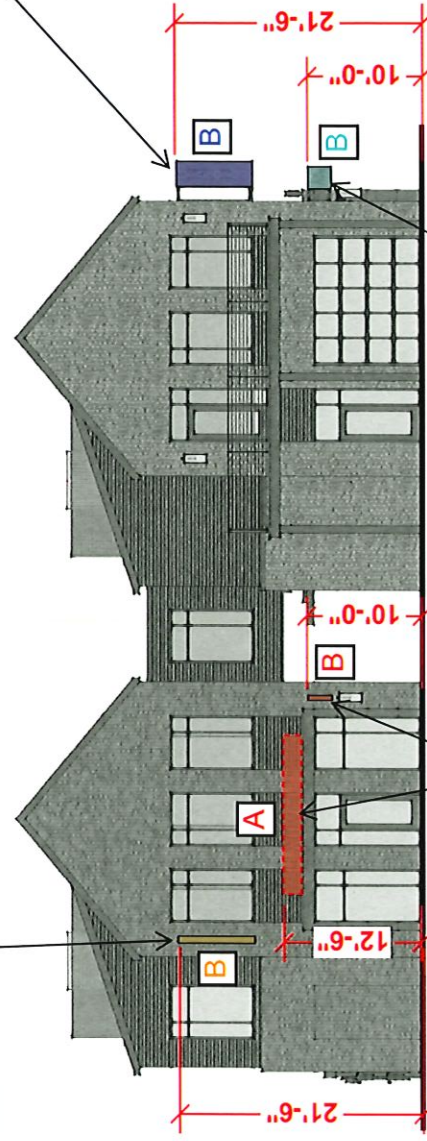
PLEASE NOTE:
 IF BUILDING DEMISES DIFFERENTLY THAN CURRENTLY PLANNED, SIGNAGE LOCATIONS MAY CHANGE; SIGNAGE DIMENSIONS SHALL BE SIMILARLY APPLIED. DEVELOPER SHALL WORK WITH STAFF TO ADMINISTRATIVELY ALTER, IF NECESSARY

EACH GROUND FLOOR, SOUTH WING TENANT TO HAVE (3) SIGN AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (1) 4 s.f. BLADE SIGN AREA (STREET-FACING; 2' TALL x 2' WIDE)
 C: (1) 21 s.f. WALL SIGN AREA (PARKING-FACING; 3' TALL x 7' LONG)

GROUND FLOOR, NORTH WING TENANT TO HAVE (3) SIGN AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (1) 4 s.f. BLADE SIGN AREA (STREET-FACING; 2' TALL x 2' WIDE)
 C: (1) 16 s.f. CANOPY EDGE SIGN AREA (PARKING-FACING; 2' TALL x 8' WIDE)

SECOND FLOOR, NORTH WING TENANT TO HAVE (2) SIGNS:
 A: (1) 16 s.f. CANOPY EDGE SIGN AREA (PARKING-FACING; 2' TALL x 8' WIDE)
 B: (1) 15.56 s.f. BLADE SIGN AREA (STREET FACING; 6'-8" TALL x 2'-4" WIDE)

SECOND FLOOR, SOUTH WING TENANT TO HAVE (4) SIGNS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET FACING; 2' TALL x 14' LONG)
 B: (2) 15.56 s.f. BLADE SIGN AREAS (STREET FACING; 6'-8" TALL x 2'-4" WIDE)
 C: (1) 28 s.f. WALL SIGN AREA (PARKING FACING; 2' TALL x 14' LONG)





GROUND FLOOR, NORTH WING TENANT TO HAVE (3) SIGN AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (1) 4 s.f. BLADE SIGN AREA (STREET-FACING; 2' TALL x 2' WIDE)
 C: (1) 16 s.f. CANOPY EDGE SIGN AREA (PARKING-FACING; 2' TALL x 8' WIDE)

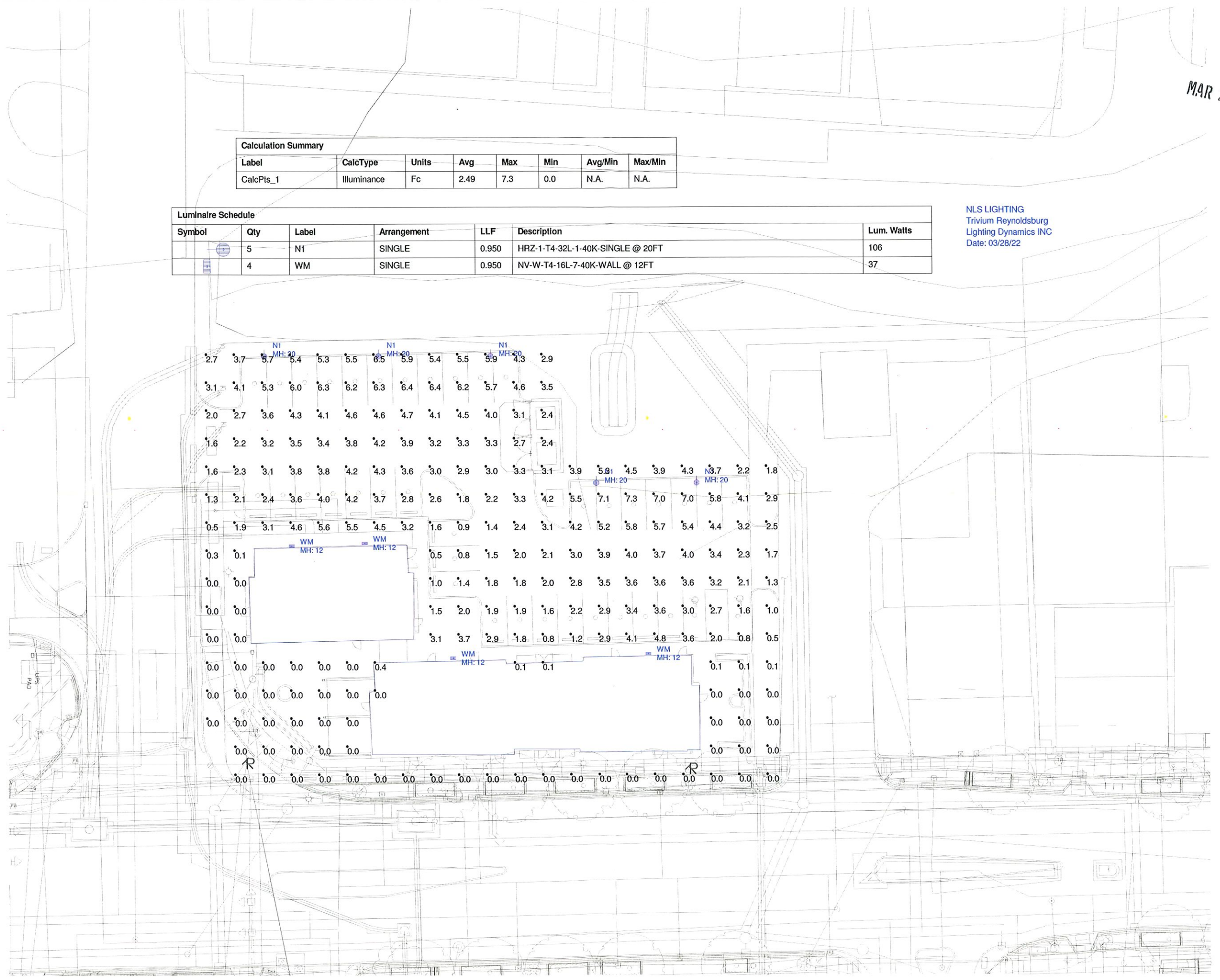
EACH GROUND FLOOR, SOUTH WING TENANT TO HAVE (3) SIGN AREAS:
 A: (1) 28 s.f. CANOPY EDGE SIGN AREA (STREET-FACING; 2' TALL x 14' LONG)
 B: (1) 4 s.f. BLADE SIGN AREA (STREET-FACING; 2' TALL x 2' WIDE)
 C: (1) 21 s.f. WALL SIGN AREA (PARKING-FACING; 3' TALL x 7' LONG)

MAR 29 2022

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.49	7.3	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	5	N1	SINGLE	0.950	HRZ-1-T4-32L-1-40K-SINGLE @ 20FT	106
	4	WM	SINGLE	0.950	NV-W-T4-16L-7-40K-WALL @ 12FT	37

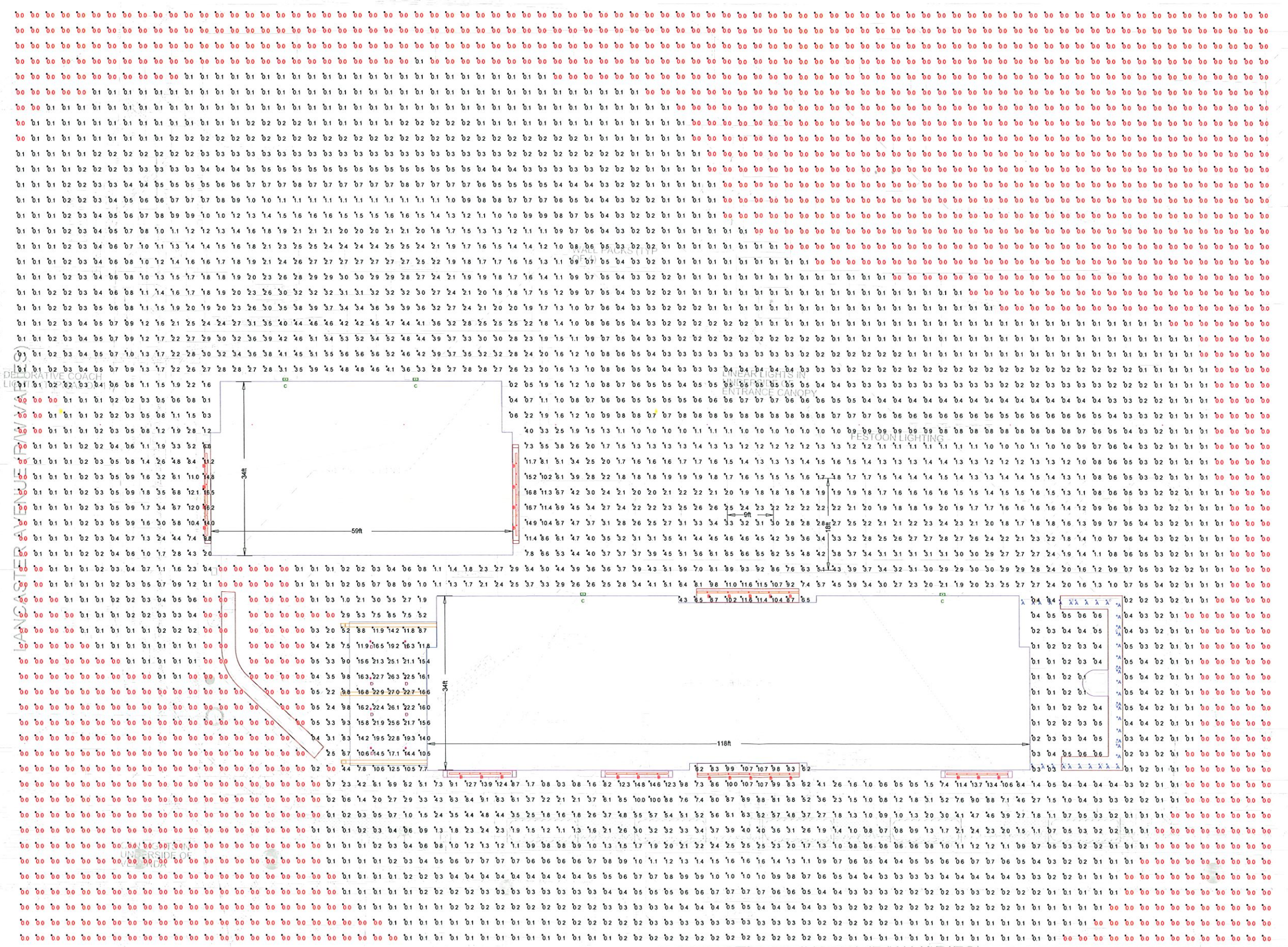
NLS LIGHTING
 Trivium Reynoldsburg
 Lighting Dynamics INC
 Date: 03/28/22





MAR 29 2022

Excellence in Illumination
Engineering Software
Since 1984
Lighting Analysts
www.agi32.com



LANCASTER AVENUE (R/W VARIES)
DECORATIVE COACH LIGHTS

NOTES
1. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT

Symbol	Qty	Label	LF	Luminaire Lumens	Description	Filename	Luminaire Watts
(Symbol)	37	A	0.900	43	EL LIGHTING EL spotglube LED-30-24	el spotglube led-30-24	0.75
(Symbol)	27	B	0.900	1415	PANELITE HP-4-WL-D-4-S-830-F-VOLTAGE-SC-CEILING-TYPE	HP-4-WL-D-4-S-830-F-VL90390001IES	13
(Symbol)	4	C	0.900	5434	HUBBELL RAL148L-45-30T-4W-LPV-XXX-QUALL MOUNT 15 AFF G	RAL148L-45-30T-4W-ies	45
(Symbol)	8	D	0.900	1474	PRESCOUTE LTC-4RD-P-15L30XEV-EM1-AFC-XX (PENDANT MOUNT 10 AFF)	LTC-4RD-P-15L30XEV-EM1-S-EL-ies	18.6

#	Date	Comments

Revisions

Drawn By: _____
 Checked By: _____
 Date: 3/26/2022

Trivium - Reynoldsburg
 Festoon & Linear Lighting Study

Attachment: Lighting (Main and Lancaster Development App #2022-5014)

PHOTOMETRIC STUDY
Scale: 1" = 10' - 0"



HORIZON PT

ARCHITECTURAL LIGHTING

Horizon Post Top luminaire is a blend of beautiful luminaire design which is a compliment to commercial or recreational pathways. It is named the Horizon because the luminaire is intended to be a vehicle of which the horizon can be viewed through the inside and around the luminaire without obstruction.



This Dark Sky Friendly Full Cutoff luminaire utilizes silicone Micro Optics to distribute light uniformly as its LEDs are recessed and hidden. Its performance exceeds IES minimum foot candle levels at lower wattage and extends maintenance cycles throughout its lifetime. Horizon MA is available in (warm) 3000, (neutral) 4000 and (cool) 5000 Kelvin temperatures and a range of 18 to 205 watts.

Built to conform to the strictest Made in America standards. Designed, tooled, fabricated and assembled in the USA.



MICRO OPTIC SYSTEM

Our new cell-inclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	56w	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name: _____ Type: _____

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Horizon 1 (HRZ-1)	Type 2 (T2)	16 (16L)	350 (35) <i>*16L Only</i>	3000 (30K)	120-277 (UNV)	Post Top Over 2" OD (PT2)	Bronze (BRZ)	Dome Top (DT)
	Type 3 (T3)	32 (32L)	530 (53)	4000 (40K)	347-480 (HV)	Post Top Over 3" OD (PT3)	White (WHT)	Marine Grade Finish (MGF)
	Type 4 (T4)	48 (48L)	530 (53) <i>*16L-32L Only</i>	5000 (50K)		Post Top Over 3" OD (PT3) <i>*Standard</i>	Silver (SVR)	House Side Shield (HSS)
	Type 5 (T5)	64 (64L)	700 (7)			Post Top Over 3-1/2" OD (PT312)	Hunter Green (HGN)	Nema 7-Pin Receptacle (PE7)
				1050 (1)			Black (BLK)	Receptacle + Short.Cap (PER)
						Graphite (GPH)	Photocell (PC)	
						Grey (GRY)	<i>*Universal Voltage 120-277</i>	
						Custom (CS)	Surge Protector (10K)	
							FSP-211 with Motion Sensor (Universal Voltage) (FSP-8) <i>*For 8' + Below</i> (FSP-20) <i>*For 9' to 20'</i> (FSP-40) <i>*For 21' to 40'</i>	

PRODUCT SPECIFICATIONS

Housing: Low Profile Cast, Spun Aluminum Housing + Frame
LED: Lumileds Luxeon MX, CRI 70
Optics: Micro Optics; T2, T3, T4 and T5
Watts: 18-205
L70 Depreciation: 483,000 Hours (@77°F/ 25°C)
L90: 70,000
Listings: Conforms to UL 1598 Standards

Driver: 0-10V Dimming driver as standard by Philips Advance
 THD @ Max Load < 15%
 Power Factor @ Max Load < 0.95
Kelvin: 3000, 4000, or 5000
Finish: 3-5 mils Powder Coat
Warranty: Standard Warranty is 5 years for Driver and LEDs

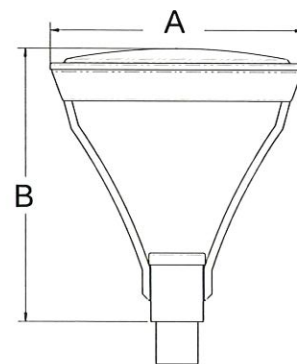
PRODUCT DIMENSIONS

LUMEN DATA CHART

PART NUMBER	T2 LUMENS	T2 LM/W	T3 LUMENS	T3 LM/W	T3-HSS LUMENS	T3-HSS LM/W	T4 LUMENS	T4 LM/W	T4-HSS LUMENS	T4-HSS LM/W	T5 LUMENS	T5 LM/W	Watts
HRZ-1-16L-35-30K	2142	119	2088	116	1044	58	2070	115	1026	57	2160	120	18
HRZ-1-16L-35-40K	2305	128	2247	125	1116	62	2227	124	1098	61	2322	129	18
HRZ-1-16L-35-50K	2356	131	2297	128	1188	66	2277	127	1170	65	2376	132	18
HRZ-1-16L-53-30K	3275	117	3192	114	1624	58	3165	113	1596	57	3304	118	28
HRZ-1-16L-53-40K	3524	126	3435	123	1736	62	3406	122	1708	61	3556	127	28
HRZ-1-16L-53-50K	3603	129	3511	125	1848	66	3482	124	1820	65	3640	130	28
HRZ-1-16L-7-30K	4100	114	4115	111	2088	58	4003	111	2052	57	4176	116	36
HRZ-1-16L-7-40K	4411	123	4300	119	2232	62	4308	120	2196	61	4500	125	36
HRZ-1-16L-7-50K	4510	125	4396	122	2376	66	4404	122	2340	65	4608	128	36
HRZ-1-16L-1-30K	5858	105	5712	102	3248	58	5661	101	3192	57	5880	105	56
HRZ-1-16L-1-40K	6303	113	6146	110	3472	62	6091	109	3416	61	6328	113	56
HRZ-1-16L-1-50K	6443	115	6283	112	3696	66	6227	111	3640	65	6496	116	56
HRZ-1-32L-53-30K	5858	105	5712	102	3248	58	5661	101	3192	57	5880	105	56
HRZ-1-32L-53-40K	6303	113	6146	110	3472	62	6091	109	3416	61	6328	113	56
HRZ-1-32L-53-50K	6443	115	6283	112	3696	66	6227	111	3640	65	6496	116	56
HRZ-1-32L-7-30K	7427	105	7881	111	4118	58	7896	111	4047	57	8236	116	71
HRZ-1-32L-7-40K	7991	113	8480	119	4402	62	8496	120	4331	61	8875	125	71
HRZ-1-32L-7-50K	8169	115	8669	122	4686	66	8685	122	4615	65	9088	128	71
HRZ-1-32L-1-30K	11088	105	10812	102	6148	58	10715	101	6042	57	11130	105	106
HRZ-1-32L-1-40K	11930	113	11634	110	6572	62	11529	109	6466	61	11978	113	106
VSR-1-32L-1-50K	12196	115	11893	112	6996	66	11787	111	6890	65	12296	116	106
HRZ-1-48L-7-30K	11844	114	11544	111	6032	58	11648	112	5928	57	12068	116	104
HRZ-1-48L-7-40K	12744	123	12421	119	6448	62	12444	120	6344	61	12985	125	104
HRZ-1-48L-7-50K	13028	125	12698	122	6864	66	12792	123	6760	65	13275	128	104
HRZ-1-48L-1-30K	16318	105	15912	102	9048	58	15769	101	8892	57	16455	105	156
HRZ-1-48L-1-40K	17558	113	17121	110	9672	62	16968	109	9516	61	17705	113	156
HRZ-1-48L-1-50K	17950	115	17503	112	10296	66	17346	111	10140	65	18100	116	156
HRZ-1-64L-7-30K	15488	114	15096	111	7888	58	15124	111	7752	57	15781	116	136
HRZ-1-64L-7-40K	16665	123	16243	119	8432	62	16273	120	8296	61	16981	125	136
HRZ-1-64L-7-50K	17037	125	16606	122	8976	66	16728	123	8840	65	17359	128	136
HRZ-1-64L-1-30K	23346	114	22755	111	11890	58	20722	101	11685	57	23780	116	205
HRZ-1-64L-1-40K	25120	123	24484	119	12710	62	22297	109	12505	61	25625	125	205
HRZ-1-64L-1-50K	25681	125	25031	122	13530	66	22795	111	13325	65	26240	128	205

DIMENSION	HRZ-1
A	24.00 in
B	25.75 in

EPA	STD TOP	DOME TOP
HRZ-1	1.15	1.40

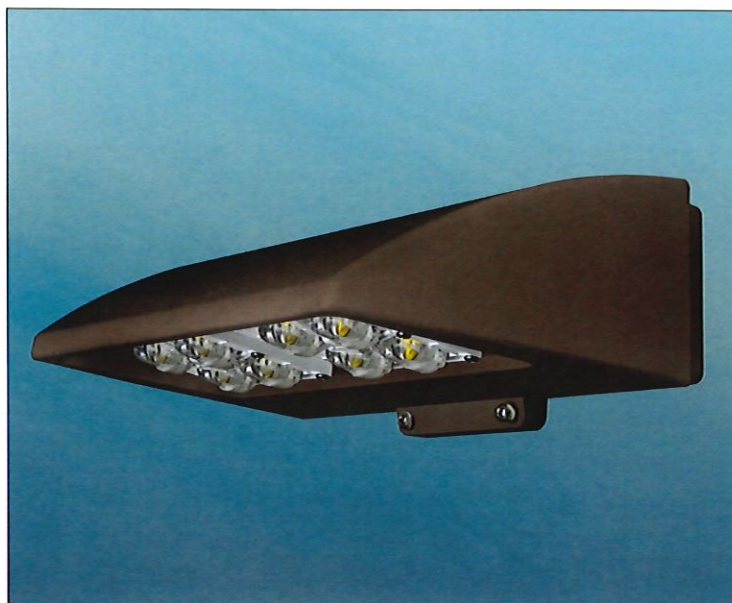


Dome Top (DT)



NV-W

HIGH PERFORMANCE FULL CUT OFF WALL PACK



FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- L70 480,000
- Reduces energy consumption and costs up to 65%

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff, vandal resistant and non-yellowing
- Dark Sky Compliant

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year standard warranty

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated



LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1050 milliamps	56w	-

Project Name: _____ Type: _____

Cat #	Light Dist.	No. of LEDs	Milliamp	Kelvin	Volts	Mounting	Color	Options	
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Wall Mount (WM)	Bronze (BRZ)	Marine Grade Finish (MGF)	Housing Extension (HE) *To match EM Extension Box
	Type 3 (T3)	32 (32L) *700mA only	530 (53)	4000K (40K)	347-480 (HV)		White (WHT)	Dimming Control with Motion Sensor	Button Photo Cell (PC) *Universal Voltage 120-277
	Type 4 (T4)		700 (7)	5000K (50K)			Silver (SVR)	*8' Heights and Below (DC8) *9'-20' Heights (DC20) *21'-40' Heights (DC40)	Nema 7-Pin Receptacle (PE7) *Requires Deep Back Box
			1050 (1)				Black (BLK)	Surge Protector (10K)	Vanity Plate 16" SQ (VP)
						Graphite (GPH)	Emergency Battery 4W (EM4) *516 - 564 Lumens, Only 120-277V Certified CA Title 20.		
						Grey (GRY)	Emergency Battery 8W (EM8) *1032 - 1128 Lumens, Only 120-277V Certified CA Title 20.		
						Custom (CS)	Emergency Battery 16W (EM16) *2064 - 2256 Lumens, Only 120-277V Certified CA Title 20.		
							Emergency Cold Pk Battery (EMCP) *14 Watt *1806 - 1974 Lumens, Only 120-277V Certified CA Title 20.		

FIXTURE 'WM'

ELECTRICAL

- 120-277 Volts (UNV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70 MIN.
- Color temperatures: 3000K, 4000K, 5000K

OPTIONS

- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **VANITY PLATE (VP)**—The Vanity Plate was designed to cover the unsightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".

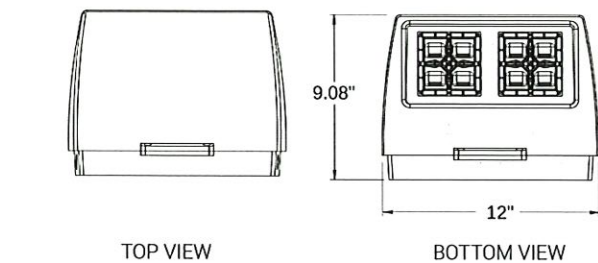
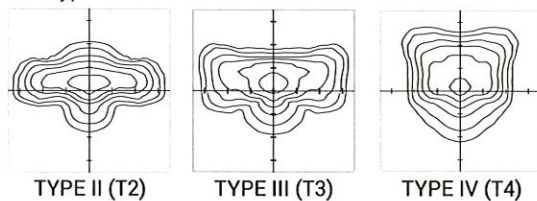
CONTROLS

- **DIMMING CONTROL (DCX)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - DC8 mounting heights 8 feet and below
 - DC20 mounting heights 9-20 feet
 - DC40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- **EMERGENCY BATTERY OPERATION**— The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of NiCAD batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

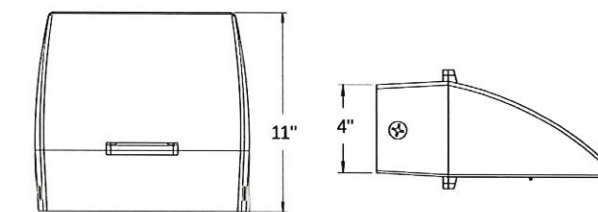
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

- IES Types



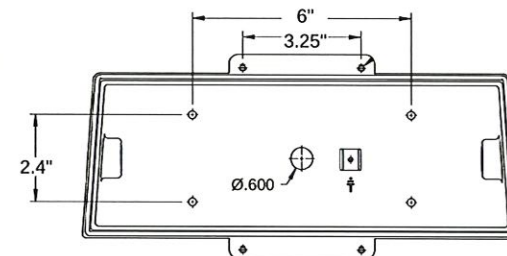
Weight: 7.2 lbs

EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



TOP VIEW

MOUNTING HOLE

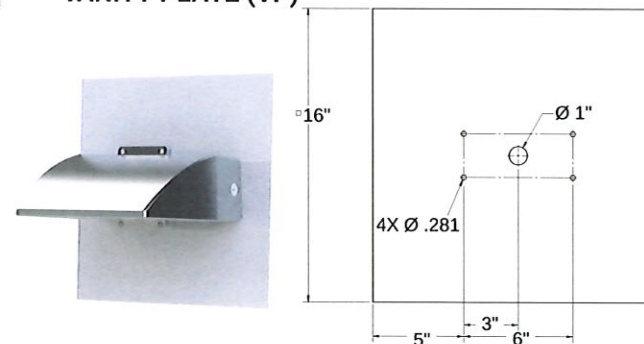


* 3 Conduit access points on either side or center back.

MOTION SENSOR PLACEMENT



VANITY PLATE (VP)



LUMENS							
PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	W
NV-W 16L-35-30K	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K	9550	135	9646	136	9550	135	71

BUG RATINGS				
PART NUMBER	T2	T3	T4	W
NV-W-16L-35-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K	B1-U0-G2	B2-U0-G2	B2-U0-G2	71

L70 DATA

TEMP.	NV-W L70 (16L-1050mA)	TEMP.	NV-W L70 (32L-700mA)
60.2°C	483,000	63°C	483,000

EMERGENCY BATTERY BACK-UP LUMENS							
PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	W
EM4-30K	520	130	524	131	516	129	4
EM4-40K	544	136	548	137	540	135	4
EM4-50K	560	140	564	141	556	139	4
EM8-30K	1040	130	1048	131	1032	129	8
EM8-40K	1088	136	1096	137	1080	135	8
EM8-50K	1120	140	1128	141	1112	139	8
EM16-30K	2080	130	2096	131	2064	129	16
EM16-40K	2176	136	2192	137	2160	135	16
EM16-50K	2240	140	2256	141	2224	139	16
EMCP-30K	1820	130	1834	131	1806	129	14
EMCP-40K	1904	136	1918	137	1890	135	14
EMCP-50K	1960	140	1974	141	1946	139	14



BL spotGLOBE
 Customizable LED String Light
 24VDC, Constant Voltage

LED Series

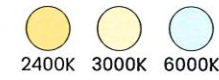
Printed Jan.18.2022



Certification



Lighting



Lamp	LED, Frosted Optic
Load	0.75W
Average Life	15,000 Hours
Lumens	43 - 50 lm/Lamp
Efficacy	57 - 67 lm/W

Electrical

Control	0-10V, MLV
Input Voltage	24VDC
Max Input Current	5A, Maximum 130 Lamps per Series
Connections	16AWG, Copper Conductors
Operating Temperature	-4°F to 104°F (-20°C to 40°C)
Circuit	Class 2

Mechanical

Housing Construction	UV Stabilized Polycarbonate Globe
Base	E10
Weight	0.049lb (22g)
Environmental	IP65
Mounting	Insulated Clip, Aircraft Cable
Lamp Spacing	3", 4", 6", 9", 12", 18", 24"

PROJECT	CLIENT	TYPE
----------------	---------------	-------------

Solid State Lighting is sensitive to power fluctuations
 Surge protection is highly recommended for all LED lighting products and should be on a designated circuit to protect against premature failure
 Lack of surge protection may void your warranty

For more information, please download the
BL LIGHTING catalogue

BL LIGHTING. ILLUMINATE EVERYTHING
 111 - 8838 Heather St. Vancouver, BC, Canada. V6P 3S8
 P: 1-604-874-4405 E: info@bllighting.com
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SPECIFICATIONS - A02-

BL spotGLOBE
Customizable LED String Light
24VDC, Constant Voltage

LED Series

Printed Jan.18.2022

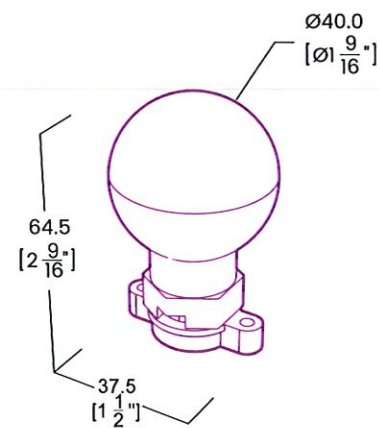
Performance

CCT/Color	Load	Lumens	Efficacy
2400K	0.75 W/LAMP	43 lm/LAMP	57 lm/W
3000K	0.75 W/LAMP	43 lm/LAMP	57 lm/W
6000K	0.75 W/LAMP	50 lm/LAMP	67 lm/W

Ordering

Series	CCT/Color	Lamp Spacing/Max. Length
BL spotGLOBE LED	30	24
	24 = 2400K 30 = 3000K 60 = 6000K	03 = 3" o.c. 32 ft 04 = 4" o.c. 43 ft 06 = 6" o.c. 65 ft 09 = 9" o.c. 80 ft 12 = 12" o.c. 93 ft 18 = 18" o.c. 112 ft 24 = 24" o.c. 130 ft

Dimensions



PROJECT	CLIENT	TYPE
---------	--------	------

Solid State Lighting is sensitive to power fluctuations
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Lack of surge protection may void your warranty

For more information, please download the
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Project: _____
 Fixture Type: _____
 Location: _____
 Contact: _____



P560269-108 Stature

Stature Collection 2-Light Oil Rubbed Bronze Clear Glass Modern Outdoor Large Lantern Light

Category: Outdoor
Finish: Oil Rubbed Bronze (Painted)
Construction: Aluminum Construction
Glass/Shade: Clear Glass Panel, Clear Glass Panel

Length: 9 in
 Extends: 5-7/8 in
 Height: 21 in
 H/CTR: 10-1/2 in

Clear Glass Panel
 Width: 0-1/8 in
 Height: 19-5/8 in

Clear Glass Panel
 Width: 0-1/8 in
 Height: 20-9/16 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	6 inches of wire supplied	Quantity: two 60 W max.	cCSAus Wet Location Listed
Mounting backplate for outlet box included	120 V	E12 base Porcelain Socket	1-year Limited Warranty
Backplate covers a standard 4" recessed outlet box: 7.5" W., 20.52" ht., 0.5" depth			

Attachment: Lighting (Main and Lancaster Development App #2022-5014)

SD4DR / IC430

4" SD LED Downlight

CAN LIGHTS ON BUILDING

NAME	NUMBER
NOTES	TYPE

ELECTRICAL DATA

LED Light Engine	System Wattage * @ 120V	CCT	Nominal Delivered Lumens **	Efficacy
L0	8W	3500K	750 lm	94 lm/W
L1	10W	3500K	1000 lm	103 lm/W
L2	14W	3500K	1500 lm	110 lm/W
L3	19W	3500K	2000 lm	108 lm/W
L4	23W	3500K	2500 lm	111 lm/W
L5	28W	3500K	3000 lm	110 lm/W
L6	33W	3500K	3500 lm	109 lm/W
L7	38W	3500K	4000 lm	108 lm/W

* System Wattage includes driver and LED Module consumption. | ** Delivered lumen output will vary depending on CCT selection.

LED MODULE / OPTICS

- 80/90 CRI at 2700K, 3000K, 3500K, 4000K with 2 SDCM
- 70% lumen maintenance at 50,000 hours
- 30° Narrow Flood, 50° Flood or 70° Wide Flood

ELECTRICAL SYSTEM

- Dedicated voltage options of 120V, 277V or 347V must be specified in catalog code.
- Phase dimming available in 120V only
- 347V available with Osram 0-10V 1% Dimming only

REFLECTOR

Specification grade reflector with 1.2mm thickness. Architectural, discrete polished self flange standard. Optional painted white flange is available. Meets RP-1 requirements with controlled light distribution at a 50° cut off.

DIMMING

- 0-10V Dimming 1%
- Phase Dimming 120V only, Forward 1% / Reverse 5%
- EldoLED 0-10V 0.1% or 1%
- Lutron® LDE1 Hi-Lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black dimming technology
- Lutron® LTEA2W Hi-Lume 1% 2-Wire LED driver (120V forward phase only) DMX512 RDM 0.1%

FRAME CONSTRUCTION

Heavy duty galvanized steel frame with a large access junction box. ETL listed for through wiring. LED light engine and driver are accessible from above or below ceiling.

INSTALLATION

The luminaire is type Non-IC. Insulation must be kept at a minimum of 3" away from fixture. Universal mounting brackets included. Compatible with C-channel, flat bar, wood joist bar hanger and EMT. Bar hangers must be ordered separately. C-channel is recommended for T-bar ceilings. Maximum ceiling thickness is 1 1/4". Max. ambient temperature: 95°F (35°C).

EMERGENCY BACKUP

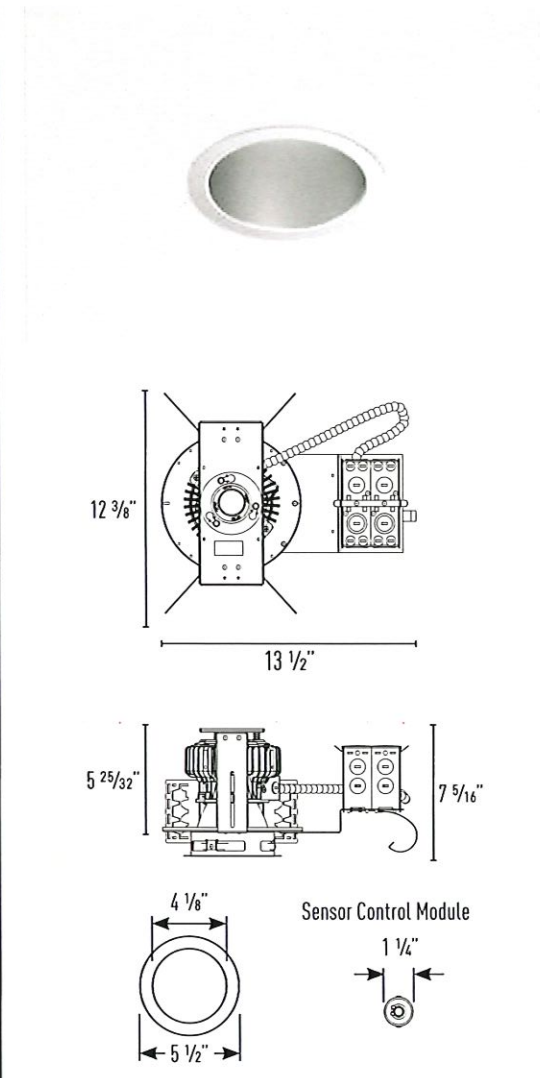
External battery operates LED load of up to 7W at a minimum of 800 lumens for 90 minutes (EM7), or 20W at a minimum of 2300 lumens for 90 minutes (EM20). Available with remote or integral test switch, must specify.

intellect™

- Integrated control system provides occupancy and light level detection, and controls the load directly by the power control module Integrated intelligent fixture controls
- Visit Leviton [intellect™](#) for more info

LISTING/WARRANTY

- ETL listed to US and Canadian standards for damp locations.
- 5-Year Intense LED Limited Warranty



Ceiling Cut Out: 4 3/4"
Maximum Ceiling Thickness: 1 1/4"

Housing Part Number (Example: SD4DRL130-D101-NF)

Housing	LED Module	CCT / CRI	Dimming	Voltage	Optic	Options
SD4DR	<input type="checkbox"/> L0 ¹ (8W)	<input type="checkbox"/> 27 (2700K / 80 CRI)	<input type="checkbox"/> -D101 (Osram 0-10V 1%)	<input type="checkbox"/> blank (120V)	<input type="checkbox"/> -NF (30°)	<input type="checkbox"/> EM7 (7W Emergency Backup w/ Remote Test Switch [OTA part #ILB-CP07-A])
	<input type="checkbox"/> L1 (10W)	<input type="checkbox"/> 279 (2700K / 90 CRI)	<input type="checkbox"/> -IE ³ (Intellect Wireless 1%)	<input type="checkbox"/> 27 (277V)	<input type="checkbox"/> -FL (50°)	<input type="checkbox"/> EM7T (7W Emergency Unit w/ Integral Test Switch [OTA part #ILB-CP07-R])
	<input type="checkbox"/> L2 (14W)	<input type="checkbox"/> 30 (3000K / 80 CRI)	<input type="checkbox"/> -DIM ^{4,5} (Phase Dimming)	<input type="checkbox"/> 34 ⁶ (347V)	<input type="checkbox"/> -WF (70°)	<input type="checkbox"/> EM20 ⁷ (20W Emergency Backup w/ Remote Test Switch [OTA ILB-CP20-HE-S])
	<input type="checkbox"/> L3 (19W)	<input type="checkbox"/> 309 (3000K / 90 CRI)	<input type="checkbox"/> -ED10V1 (eldoLED 0-10V 1%)			
	<input type="checkbox"/> L4 (23W)	<input type="checkbox"/> 35 (3500K / 80 CRI)	<input type="checkbox"/> -ED10V01 (eldoLED 0-10V 0.1%)			
	<input type="checkbox"/> L5 (28W)	<input type="checkbox"/> 359 (3500K / 90 CRI)	<input type="checkbox"/> -LUT ⁶ (Lutron® LDE1 EcoSystem 1%)			
	<input type="checkbox"/> L6 (33W)	<input type="checkbox"/> 40 (4000K / 80 CRI)	<input type="checkbox"/> -LUT2 ^{5,6} (Lutron® LTEA2W 2-Wire 1%)			
	<input type="checkbox"/> L7 ² (38W)	<input type="checkbox"/> 409 (4000K / 90 CRI)	<input type="checkbox"/> -DMXR ⁷ (DMX512 RDM 0.1%)			

Reflector Part Number (Example: IC430HZ-SF)

Reflector	Reflector Finish	Trim	Option
IC430	<input type="checkbox"/> C (Clear)	<input type="checkbox"/> -SF (Self-Flanged)	<input type="checkbox"/> EM7T (Integral Test Switch)
	<input type="checkbox"/> HZ (Haze)	<input type="checkbox"/> -SFW (Self-Flanged White)	
	<input type="checkbox"/> W (White)		
	<input type="checkbox"/> B (Black)		

Accessories

- 1100 (C-Channel Bar Hangers)
- 1200 (Flat Bar Hangers)
- 1400 (Wood Joist Bar Hangers)

Notes:

- L0 only available with -D101
- 347V Not available with L7 option
- Intellect not available with eldoLED, Lutron, Dali or DMX Dimming (Integrated intellect control system includes sensor and power pack. Keypad Room Controller must be specified separately)
- Not available in L1, L2 or L7
- Not available in 277V
- Lutron not available in L1 & L2
- DMX512 RDM not available in L1 & L2
- 347V only available with Osram 0-10V 1% Dimming
- 20W emergency not available in L1, L2 & L3

SD4DR / IC430

4" SD LED Downlight

CAN LIGHTS ON BUILDING

NAME		NUMBER	
NOTES		TYPE	

Electrical Table					
Lumen Package	Voltage	Wattage	VA	Input Current	Power Factor
L0	120	7.43	7.99	0.07	0.930
	277	8.41	11.87	0.04	0.709
L1	120	9.75	10.37	0.09	0.94
	277	10.82	14.18	0.05	0.76
L2	120	13.71	14.35	0.12	0.96
	277	14.85	18.06	0.07	0.82
L3	120	18.27	18.54	0.15	0.99
	277	19.77	22.92	0.08	0.86
L4	120	22.74	23.04	0.19	0.99
	277	24.09	27.31	0.10	0.88
L5	120	27.18	27.44	0.23	0.99
	277	28.93	32.00	0.12	0.90
L6	120	32.76	32.84	0.27	1.00
	277	34.09	36.72	0.13	0.93
L7	120	37.71	37.79	0.31	1.00
	277	38.86	41.77	0.15	0.93

Attachment: Lighting (Main and Lancaster Development App #2022-5014)

SD4DR / IC430

4" SD LED Downlight

CAN LIGHTS ON BUILDING

NAME	NUMBER
NOTES	TYPE

SD4DRL335 IC430C

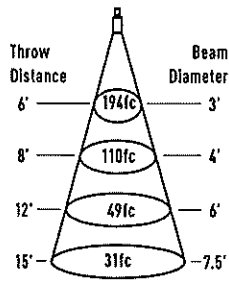
CCT MULTIPLIERS:

	80 CRI	90 CRI
2700K	(x 0.92)	(x 0.79)
3000K	(x 0.98)	(x 0.79)
3500K	(x 1.00)	(x 0.82)
4000K	(x 1.01)	(x 0.84)

FINISH MULTIPLIERS

	30°	50°	70°
Clear	(x 1.00)	(x 1.00)	(x 1.00)
Haze	(x 0.96)	(x 0.96)	(x 0.68)
White	(x 0.96)	(x 0.97)	(x 0.90)

-NF (30° Narrow Flood)

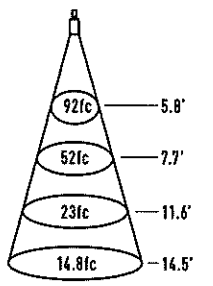


Footcandles at Nadir
Watts: 19 LPW: 105.89
Lumens: 2012 CCT: 3500K

Luminance

Degree	CBCP
0°	7014
5°	6234
15°	3155
25°	968
35°	176
45°	9

-FL (50° Flood)

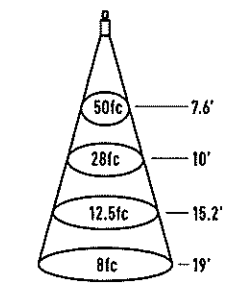


Footcandles at Nadir
Watts: 19 LPW: 113.2
Lumens: 2151 CCT: 3500K

Luminance

Degree	CBCP
0°	3324
5°	3300
15°	3087
25°	1826
35°	210
45°	11

-WF (70° Wide Flood)



Footcandles at Nadir
Watts: 19 LPW: 104.5
Lumens: 1985 CCT: 3500K

Luminance

Degree	CBCP
0°	1794
5°	1965
15°	2164
25°	1575
35°	639
45°	72

SD4DRL435 IC430C

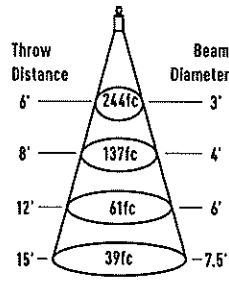
CCT MULTIPLIERS:

	80 CRI	90 CRI
2700K	(x 0.92)	(x 0.79)
3000K	(x 0.98)	(x 0.79)
3500K	(x 1.00)	(x 0.82)
4000K	(x 1.01)	(x 0.84)

FINISH MULTIPLIERS

	30°	50°	70°
Clear	(x 1.00)	(x 1.00)	(x 1.00)
Haze	(x 0.96)	(x 0.96)	(x 0.88)
White	(x 0.96)	(x 0.97)	(x 0.90)

-NF (30° Narrow Flood)

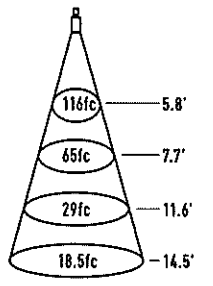


Footcandles at Nadir
Watts: 23 LPW: 109.3
Lumens: 2515 CCT: 3500K

Luminance

Degree	CBCP
0°	8770
5°	7795
15°	3945
25°	1210
35°	220
45°	12

-FL (50° Flood)

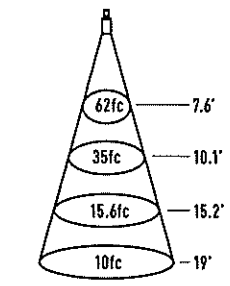


Footcandles at Nadir
Watts: 23 LPW: 116.9
Lumens: 2690 CCT: 3500K

Luminance

Degree	CBCP
0°	4157
5°	4127
15°	3861
25°	2283
35°	263
45°	13

-WF (70° Wide Flood)



Footcandles at Nadir
Watts: 23 LPW: 107.9
Lumens: 2482 CCT: 3500K

Luminance

Degree	CBCP
0°	2243
5°	2458
15°	2705
25°	1969
35°	799
45°	90

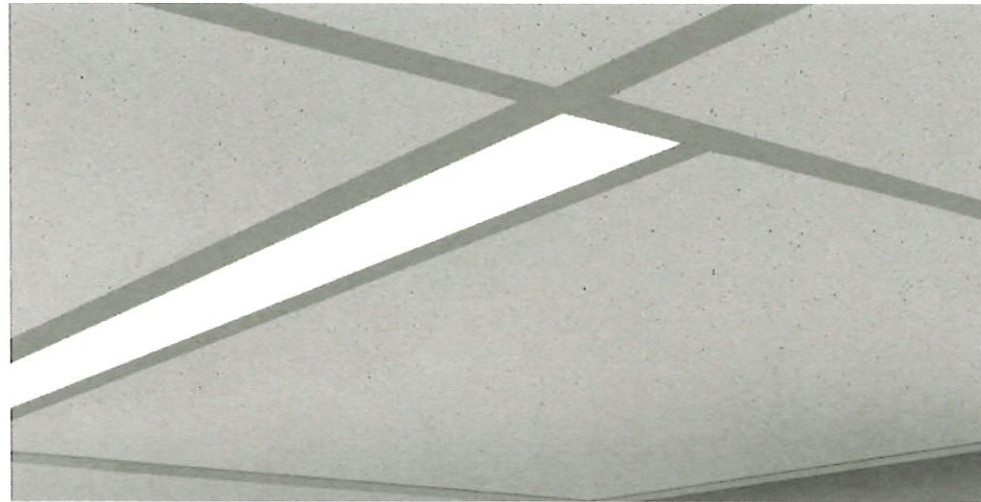
Attachment: Lighting (Main and Lancaster Development App #2022-5014)

Submitted by:		Date:
Type:	Project:	
Ordering Info:		

FINELITE®
Better Lighting

Home
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Specs
Options
Photometry
Luminaire
White

High Performance 2.5" Aperture (HPX) Recessed

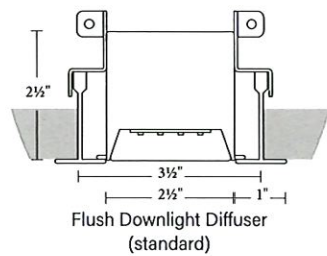


The High Performance 2.5" Aperture (HPX) is a patented LED linear luminaire with a square micro profile and internal driver design. This Line-of-Light luminaire delivers excellent performance and is equipped with a unique LED configuration for superior illumination. HPX can be tailored from 2' to 12' sections in 1' increments and is available in Pendant, Surface Mount, and Recessed.

This product is enrolled in the International Living Future Institute (ILFI) Declare 2.0 Program and is third-party verified with options achieving **Red List Approved** and **Declared** status.

CROSS SECTIONS

Recessed



ALSO AVAILABLE IN



LUMEN OUTPUT PACKAGES

S Standard	B Boosted Standard	H High	V Very High
----------------------	------------------------------	------------------	-----------------------

PERFORMANCE

Up to
2057
Lumens per Foot

Up to
125
Lumens per Watt

Submitted by: _____ Date: _____
 Type: _____ Project: _____
 Ordering Info: _____



Home
Order
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Tunable White

High Performance 2.5" Aperture (HPX) Recessed

Clear Form

BODY TYPE

Platform	Series Name	Luminaire Type	Luminaire Distribution	Total Run Length of Configuration
<input checked="" type="radio"/> HP - High Performance	<input checked="" type="radio"/> X - 2.5" Square	<input checked="" type="radio"/> R - Recessed	<input checked="" type="radio"/> D - Direct	Minimum 2' section length. Increments of 1'; 12' maximum section length

OUTPUT AND LED TYPE

MECHANICAL/ OPTICAL OPTIONS

ELECTRICAL OPTIONS

Downlight Output	CCT and CRI	Downlight Option	Voltage	Circuiting ¹
<input type="radio"/> S - Standard <input type="radio"/> B - Boosted Standard <input type="radio"/> H - High <input type="radio"/> V - Very High <input type="radio"/> TL - Tailored: _____ lm/ft * <small>* Specify lm/ft of outputs between Standard (S) and Very High (V). Consult factory for tailored lumen output outside of this range.</small>	<input type="radio"/> 830 - 80 CRI min, 3000K <input type="radio"/> 835 - 80 CRI min, 3500K <input type="radio"/> 840 - 80 CRI min, 4000K <input type="radio"/> 930 - 90 CRI min, 3000K <input type="radio"/> 935 - 90 CRI min, 3500K <input type="radio"/> 940 - 90 CRI min, 4000K <input type="radio"/> 8TW - 80 CRI min, Tunable White <input type="radio"/> 9TW - 90 CRI min, Tunable White	<input checked="" type="radio"/> F - Flush	<input type="radio"/> 120 - 120 Voltage <input type="radio"/> 277 - 277 Voltage <input type="radio"/> 347 - 347 Voltage	<input type="radio"/> SC - Single Circuit* <small>One single circuit in a run</small> <input type="radio"/> MC - Multi Circuit* <small>More than one switch leg or zone (not 'DC' independent control of up and down separately for an I/D style fixture). Factory shop drawings required</small> <small>*Battery, Night Light, and Emergency to Generator circuits are in addition to the normal luminaire circuit(s)</small>

ELECTRICAL OPTIONS

MOUNTING OPTIONS

Driver Selection	Ceiling Hardware Type
<p>0-10V Driver Options</p> <input type="radio"/> FC-10% - 0-10V 10% (standard) ² <input type="radio"/> FC-1% - 0-10V 1% ² <input type="radio"/> OSR-10% - Osram OTi, 0-10V 10% ² <input type="radio"/> OSR-1% - Osram OTi, 0-10V 1% ² <input type="radio"/> ELD-10V - EldoLED SOLOdrive, 0-10V 0.1% <input type="radio"/> 10V-TW - Osram OTi, 0-10V 10% (Tunable White) ² <p>DALI Driver Options</p> <input type="radio"/> FC-DALI - DALI 1% <input type="radio"/> OSR-DALI - Osram Dexal, 1% <input type="radio"/> ELD-DALI - EldoLED SOLOdrive, DALI 0.1% <input type="radio"/> DALI-TW - EldoLED Dual Drive Light Shape, 1% (Tunable White)	<input type="radio"/> C1 - 1" T-Bar <input type="radio"/> C2 - 9/16" T-Bar <input type="radio"/> C3 - Screw Slot <input type="radio"/> SF - Spackle Flange
<p>DMX Driver Options</p> <input type="radio"/> FIN-DMX - Finelite DMX 1% (Tunable White - FineTUNE Controls Only) ³ <input type="radio"/> DMX - EldoLED POWERdrive, 0.1% <input type="radio"/> DMX-TW - EldoLED POWERdrive, 0.1% (Tunable White) <p>Lutron Driver Options</p> <input type="radio"/> LUT-ES1 - Lutron, Ecosystem 1% <input type="radio"/> LUT-2W - Lutron, 2-wire (120v only) 1% <input type="radio"/> LUT-TW - Lutron T-Series, EcoSystem 0.1% (Tunable White)	
<p>See Page 3 for additional driver options and details</p>	

OTHER OPTIONS

Endcap Style	Finish	Emergency Style (Optional)	Clear Selection	Integrated Sensor (Optional)	Clear Selection	Special Options (Optional)	Clear Selection
<input checked="" type="radio"/> FE - Flat Endcap	<input type="radio"/> SW - Signal White <input type="radio"/> FB - Finelite Black ⁴ <input type="radio"/> SA - Satin Aluminum ⁴ <input type="radio"/> #### - RAL Color Code ⁴ _____	<input type="radio"/> LGD18W - Legrand 18W Brand Battery Back-up <input type="radio"/> LGD10W - Legrand 10W Brand Battery Back-up <input type="radio"/> EM/GEN - Emergency to Generator <input type="radio"/> NL - Night Light <input type="radio"/> BSL310LP - Bodine Battery Back up Low Profile <input type="radio"/> GTD - Generator Transfer Device <input type="radio"/> ALCR - Automatic Load Control Relay		<input type="radio"/> OBO - Occupancy <input type="radio"/> OBD - Daylight <input type="radio"/> OBE - Enlighted ⁵ <input type="radio"/> W601 - Wattstopper ¹⁰ Wireless Sensor		<input type="radio"/> CP - Chicago Plenum <input type="radio"/> RLA - Red List Approved <input type="radio"/> RLD - Declare	

¹ Contact factory for switching options
² Add DTO to gain "Dim to Off" functionality (FC-10% - DTO)
³ B & V outputs only
⁴ 20 business day lead time for color
⁵ Enlighted components installed by Finelite; Provided by other
⁶ LMFS-601 w/ 0-10V driver(s) and LMFI-111, up to 6 drivers may be connected. LMFS-601 w/ Dali driver, only 1 driver can be connected.

Attachment: Lighting (Main and Lancaster Development App #2022-5014)

Submitted by:		Date:
Type:	Project:	
Ordering Info:		



Home
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High Performance 2.5" Aperture (HPX) Recessed

SUPPLEMENTARY DRIVER PAGE

0-10V Driver Options	
FC-10%	Factory Choice, 0-10V 10% Dimming (Linear)
FC-10%-DTO	Factory Choice, 0-10V 10% Dimming, Dim-to-Off (Linear)
FC-1%	Factory Choice, 0-10V 1% Dimming (Linear)
FC-1%-DTO	Factory Choice, 0-10V 1% Dimming, Dim-to-Off (Linear)
ELD-10V-0%	EldoLED SOLOdrive, 0-10V 0.1% Dimming (Linear)
ELD-10V-1%	EldoLED ECOdrive, 0-10V 1% Dimming (Linear)
OSR-10V-TW	Osram OTi, 0-10V 10% Dimming, <i>Tunable White</i> (Linear)
OSR-10V-TWDTO	Osram OTi, 0-10V 10% Dimming, Dim-to-Off, <i>Tunable White</i> (Linear)
OSR-10%	Osram OTi, 0-10V 10% Dimming (Linear)
OSR-10%-DTO	Osram OTi, 0-10V 10% Dimming, Dim-to-Off (Linear)
OSR-1%	Osram OTi, 0-10V 1% Dimming (Linear)
OSR-1%-DTO	Osram OTi, 0-10V 1% Dimming, Dim-to-Off (Linear)

DALI Driver Options	
FC-DALI-1%	Factory Choice, DALI 1% Dimming (Logarithmic)
OSR-DALI-1%	Osram Dexal, DALI 1% Dimming (Logarithmic)
ELD-DALI-0%	EldoLED SOLOdrive, DALI 0.1% Dimming (Logarithmic)
ELD-DALI-1%	EldoLED ECOdrive, DALI 1% Dimming (Logarithmic)
ELD-DALI-TW	EldoLED DUALdrive Light Shape, DALI 1% Dimming, <i>Tunable White</i> (Logarithmic Dimming, Linear CCT Control)

DMX Driver Options	
FIN-DMX	Finelite, DMX 1% Dimming, <i>Tunable White</i> - FineTUNE Controls Only (Linear)
ELD-DMX	EldoLED POWERdrive, DMX 0.1% Dimming (8 Bit, 1CH) (Linear)
ELD-DMX-16	EldoLED POWERdrive, DMX 0.1% Dimming (16 Bit, 2CH) (Linear)
ELD-DMX-TW	EldoLED POWERdrive, DMX 0.1% Dimming, <i>Tunable White</i> (8 Bit, 2CH - CH1 Warm / CH2 Cool) (Linear)
ELD-DMX-TW16	EldoLED POWERdrive, DMX 0.1% Dimming, <i>Tunable White</i> (16 Bit, 4CH - CH1, 2 Warm / CH3, 4 Cool) (Linear)

Lutron Driver Options	
LUT-ES1	Lutron, Ecosystem 1% Dimming
LUT-2W	Lutron, 2-wire (120v only) 1% Dimming
LUT-TW	Lutron T-Series, EcoSystem 1% Dimming, <i>Tunable White</i>

Submitted by:		Date:
Type:	Project:	
Ordering Info:		



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Tunable White

High Performance 2.5" Aperture (HPX) Recessed

SPECIFICATIONS

BODY TYPE

CONSTRUCTION: Precision-cut 6061-T6 extruded aluminum body. Internal joiner system, plug-together wiring, standard.

LENGTHS: Any length, 2' minimum section length. Increments of 1'. 12' maximum section length.

OUTPUT AND LED TYPE

LIGHT OUTPUT: Four lumen packages available, Standard (S), Boosted Standard (B), High (H), and Very High (V). A separate chart summarizes lumen distribution and wattage. For Tailored Outputs outside of range from Standard (S) to Very High (V), consult factory. Light engines are replaceable.

MECHANICAL/OPTICAL OPTIONS

DOWNLIGHT OPTION: 12' maximum diffuser length. Flush (F) frost white snap-in diffuser, standard; 73% transmissive, 99% diffusion

LUMEN MAINTENANCE: 90% of initial light output (L90) at 100,000+ hours; 70% of initial light output (L70) at 200,000+ hours.

ELECTRICAL OPTIONS

STATIC WHITE FEED: 18-gauge/5-conductor single-circuit feed wire, standard. 14-gauge feed wire used when luminaire current exceeds 5 amps.

TUNABLE WHITE FEED: Standard with one 18-gauge/5-conductor single-circuit feed. 14-gauge feed used when fixture current exceeds 5 amps. DMX and power feed at same location (standard). DMX feeds cannot be cut or spliced. DMX feeds should be ordered based on fixed lengths.

STATIC WHITE DRIVER: Replaceable 120V, 277V, and 347V Constant Current Reduction dimming driver standard. Can be wired dimming or non-dimming. 0-10V dimming controls with a range of 10% - 100%. Dimming to 1% available; Consult factory. Driver is fully accessible from below the ceiling.

- **Power Factor:** ≥ 0.9
- **Total Harmonic Distortion (THD):** <20%
- **Expected driver lifetime:** 100,000 hours

LUTRON STATIC DRIVER OPTIONS:

- **LUTES1** Hi-lume 1% EcoSystem with Soft-On, Fade-to-Black dimming (LDE1 series)
- **LUTES5** 5-Series 5% EcoSystem (LDE5 Series)
- **LUT2W** Hi-lume 1% 2-wire, 120V forward phase dimming (LTEA series);

TUNABLE WHITE DRIVER: Replaceable LED driver. Driver is accessible from below the ceiling. 120V/277V.

- **Power factor** ≥0.9
- **Total Harmonic Distortion (THD):** <20%
- **Dimming Range:** 100 - 1%
- **Expected driver lifetime:** 100,000 hours

LUTRON TUNABLE WHITE DRIVER OPTION: LUTDTW 1% T-Series 2-Channel Digital Tunable White (PSQ Series).

MOUNTING TYPE

HANGING HARDWARE:

- **Recessed Spackle Flange:** Drywal surfaces (walls or ceilings); 1/4" - 20 stud and nut (provided by others). Mounted with three equidistant suspension points.
- **Recessed T-Bar:** Standard bracket design works with most lay-in ceiling types. Brackets secure luminaire to the ceiling grid from above. Tie-in T-Bar brackets connect the luminaire to the T-Bar for securing to structure. Consult local codes for tie-wire recommendations.

OTHER OPTIONS

ENDCAPS: Flat endcaps (FE) at each end of run add 1/16" to each end of luminaire.

EMERGENCY STYLE: Optional emergency to generator/inverter wiring, internal generator transfer switch, nightlight wiring, step-dimming driver, backup battery.

Backup Battery		
	Legrand 10W	Bodine BSL310LP 4ft. & 6ft.+ is okay. 4.1~5.9 not okay.
HPX-R-D		
Min. Housing Length	8'	4'
EM Lumen Output	2024	1202
EM Section Illuminated	2'	2' or 4'

* Minimum fixture housing length for battery pack approved without sensor

TUNABLE WHITE ELECTRICAL OPTIONS:

- **TW Driver Options 0-10V:** EM/GEN, GTD, or Battery Back-up
- **FineTune DMX:** EM/GEN or Battery Back-up
- **DMX:** Battery Back-up
- **DALI:** EM/GEN, GTD, or Battery Back-up
- **LUTRON:** EM/GEN, GTD, or Battery Back-up

INTEGRATED SENSORS: Integrated PIR Occupancy, Daylight, and Onboard Enlighted sensors available.

Continued
Page 4

Protected by one or more US Patents: 8915613; 9681516,B2; D702,390

Submitted by:		Date:
Type:	Project:	
Ordering Info:		



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High Performance 2.5" Aperture (HPX) Recessed

SPECIFICATIONS

FINISHES: Finelite Signal White (SW) powder coat standard. Finelite Black (RAL 9005) with semi gloss fine texture (FB) ¹ and satin Aluminum (SA) ¹ are available. Optional Adders: 185 RAL colors. ¹

RoHS Directive 2015/863. HPX can be used to comply with 2016 Title 24, Part 6 (JA8); high efficacy LED light source requirements. Finelite makes the specification process easy when putting healthier products on your projects. Simply add - **RLA** (Red List Approved) or - **RLD** (Declared Label) to your part number.

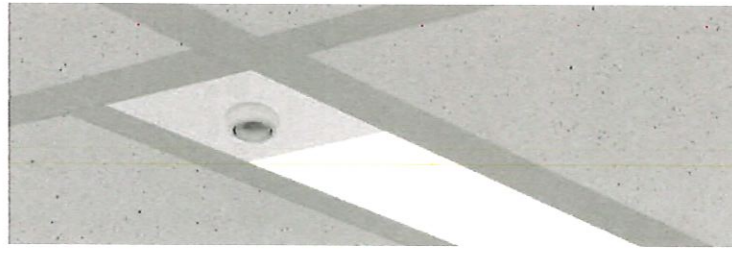
LABELS: Luminaire and electrical components are ETL-listed conforming to UL 1598 in the U.S.A. and CAN/CSA C22.2 No. 250.0 in Canada. In accordance with NEC Code 410.130 (G), this luminaire contains an internal driver disconnect. UL 924 and UL 2108 - PoE options available on request, contact factory for more details. These fixtures are rated for Damp Location. IC Rated. Finelite products use electronic components that are RoHS compliant, and the mechanical components of the luminaire have been verified to not knowingly contain any restricted substances listed per

WEIGHT: 2.3 lb/ft.

WARRANTY: 10-year performance-based warranty on all standard components. Optional accessories such as emergency battery packs are covered by their individual manufacturer warranties.

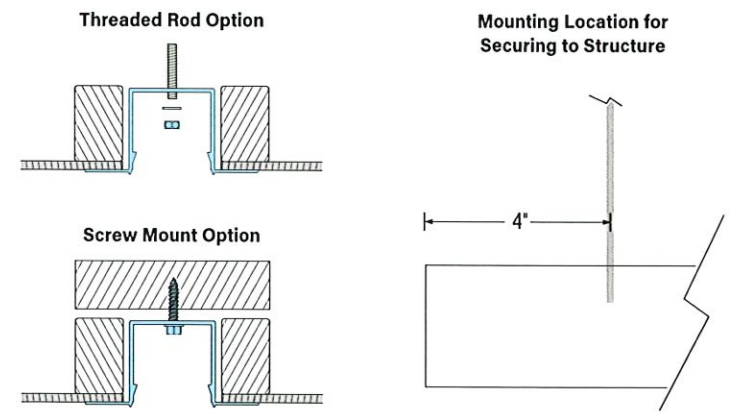
¹20 business day lead time for color

INTEGRATED SENSOR



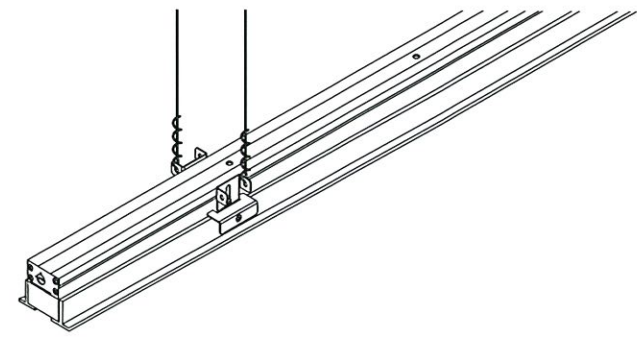
Integrated PIR (Passive Infrared) occupancy or daylight sensors available with Flush and Bottom Glow downlight diffusers. Refer to Occupancy Sensor and Daylight Sensor tech sheets for more info.

HARD CEILING MOUNTING OPTIONS



Two mounting options: threaded rod and screw mounting options. Mounting locations are located on each end of the luminaire. Mounting location is 4" away from each end of luminaire

T-BAR INSTALLATION



HPX-R for T-Bar installations comes standard with a splice plate at the end of the luminaire. Mounting brackets (supplied) secure the luminaire to T-Bar and provide support to structure location. All even foot length (2, 4, 6...) luminaire runs are reduced in length an appropriate amount to fit within typical 2x2 and 2x4 T-Bar grid systems. For uncommon T-Bar systems please consult factory.

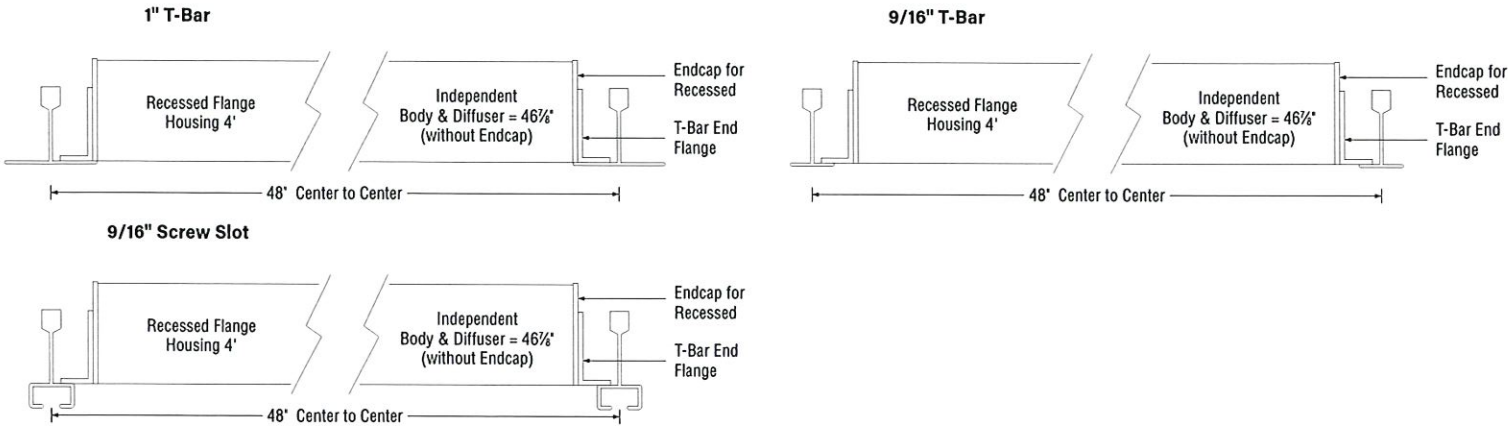
LINEAR LIGHTS AT ENTRANCES ON BUILDING

FINELITE®
Better Lighting

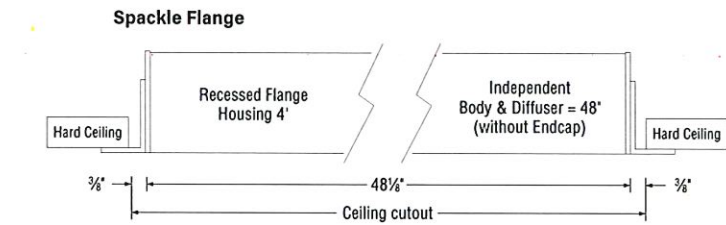
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High Performance 2.5" Aperture (HPX) Recessed

GRID LENGTH DETAIL - 4' EXAMPLE

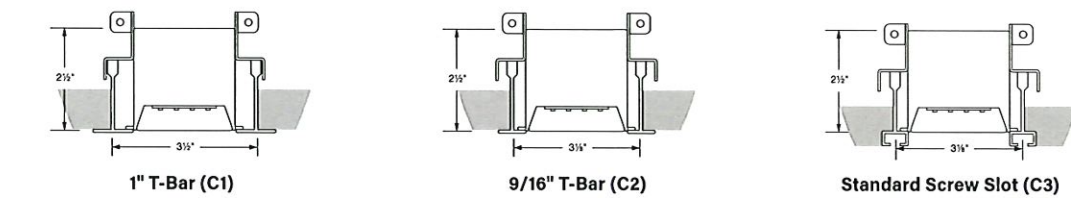


HARD CEILING LENGTH DETAIL - 4' EXAMPLE

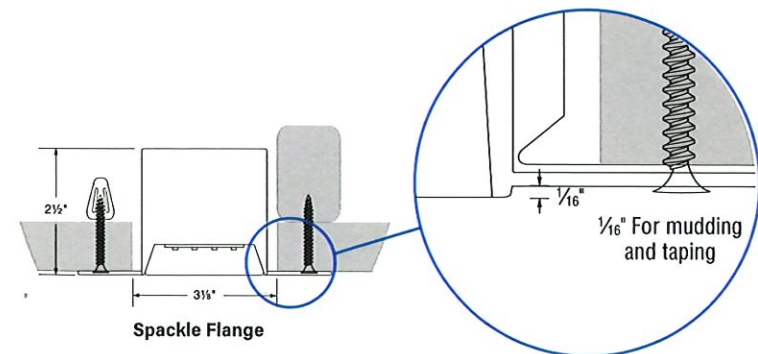


RECESSED MOUNTING TYPES T-BAR

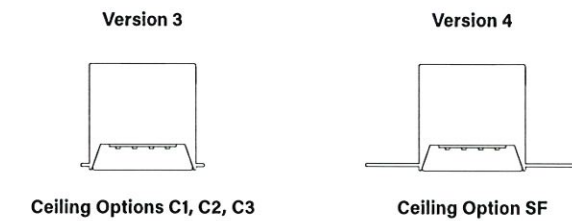
Rough-In Dimensions



RECESSED MOUNTING TYPES CUTOUT DIMENSIONS



HOUSING



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Attachment: Lighting (Main and Lancaster Development App #2022-5014)

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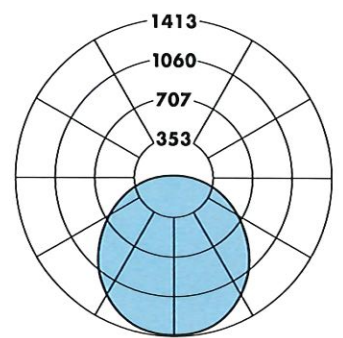


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High Performance 2.5" Aperture (HPX) Recessed

Recessed Photometry 4' Luminaire 3500k

HPX-R-D-V-835-F
Efficacy: 124 lm/W
Total luminaire output: 4127 lumens (1032 lumens/ft)
 33.2 watts (8.3 watts/ft)
Peak Candela Value: 1413 @ 0°
 CRI: 80 / CCT: 3500K
 ITL LM79 Report 93256



	0.0	22.5	45.0	67.5	90.0	Flux
0	1413	1413	1413	1413	1413	
5	1409	1407	1408	1408	1407	134
15	1363	1354	1360	1361	1358	383
25	1267	1253	1264	1264	1261	581
35	1127	1116	1126	1123	1119	702
45	951	945	950	946	944	731
55	746	743	747	743	741	665
65	520	521	523	522	522	517
75	292	295	298	299	300	315
85	89	88	91	91	91	100
90	0	0	0	0	0	

S ¹	B ¹	H ¹	V ²
1689	2124	3210	4127

S ¹	B ¹	H ¹	V ²
422	531	802	1032

S ¹	B ¹	H ¹	V ²
3.2	4.1	6.4	8.3

S ¹	B ¹	H ¹	V ²
130	129	126	124

Sample Lumen Adjustment Calculation

3000K	0.985
3500K	1.000
4000K	1.032

3000K	0.746
3500K	0.760
4000K	0.789

High Output (H), 4000K, 90 CRI
Lumen Adjustment Factor: 0.789
Total Light Output: 3210 lm x 0.789 = 2533 lm
Total Light Output per Foot: 802 lm x 0.789 = 633 lm
watts/foot: 6.4 W/ft.
Efficacy = $\frac{633 \frac{\text{lm}}{\text{ft.}}}{6.4 \frac{\text{W}}{\text{ft.}}} = 99 \text{ lm/W}$

S - Standard Output, B - Boosted Standard Output, H - High Output, V - Very High Output
¹ Based on 4' luminaire 3500K Very High Output (V) test - 120V.
² Based on ITL report: 93256

Attachment: Lighting (Main and Lancaster Development App #2022-5014)

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Type:	Project:	
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0-10V Tunable White

Finelite's award-winning, contractor friendly Tunable White luminaires are available at low cost, with powerful and simple 0-10V tuning and intensity controls.

TUNABLE WHITE FEATURES

- CCT range: 2700K - 6500K
- Dimming Range: 100% to 10%
- CRI Options: 80 CRI or 90 CRI

LUMINAIRE FAMILY MODIFICATIONS/RESTRICTIONS

Recessed Direct	Section Lengths											
	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	12'	
Output S,B,H,V Single Circuit	Rows can be comprised of 2'-12' sections.											
Integral Battery Backup (BSL310LP)							✓		✓		✓	

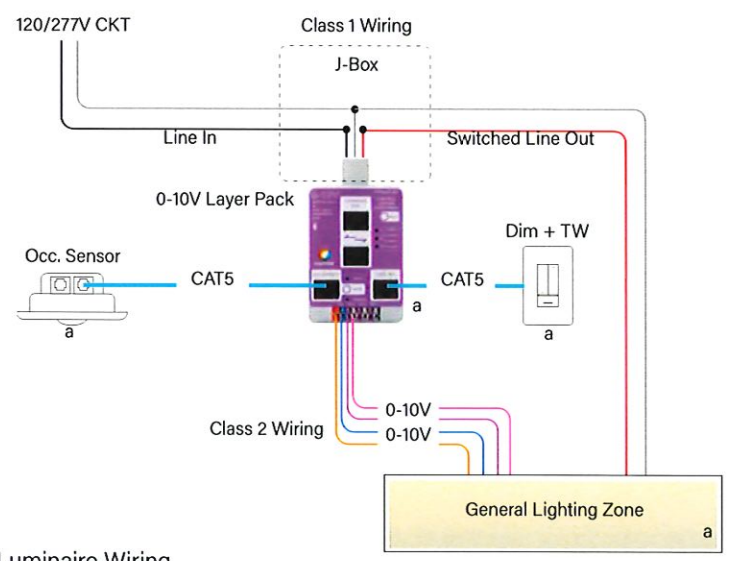
PHOTOMETRY

Apply a power adjustment factor to calculate wattage usage

POWER	CONVERSION FACTOR
	1.1X

(Example: a 50 watt luminaire in static white would draw 55 watts using 0-10V Tunable White)

WIRING DIAGRAM - DIMMABLE TO 10%



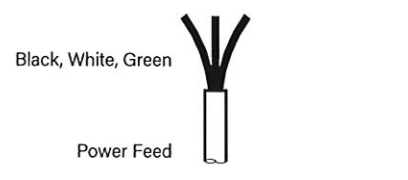
Luminaire Wiring

- **Purple (+) / Pink (-)** control wires are for intensity control
- **Orange (+) / Blue (-)** control wires are for Tunable White control

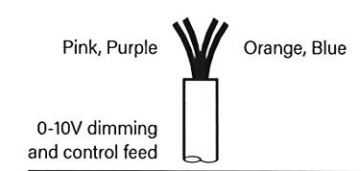
Note:
Load or Dim to Off options available.

EN/GEN sections available for all body lengths

DUAL FEED DETAIL



WIRING LEGEND		
Black	Hot	Line Voltage
White	Neutral	Line Voltage
Green	Ground	



WIRING LEGEND		
Pink	Dimming	0-10V DC
Purple	Dimming	0-10V DC
Orange	TW	0-10V DC
Blue	TW	0-10V DC

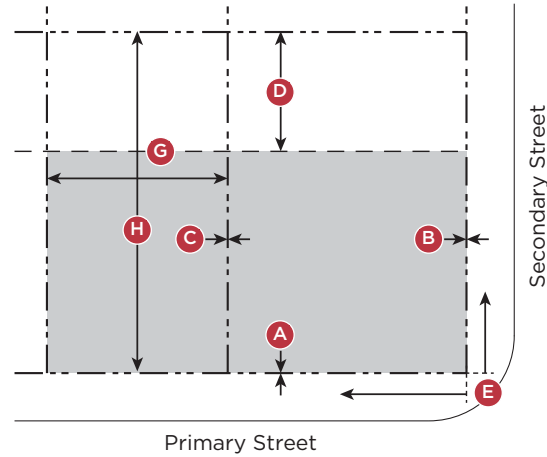


REYNOLDSBURG ZONING CODE

SECTION 1103.13 OLDE REYNOLDSBURG NEIGHBORHOOD DISTRICT (ORD-N)



Image: Aerial view of the Old Reynoldsburg Neighborhood District



Key for Diagrams

-- Lot Line - - - - - Setback Line [Grey Box] Buildable Area

A. INTENT

Because of its location adjacent to the in the Olde Reynoldsburg Neighborhood District (ORD-N) future development should support a more diverse range of housing options and should be well integrated with surrounding uses while allowing for more compact development to accommodate smaller household sizes, an aging population, and a growing number of households without children. Multi-unit buildings with common open spaces are encouraged where appropriate, Developments may include a range of housing options with different price points and styles including stacked flats, higher density single-family, row houses, and apartments. Reduced setbacks, improved streetscapes, and smaller blocks all contribute to improved walkability.

B. ALLOWED BUILDING TYPES

The building types allowed in the ORD-N are limited to the following, which shall be placed on lots with minimum dimensions sufficient to accommodate the minimum building type and setback dimensions. See Chapter 1103.27 (Building Types) for detailed design standards.

ALLOWED BUILDING TYPES

Detached Single-Family Building	Small Flex Retail Building
Attached Single-Family Building	Institutional Flex Building
Duplex Building	Community Center Building
Multi-Unit Building	ADU (Accessory Dwelling Unit)

C. BUILDING PLACEMENT

Setback

Front	5' min	A
Side Street, corner lot	5' min	B
Side	5' min	C
Rear	30' min	D
Lot Coverage	70%	

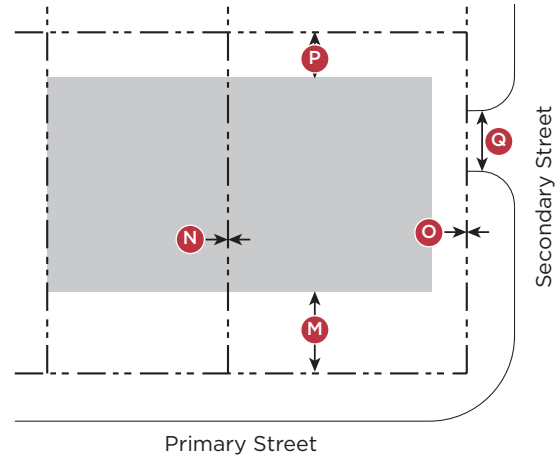
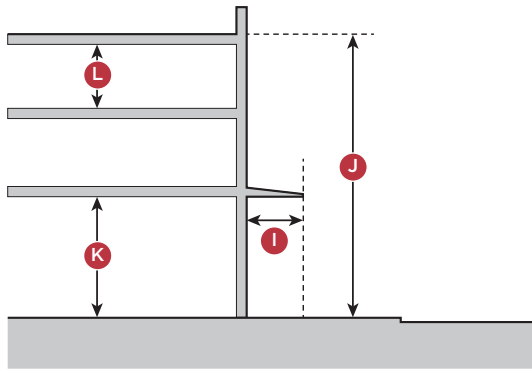
Building Form

Lot Width	35' min	G
Lot Depth	NA	H
Lot Frontage	35' min	E

Notes

- All floors must have a primary ground-floor entrance facing the primary or side street.
- Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades.
- Any buildings over 75' in width must be articulated with a demising line or designed to read as a series of buildings no wider than 75' each.

DISTRICTS AND ZONES



Key for Diagrams

--- Lot Line - - - - - Setback Line [Grey Box] Buildable Area

D. BUILDING FORM

Each proposed building in the ORD-N District shall comply with the following building form standards.

1. Encroachments into Setback

The following encroachments are allowed within the ORD-N District, subject to applicable frontage type standards. See this Chapter 1103.31 (Frontage Typologies).

Location	Distance	Callout
Front	10' max	I
Side	5' max	I
Side Street	8' max	I
Rear	0'	I

Notes

Canopies, Awnings, and balconies may encroach over the setback on the street sides and into the setback on the rear. Only balconies are allowed at the rear encroachment.

2. Height

35' max	J
2 1/2 stories max	J

3. Required Frontage Type*

Porch	Yard
Stoop	Forecourt
Raised Yard	

Notes

See this Chapter (Frontage Typologies) for descriptions and requirements.

E. Parking Placement

Off-street parking shall be located in compliance with the following setback standards. See Chapter 1103.31 (Frontage Typologies) for applicability of frontage types associated with street-side parking.

Location (Distance from Property Line)	Distance	Callout
Front Setback	20' min	
Side Setback	0' min	
Side Street Setback	5' min	
Rear Setback	5' min	

Notes

Unless parking space is located in the driveway of a single-family or two-family dwelling.

REYNOLDSBURG ZONING CODE

F. Frontage Types

See Chapter 1103.31 (Frontage Type Standards) for detailed standards for each frontage type.

Frontage Type	Primary Street	Secondary Street	Reference
Shopfront	Allowed	Allowed	1103.31 (A)
Patio	Allowed	Allowed	1103.31 (B)
Yard	Allowed	Allowed	1103.31 (C)
Raised Yard	Allowed	Allowed	1103.31 (D)
Porch	Allowed	Allowed	1103.31 (E)
Stoop	Allowed	Allowed	1103.31 (F)
Terrace	Allowed	Allowed	1103.31 (G)
Forecourt	Allowed	Allowed	1103.31 (H)
Streetwall	Allowed	Allowed	1103.31 (I)

G. Allowed Open Space Types

The open space types allowed in the ORD-N are limited to the following, which shall be placed on lots with minimum dimensions sufficient to accommodate the minimum open space type and setback dimensions. See Chapter 1103.29 (Open Space Typologies) for detailed standards

Allowed Open Space Types	Reference
Nature	1103.29 (J)
Greenway and Trail	1103.29 (A)
Square	1103.29 (C)
Green	1103.29 (D)
Passage	1103.29 (E)
Park	1103.29 (F)
Sport Field	1103.29 (G)
Pocket Park	1103.29 (I)
Pocket Plaza	1103.29 (H)

H. Allowed Land Uses and Permit Requirements

1. The land uses allowed by this Code are listed in Table 1103B (Allowed Land Uses and Permit Requirements) below, together with the type of planning permit required for each use. Each land use listed in Table 1103B (Allowed Land Uses and Permit Requirements) is defined in Chapter 1113 (Glossary of Terms).

2. Establishment of an Allowable Use

a. Any one or more land uses allowed in Table 1103B (Allowed Land Uses and Permit Requirements) may be established on any lot within the district, subject to the planning permit requirement listed in the Table, and in compliance with all applicable requirements of this Code.

b. Where a project on a single lot includes two or more of the land uses listed in the Table, the overall project will be subject to the highest permit level required by the Table for any individual use.

c. A land use that is not listed in Table 1103B and is determined by the Director to not be included in the definition listed in Chapter 1113 (Glossary of Terms), is not allowed, unless the Director finds that the proposed use is similar to, compatible with, and will not involve a greater intensity than a listed use and such use is consistent with the purposes of the zone, the Comprehensive Plan, and any applicable City plan.

DISTRICTS AND ZONES

TABLE 1103B ALLOWED LAND USES AND PERMIT REQUIREMENTS		
Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-N	

ANIMAL SERVICES

Veterinary	C	
------------	---	--

CONGREGATION

Event Center - Private Events and Conferences	C	
Religious Assembly	P	

CULTURAL

Library	P	
Live Theater	C	
Museum	C	
Visual Arts Center	P	

DWELLING

Dwelling - Assisted	P	
Dwelling - Attached Single-Family	P	
Dwelling - Detached Single-Family	P	
Dwelling - Group	P	
Dwelling - Multi-Unit Building	C	
Dwelling - Multi-Unit Building Complex	C	
Dwelling - Nursing	P	
Dwelling - Two-family	P	
Dwelling - Developmental Disability	P	

TABLE 1103B ALLOWED LAND USES AND PERMIT REQUIREMENTS		
Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-N	

FOOD AND BEVERAGE

Bakery - Retail	P	
Beverage - Brewing and Distilling	C	Produces less than 15,000 barrels.
Food Sales - Farm Market	P	
Food Sales - Small Format Grocery	P	See definition
Food Service - Full Service Restaurant	C	

EDUCATION

School - College/ University	C	
School - Primary	C	
School - Secondary	C	
School - Trade	C	

HEALTH / WELLNESS

Health and Wellness - Clinic	C	
Health and Wellness - Fitness Facility/Gym	C	
Health and Wellness - Massage	P	
Health and Wellness - Physical Therapy	P	

Attachment: ADU - ORD-N (Amendments to the City of Reynoldsburg Zoning Code)

REYNOLDSBURG ZONING CODE

TABLE 1103B ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-N	

MANUFACTURING / PROCESS / INNOVATION

Manufacturing - Artisan	P	
-------------------------	---	--

MEDICAL

Medical - Clinic	C	
Medical - Office	C	
Office - Professional Services	C	

PERSONAL SERVICES

Personal Care and Beauty Services	C	
-----------------------------------	---	--

RECREATION

Studio - Art	P	
Studio - Gymnastics/ martial arts	P	

RESIDENT AND CHILD CARE

Child Day Care - Center	P	See 1105.13(G)
Child Day Care - In Home	P	See 1105.13(H)

SALES AND EXHIBITION

Antique Shop	C	80 percent of goods must be 30 years or older or have collectible value.
Gallery - Art	P	
Retail - Boutique	P	
Garden Center	C	

TOURISM / VISITING

Overnight Lodging - Bed and Breakfast	P	
Overnight Lodging - Boutique Hotel	C	Fewer than 30 rooms

Allowable Use	P
Conditional Use	C

VIV. Design Guidelines for Olde Reynoldsburg

A. Purpose

The purpose of this section is to:

- (1) protect and enhance the Olde Reynoldsburg Commercial District’s (ORD-C) unique aesthetic character;
- (2) support high quality streets and public spaces;
- (3) encourage architecture that blends harmoniously with the natural surroundings and neighboring development;
- (4) safeguard property values and long-term economic assets; and
- (5) carefully preserve the character the District’s historic character while permitting appropriate growth.
- (6)

B. Intent and Applicability

These design guidelines shall apply to non-residential development in the ORD-N and ORD-C and are not intended to stifle innovative design or creativity. Instead, these design guidelines are intended to serve as the minimum standards applicable to non-residential development to ensure that new development and redevelopment satisfied the purposes of the Olde Reynoldsburg Districts as described herein. These design guidelines shall be applied by the Planning Commission in conjunction with its review of applications for Certificates of Appropriateness as described under Chapter 1109.21 hereof.

C. General Standards

- (1) **Size, Mass and Scale:** The scale of

DISTRICTS AND ZONES

SECTION 1103.19 RESIDENTIAL MEDIUM ZONE (RM)

I. Purpose and Intent

A. The purpose of the Residential Medium (RM) Zone is to complement single-family residential development through the introduction of a more diverse range of housing options, including two-family buildings, townhomes, row houses, and apartments. Future development in the RM Zones should be well integrated with surrounding uses while allowing for more compact development to accommodate growth.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

DISTRICT USES	
PERMITTED USES:	<ul style="list-style-type: none"> • Community Facility - Activity Center • Community Facility - Outdoor Recreation • Community Facility - Park • Community Facility - Public Health Safety • Community Facility - Trail • Dwelling - Attached Single-Family • Dwelling - Detached Single-family • Dwelling - Multi-Unit Building • Dwelling - Multi-Unit Building Complex • Dwelling - Two-family • Library • Dwelling - Nursing • School - Primary • School - Secondary • Tiny House
CONDITIONAL USES:	<ul style="list-style-type: none"> • Child Day Care - In Home* • Dwelling - Assisted • Dwelling - Development Disability • Dwelling - Group • Overnight Lodging - Bed and Breakfast

* *Subject to Home Occupation Regulations (see 1103.13(H))*

REYNOLDSBURG ZONING CODE

III. Development Standards

The Residential Medium Zone includes the traditional suburban single-family detached, attached, two-family, townhouse, and apartment building typologies with off-street parking in a garage, driveway, or parking space.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	50
	LOT WIDTH (MAX. FT.)	NA
	LOT DEPTH (MIN. FT.)	100
	LOT FRONTAGE (MIN. FT.)	50
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	24
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	20
	FRONT YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. FT.)	8
	SIDE YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	20
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	NA
	REAR YARD SETBACK (MIN. FT.)	30
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	NA
	BUILDING HEIGHT (MAX. FT.)	35 single-family, two-family, townhouse; 42 apartment building
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	60%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)*	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	NA
	OPEN SPACE (MIN.)	NA
	OPEN SPACE (MAX.)	NA

*DETENTION PONDS INCLUDED IF DESIGNED AS AN AMENITY AND COMMUNITY FEATURE. (I.E. FENCING, LANDSCAPING, NATURAL FEEL)

DISTRICTS AND ZONES

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	Same as primary
	ADU	See Chapter 1105.05
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	20
PARKING LOCATION	LOCATION	Driveway leading to private attached or detached garage; rear yard
SIGN REGULATIONS	PERMITTED SIGN TYPES	Temporary signs only; monument sign for each frontage
DESIGN	DESIGN STANDARDS	Single-unit attached and detached building types; For garage requirements, please see Section 1105.0
	SITE PLAN STANDARDS	See site plan review, Chapter 1109.19
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

REYNOLDSBURG ZONING CODE

SECTION 1103.17
SUBURBAN RESIDENTIAL
ZONE (SR)

I. Purpose and Intent

A. The Suburban Residential (SR) Zone is intended to regulate all land in the city platted for medium-scale suburban single-unit residential development. The existing development pattern in the SR Zone is traditional single-family residential subdivisions with single-unit residential structures. The desired development pattern in the SR Zone is to accommodate multiple forms of single-family development, including attached single-family dwellings. New development in the SR Zone should also promote pedestrian connectivity and the retention of open space as an amenity. Where possible, new residential development should be connected to trail systems and within a half-mile walk from parks or significant open space.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

DISTRICT USES	
PERMITTED USES:	<ul style="list-style-type: none"> • Community Facility - Park • Community Facility - Trail • Dwelling - Detached Single-family • Library • Residential Model Home • School - Primary • School - Secondary
CONDITIONAL USES:	<ul style="list-style-type: none"> • Child Day Care - Center (See 1105.13(G)) • Child Day Care - In Home* • Community Facility - Activity Center • Community Facility - Outdoor Recreation • Community Facility - Public Health Safety • Dwelling - Assisted • Dwelling - Attached Single-Family • Dwelling - Developmental Disability • Dwelling - Group • Dwelling - Two Family • Golf Course • Private Club • Religious Assembly • Studio - Art • Studio - Gymnastics/martial arts • Visual Arts Center

** Subject to Home Occupation Regulations (see 1103.13(H))*

DISTRICTS AND ZONES

III. Development Standards

The Suburban Residential Zone includes the traditional suburban single-family detached and attached typologies with off-street parking in a garage, driveway, or parking space.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	50
	LOT WIDTH (MAX. FT.)	NA
	LOT DEPTH (MIN. FT.)	100
	LOT FRONTAGE (MIN. FT.)	50
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	20
	FRONT YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. FT.)	5
	SIDE YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	NA
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	NA
	REAR YARD SETBACK (MIN. FT.)	30
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	NA
	BUILDING HEIGHT (MAX. FT.)	35
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	60%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)*	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	NA
	OPEN SPACE (MIN.)	NA
	OPEN SPACE (MAX.)	NA

*DETENTION PONDS INCLUDED IF DESIGNED AS AN AMENITY AND COMMUNITY FEATURE. (I.E. FENCING, LANDSCAPING, NATURAL FEEL)

REYNOLDSBURG ZONING CODE

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	Rear yard, 3 feet from all lot lines; 10 feet from the house
	ADU	See Section 1105.05
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	15
PARKING LOCATION	LOCATION	Driveway leading to private attached or detached garage; no front yard parking
SIGN REGULATIONS	PERMITTED SIGN TYPES	Temporary signs only
DESIGN	DESIGN STANDARDS	Single-family building types; For garage requirements, please see Section 1105.05.
	SITE PLAN STANDARDS	For subdivision requirements, see Chapter 1111

Attachment: ADU - SR (Amendments to the City of Reynoldsburg Zoning Code)

1105.05 ACCESSORY STRUCTURES.

- (a) Generally Applicable Regulations for Accessory Uses and Accessory Structures. An accessory use or accessory structure shall be permitted in any district provided that:
- (1) It is incidental to and customarily found in connection with the main use or main building permitted in the district;
 - (2) It is subordinate to and serves the main use or building;
 - (3) It is subordinate to the main use or building in ground area, floor area, extent, and purpose;
 - (4) It is located on the same lot as the main building or main use which it serves; and
 - (5) It contributes to the comfort, convenience, or necessity of occupants, business, or industry of the main use or main building served.
 - (6) Except as otherwise provided by this Zoning Code, a use or structure which is interpreted by the Planning and Zoning Administrator or by the Board of Zoning and Building Appeals to be an accessory use or accessory structure may only be established or constructed on a lot having a legally existing main use or main building.
 - (7) Except as otherwise provided in this Zoning Code, an accessory structure:
 - A. Shall not be located closer to any public right-of-way than the main building and shall not be located in the required front yard;
 - B. Shall not be located closer than three (3) feet to any rear lot line and not closer than three (3) feet to any side lot line;
 - C. Shall not be located closer than ten (10) feet to a main building;
 - D. Shall not occupy more than twenty (20) percent of the required rear yard;
 - E. In residential districts, the lot coverage of accessory structures shall not be more than fifty (50) percent of the finished floor area of the main structure;
 - F. In commercial districts, open-sided accessory structures such as pergolas are permitted in the required front or side yard;
 - G. Except for accessory dwelling units, where permitted, shall not contain facilities for dwelling purposes; and
 - H. Shall not exceed fifteen (15) feet in height.
 - (8) For the purposes of this section, a storage building equal to or less than fifty (50) square feet in area, not permanently attached to the ground, is not considered a structure. Only one (1) such storage building may be placed on a lot without a zoning certificate. Any additional buildings shall be considered accessory structures and subject to the provisions of this section. Storage buildings of this type shall be located behind the main structure and shall conform with the minimum lot line setbacks listed in this section.

(b) Accessory Dwelling Units

- (1) Except as otherwise provided by this Zoning Code, a use or structure which is interpreted by the Planning and Zoning Administrator or by the Board of zoning appeals to be an accessory dwelling unit may only be established or constructed on a lot having a legally existing main use or main building.
- (2) Except as otherwise provided in this Zoning Code an Accessory Dwelling Unit
- A. Shall not be located any closer to any public right of way than the main building and shall not be located in the required front yard;
 - B. Shall follow the side yard setbacks set forth in the applicable zoning district for the primary dwelling unit ;
 - C. Shall be no closer than 8 feet (8FT) from the rear lot line;
 - D. Shall not be located closer than ten feet (10FT) to a main building;
 - E. Shall not occupy more than 20% of the required rear yard;
 - F. The ADU may be no larger than six hundred square feet (600SF) or 50% of the size of the primary dwelling unit whichever is less;
 - G. ADU's that are attached to the primary dwelling unit are not permitted to be located in a portion of the primary dwelling unit that encroaches a required yard setback;
 - H. Exterior finish materials must be compatible with existing primary dwelling unit;
 - I. Only one entrance is allowed and must be located on the primary façade facing the street.

(b)(c) Garage Standards.

- (1) All garages in a residential district facing the street shall not be located more than eight (8) feet in front of the front façade of the structure.
- (2) In the Suburban Residential District Only. No garage door or combination of garage doors facing the street shall occupy more than sixty percent (60%) of the width of the ground level façade.

1113.01 DEFINITIONS

Overnight lodging – bed and breakfast. An owner-occupied residential single-family, detached structure wherein lodging and breakfast only are provided to transient guests for compensation.

Overnight lodging – boutique hotel. A small-scale hotel in a historic structure, or a structure with façade made of a high-quality material such as wood, brick, masonry, tile, stone, granite, limestone, or another natural material, that has fewer than thirty (30) rooms. Rooms must be accessed from an interior hallway.

Overnight lodging – hotel. A place of transient occupancy which includes any structure consisting of one (1) or more buildings containing any combination of more than five (5) guestrooms that are each approved by the Chief Building Official and the Fire Chief as meeting the requirements for transient sleeping rooms ~~or extended stay temporary residence dwelling units~~, or as having features of such sleeping rooms and dwelling units within the same room, and such structure is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where transient sleeping accommodations ~~or temporary residence~~ is offered for pay to persons. “Hotel” does not include agricultural labor camps, apartment houses, apartments or other similar places of permanent personal residence, lodging houses, rooming houses, or hospital or college dormitories.

Overnight lodging – resort. A group or groups of buildings containing more than five (5) dwelling units and/or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities.

1101.19 EFFECTS OF ANNEXATION ON ZONING.

- (a) When a lot developed with an agricultural use or one (1) single-family dwelling is annexed into the City, it shall be classified as SR-Suburban Residential zone upon passage of the ordinance accepting the annexation unless otherwise designated by City Council upon acceptance of the annexation.
- (b) Any land within the City not designated or otherwise included within another zoning district shall be included in the SR-Suburban Residential zone.
- (c) When a lot owned by any public authority is annexed into the City via annexation, it shall be classified as an OS-Open Space/Schools zone upon adoption of the ordinance accepting the annexation unless otherwise specified by City Council upon acceptance of the annexation.
- (d) ~~Except for land annexed in accordance with division (a) above,~~ Annexed land may be incorporated into one (1) or more zoning districts provided the applicant files a development plan satisfying the requirements of Section 1109.23 that depicts the proposed zoning classification(s) for the annexed land.

REYNOLDSBURG ZONING CODE

**SECTION 1103.21
COMMUNITY COMMERCIAL
ZONE (CC)**

I. Purpose and Intent

A. The Community Commercial (CC) Zone is intended to promote development patterns and businesses that are consistent with larger retail and office-users, including companies with a workforce residing throughout the region that is seeking the convenience of access from heavily-traveled corridors. Existing development in the CC Zone is comprised of traditional large lot retail development with surface parking. Future development patterns in the CC Zone should accommodate changes in retail and transportation, including smaller lots and smaller format retail uses.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

DISTRICT USES	
PERMITTED USES:	<ul style="list-style-type: none"> • Adult Day Care • Adult Oriented Businesses (Subject to Section 795.02 of Codified Ordinances) • Antique Shop (See definition) • Bakery - Retail • Beverage - Brewing and Distilling (See definition) • Boarding/Kennel • Child Day Care - In Home (See 1105.13(H)) • Clothing Services - Dry Cleaning with drive thru • Clothing Services - Dry Cleaning without drive thru • Clothing Services - Tailor • Community Facility - Park • Community Facility - Trail • Event Center - Private Events and Conferences • Event Center - Public Meetings and Conventions • Financial Services and Banking - with drive thru (See 1105.13(K)) • Financial Services and Banking - without drive thru • Food Sales - Farm Market • Food Sales - Small Format Grocery • Food Sales - Large Format Grocery • Food Service - Commissary/Bakery • Food Service - Deli • Food Service - Fast Casual Restaurant • Food Service - Full Service Restaurant • Food Service - Quick Serve/Fast Food Without Drive Thru • Food Service - Quick Serve/Fast Food With Drive Thru • Gallery - Art • Health and Wellness - Clinic • Health and Wellness - Fitness Facility/Gym • Health and Wellness - Massage • Health and Wellness - Physical Therapy • Indoor Recreation Enterprise • Library • Live Theater • Manufacturing - Artisan • Medical - Clinic • Medical - Emergency Services • Medical - Full Service Hospital • Medical Office • Medical - Outpatient and Urgent Care

Attachment: Hotel Conditional Use (Amendments to the City of Reynoldsburg Zoning Code)

DISTRICTS AND ZONES

DISTRICT USES (CONT.)

PERMITTED USES:

- Medical - Psychiatric Facility - Standalone
- Medical - Standalone Emergency Services
- Meeting Facility
- Movie Theater
- Museum
- Office - Corporate
- Office - Data Processing/Call Center
- Office - Professional Services
- Outdoor Recreation Enterprise
- Overnight Lodging - Boutique Hotel
- Personal Care and Beauty Services
- Religious Assembly
- Retail - Small Format
- Retail - Medium Format
- Retail Large Format
- Overnight Lodging - Bed and Breakfast (See definition)
- Retail - Medium Format
- Retail - Pharmacy
- Retail - Shopping Center - Outdoor
- School - Secondary
- School - Primary
- Shelter
- Studio - Art
- Studio - Gymnastics/Martial arts
- Veterinary
- Visual Arts Center

CONDITIONAL USES:

- Auction Facility
- Beverage Sales - Liquor and Beer Sit Down/Bar Establishment
- Beverage Sales - Liquor Store
- Child Day Care - Center (See 1105.13(G))
- Community Facility - Activity Center
- Community Facility - Outdoor Recreation
- Community Facility - Public Health Safety
- Dwelling - Assisted
- Dwelling Group
- Dwelling - Multi-Unit Building Complex
- Dwelling - Developmental Disability
- Dwelling - Nursing

DISTRICT USES (CONT.)

CONDITIONAL USES:

- Dwelling - Two-Family
- Medical Marijuana - Dispensary
- Mortuary
- **Overnight Lodging - Hotel**
- Private Club
- Research Facility and Laboratory
- Retail - Convenience with gasoline
- Retail - Convenience without gasoline
- Shooting Range - Indoor
- Vehicular Care Services - Major
- Vehicular Care Services - Minor
- Vehicle Care Services - Washes
- Vehicular Repair - Heavy Vehicular
- Repair - Light
- Vehicular Sales - Automobiles
- Vehicular Sales - Motorcycles
- Vehicular Sales - Boats
- Vehicular Sales - Recreational Vehicles

Attachment: Hotel Conditional Use (Amendments to the City of Reynoldsburg Zoning Code)

REYNOLDSBURG ZONING CODE

III. Development Standards

The Community Commercial Zone includes small and medium flex buildings, retail/large format, retail large restaurant building typologies, and off street parking.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	80
	LOT WIDTH (MAX. FT.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	80
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	10
	FRONT YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. FT.) (EACH SIDE)	10
	SIDE YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	20
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	NA
	REAR YARD SETBACK (MIN. FT.)	20
	REAR YARD SETBACK (MAX. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	NA
	BUILDING HEIGHT (MAX. FT.)	45
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC.	70%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)*	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	70%
	OPEN SPACE (MIN.)	NA
	OPEN SPACE (MAX.)	NA

*DETENTION PONDS INCLUDED IF DESIGNED AS AN AMENITY AND COMMUNITY FEATURE (I.E. FENCING, LANDSCAPING, NATURAL FEEL)

DISTRICTS AND ZONES

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION		NP
	ADU HEIGHT (MAX. FT.)		NP
	ACCESSORY BUILDING HEIGHT (MAX. FT.)		NP
PARKING LOCATION	LOCATION	Front, side, or rear yard well-screened	
SIGN REGULATIONS	PERMITTED SIGN TYPES	Commercial uses only (see Section 1105.03)	
DESIGN	DESIGN STANDARDS	Small to Medium Commercial Building Types; Natural Materials or Hardie Panel on front and side facades	
	SITE PLAN STANDARDS		NA
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS		NA

Attachment: Hotel Conditional Use (Amendments to the City of Reynoldsburg Zoning Code)

1113.01 DEFINITIONS

Overnight lodging – bed and breakfast. An owner-occupied residential single-family, detached structure wherein lodging and breakfast only are provided to transient guests for compensation.

Overnight lodging – boutique hotel. A small-scale hotel in a historic structure, or a structure with façade made of a high-quality material such as wood, brick, masonry, tile, stone, granite, limestone, or another natural material, that has fewer than thirty (30) rooms. Rooms must be accessed from an interior hallway.

Overnight lodging – hotel. A place of transient occupancy which includes any structure consisting of one (1) or more buildings containing any combination of more than five (5) guestrooms that are each approved by the Chief Building Official and the Fire Chief as meeting the requirements for transient sleeping rooms ~~or extended stay temporary residence dwelling units~~, or as having features of such sleeping rooms and dwelling units within the same room, and such structure is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where transient sleeping accommodations ~~or temporary residence~~ is offered for pay to persons. “Hotel” does not include agricultural labor camps, apartment houses, apartments or other similar places of permanent personal residence, lodging houses, rooming houses, or hospital or college dormitories.

Overnight lodging – resort. A group or groups of buildings containing more than five (5) dwelling units and/or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities.

COMMON REGULATIONS

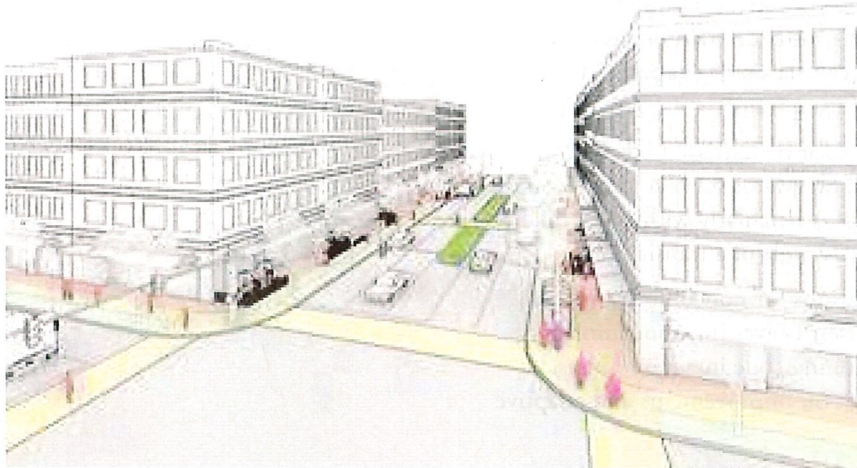
6. No temporary special use shall be permitted if it reduces the parking on a lot by greater than twenty-five percent (25%).
 - v. **Vacant Lots.** When the proposed temporary special use is to be conducted on an otherwise vacant or unused lot, the use shall comply with all applicable zoning regulations for the district.
 - vi. **Accessory Structures.** Tents and other temporary structures are subject to building permits and other regulation by the Building Division.
 - vii. **Variance.** The Planning and Zoning Administrator or the Board of Zoning and Building appeals shall have the power to vary the time periods of and add other conditions to an approved permit as deemed necessary by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals in order to further the intent of the Zoning Code or otherwise protect the public health, safety, and general welfare.
- B. Special Events and Community Activities.** The following regulations apply to the approval and operation of special events and community activities.
- i. **Exceptions.** A temporary special land use permit shall not be required for special event or community activity permitted or organized through the Parks and Recreation Department or Public Safety Department.
 - ii. **Exceptions—Open Space Districts.** A temporary special land use permit shall not be required for a special event or community activity associated with a permitted semi-public use in Open Space/Schools District provided that the special event or festival meets the following conditions:
 1. The special event or festival takes place entirely on the lot or parcel associated with the existing approved semi-public use.
 2. The special event or festival is no longer than three (3) consecutive days and that there are no more than two (2) such events or festivals at a given location within a calendar year.
 - iii. **Exceptions—Non-Profit or Charitable Organizations.** A temporary special land use permit shall not be required for a special event or community activity conducted on a commercial parcel that is organized by a non-profit or charitable organization. No more than two (2) such events shall be conducted by the same organization at the same location within a calendar year.
 - iv. **Applicability.** Except as otherwise provided herein, the Planning and Zoning Administrator may require temporary special land use permit for any other type of special event.
 - v. **Accessory Structures.** Tents and other temporary structures for festivals and special events are subject to building permits and other regulation by the Building Division.
- C. Regulations Applicable to Swimming Pools, Fish Ponds, and Water Parks.** A swimming pool, fish pond, or water park shall conform with all yard and setback requirements for accessory structures in the district in which it is located, as well as the following requirements.
- i. **Private Swimming Pool.** A private swimming pool, where in-ground or above-ground shall be permitted in any commercial, mixed-use or residential district as an accessory use provided that it complies with the following conditions and requirements:
 1. Use. The pool shall be intended and used solely for the enjoyment of the occupants of the main use of the lot on which it is located.

REYNOLDSBURG ZONING CODE

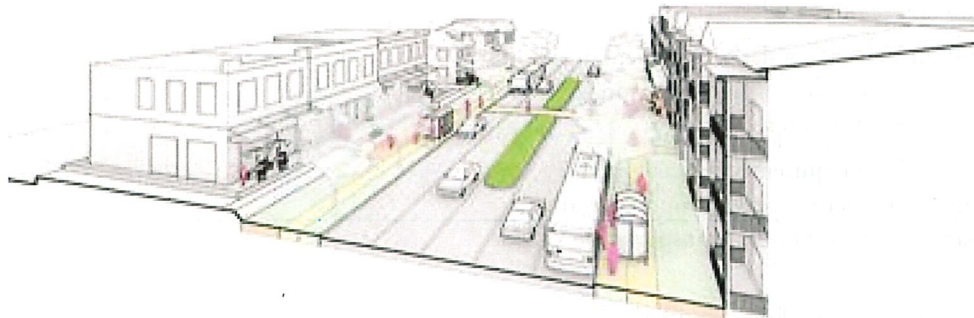
2. The pool, including any walks or paved areas or accessory structures adjacent thereto, shall not be located closer than ten feet (10') to any lot line, **shall not be closer than 10' from the principle structure and any accessory structures**, and shall not be closer to any frontage than a distance ten feet (10') greater than the setback required for a principal building.
 3. The area of the swimming pool, exclusive of decks, walks, and other appurtenances, shall not exceed ten percent (10%) of the area of the lot.
 4. No lights, diving board, or other equipment or accessory shall project more than ten feet (10') above the average finished grade of the pool site.
 5. **In ground pools are required to have a fence around the pool or the property, minimum height of 4 feet with a locking gate. Above ground pools are required to have a fence around the pool or the property, minimum height of 4 feet with a locking gate or a removable ladder that is able to be locked up.**
 6. A swimming pool shall be installed or constructed subsequent to and in conformance with the regulations of the Building Code and a permit issued by the Building Inspector. The Building Inspector shall not issue any permit for a swimming pool until he has submitted the application for a swimming pool to the Zoning Officer who shall determine compliance with the Zoning Code and issue a zoning certificate.
- ii. Community or Club Swimming Pool.** A community or club swimming pool means any pool constructed by an association of property owners or by a private club for use and enjoyment by members of the association or club and their families. Community and club swimming pools are permitted in any district, but shall comply with the following conditions and requirements:
1. A community or club swimming pool shall be intended and used solely for the enjoyment of the members, their families and guests, and guests of the association or club under whose ownership or jurisdiction the pool is operated.
 2. A community or club swimming pool and accessory structures thereto, including the areas used by the bathers, shall not be closer than one hundred feet (100') to any lot line.
 3. A community or club swimming pool and all of the area used by the bathers, including all adjacent deck areas, shall be so walled or fenced as to prevent uncontrolled access by children.
- iii. Fish Pond, Water Garden.** A body of water designed and used as a fish pond or as a water garden shall conform with all yard and setback requirements for accessory structures in the district in which it is located, as well as the following requirements.
1. Water depth shall not exceed twenty-four inches (24") unless enclosed by a fence forty- eight inches (48") in height with a locking gate.
 2. Water surface area shall not exceed one hundred (100) square feet.
- D. Portable Temporary Storage Units.** A zoning certificate shall be obtained from the Zoning

Administrator prior to the placement of a portable temporary storage unit on a property when the unit will be on the property for a period of more than seven days. No more than one unit is permitted on a property at any given time, the duration of which shall not exceed a period of fourteen days total. The unit must be placed on a hard surface (not grass), and must be on the property for which it is being used. The use of these units shall be limited to no more than twice in any twelve month period. Permission to exceed these limitations may be granted by the Board of Zoning and Building Appeals. A portable temporary storage units is not permitted as a permanent accessory structure regardless of the proposed location of the unit on a parcel.

SECTION 1103.15 BRICE & EAST MAIN STREET AND EAST MAIN STREET INSIGHT DISTRICTS



Example Development Pattern in Brice & East Main Street District



Example Development Pattern in East Main Street District

I. Purpose and Intent

Brice and East Main Street and the East Main Street Insight Districts are intended to create compact, mixed-use, walkable environments, remove regulatory barriers, and encourage the establishment of local enterprises (e.g. Main Street businesses, start-up makers and other platforms such as shared work spaces, community hubs, and markets). By creating this type of physical environment and reducing regulatory barriers in these two Insight Districts, investors and start-up businesses will be more likely to deploy capital. This will, in turn, enhance community character and

allow existing businesses and residents to remain along with newer uses.

The Brice and Main Street Insight District is intended to be more of an urban, mixed-use zone or Transit oriented Development (TOD) that centers around a transportation hub or multi-modal transportation and leverages the area's proximity to major public transportation routes.

The East Main Street Insight District is intended to serve as a transportation corridor lined with compact, mixed-use, development and with standards to address the transition area where each corridor abuts adjoining neighborhoods.

DISTRICTS AND ZONES

Regulations found in the Insight Districts that are unique to both zones include:

- Transit supportive development standards:
Walkways connecting streets to buildings and locating buildings or pedestrian plazas close to transit stops can set up development to accommodate future transit.
- On-site facilities for pedestrian, bike, and vehicular travel: Standards for bike parking and pedestrian access, particularly within 1/4 mile or not more than 1/2 mile of a transit stop.
- Adjusted regulations for nonconforming buildings and uses: Leaves the nonconforming section of the zoning code intact on nuisances but more lenient on improvements and adaptive re-use.
- Right-sized application fees: Fees are adjusted to reflect the policies of the community. If infill and suburban retrofit is a priority, fees in those environments should be less.
- Adjust front setback regulations: Amend front setback regulations to specify setback ranges instead of just minimums.
- Reduced parking requirements for affordable housing: The reduction depends upon the urban/suburban context and public transportation access.
- Reduced minimum parking requirements: Requiring more parking than is necessary is a financial barrier to development, wastes site area for parking, and increases impervious surface.

REYNOLDSBURG ZONING CODE

II. Insight District Uses

The following uses are either permitted or conditional uses as indicated in the following table:

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
ANIMAL SERVICES			
Boarding/Kennel		C	
Shelter		C	
Veterinary	P	P	
COMMUNITY FACILITIES			
Community Facility - Activity Center	P	P	
Community Facility - Outdoor Recreation	P	P	
Community Facility - Park	P	P	
Community Facility - Public Health Safety	P	C	
Community Facility - Trail	P	P	
CONGREGATION			
Event Center - Private Events and Conferences	P	P	
Event Center - Public Meetings and Conventions	P	P	
Religious Assembly	P	P	
CULTURAL			
Library	P	P	
Live Theater	P	P	
Movie Theater	P	P	
Museum	P	P	
Visual Arts Center	P	P	
DWELLING			
Dwelling - Assisted		C	
Dwelling - Attached Single-Family	C	C	
Dwelling - Group	C		
Dwelling - Multi-Unit Building	C	C	
Dwelling - Multi-Unit Building Complex	C	C	
Dwelling - Developmental Disability	C		

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
FOOD AND BEVERAGE			
Bakery - Retail	P	P	
Beverage - Brewing and Distilling	P	P	Produces less than 15,000 barrels.
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	P	P	
Beverage - Retail Sales	P	P	
Food Sales - Farm Market	P	P	
Food Sales - Large Format Grocery	P	P	At least 25,00 sq. ft. of gross floor area with at least 1,000 sq. ft. devoted to fresh produce
Food Sales - Small Format Grocery	P	P	5,000 to 25,00 sq. ft. of gross floor area with at least 500 sq. ft. devoted to fresh produce
Food Service - Commissary/Bakery	P	P	
Food Service - Deli	P	P	
Food Service - Fast Casual Restaurant	P	P	
Food Service - Full Service Restaurant	P	P	
Food Service - Quick Serve/Fast Food With Drive Thru	C	C	See 1105.13(K)
Food Service - Quick Serve/Fast Food Without Drive Thru	P	P	
EDUCATION			
School - Child Day Care Center	C	C	
School - College/University	P	P	
School - Secondary	C	C	
School - Trade	C	C	
HEALTH / WELLNESS			
Health and Wellness - Clinic	P	P	
Health and Wellness - Fitness Facility/Gym	P	P	
Health and Wellness - Massage	P	P	

REYNOLDSBURG ZONING CODE

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
Health and Wellness - Physical Therapy	P	P	
MANUFACTURING / PROCESS / INNOVATION			
Manufacturing - Artisan	P	P	
Research Facility/Laboratory	P	P	
MEDICAL			
Medical - Clinic	P	P	
Medical - Emergency Services	P	P	
Medical - Full Service Hospital	P	P	
Medical Marijuana - Dispensary	C	C	
Medical - Office	P	P	
Medical - Outpatient and Urgent Care	P	P	No overnight visits; ambulance services may not be provided
Medical - Psychiatric Facility - Standalone Medical	C	C	
- Standalone Emergency Services	C	C	
OFFICE			
Office - Corporate	P	P	
Office - Data Processing/Call Center	P	P	
Office - Professional Services	P	P	
PERSONAL SERVICES			
Clothing Services - Tailor	P	P	
Financial Services and Banking - with drive thru	C	P	See 1105.13(K)
Financial Services and Banking - without drive thru	P	P	
Personal Care and Beauty Services	P	P	
REPAIR SERVICES			
Vehicular Repair - Light		C	
RECREATION			
Indoor Recreation Enterprise	C	C	
Outdoor Recreation Enterprise	C		
Private Club	C	C	
Recreational Facility - Commercial	P	P	

DISTRICTS AND ZONES

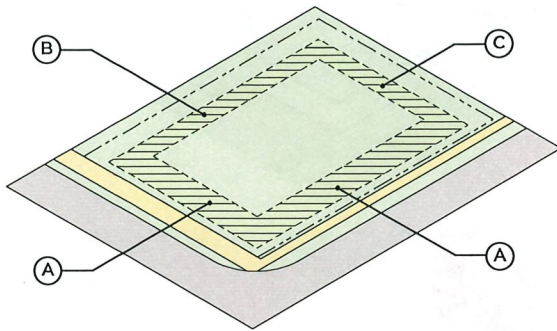
USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
Shooting Range - Indoor Only		C	
Studio - Art	P	P	
Studio - Gymnastics/martial arts	P	P	
SALES AND EXHIBITION			
Antique Shop	P	P	80 percent of goods must be 30 years or older or have collectible value.
Auction Facility		C	Excludes livestock and motor vehicle auctions.
Gallery - Art	P	P	
Garden Center - Indoor and Outdoor		C	
Retail - Convenience with gasoline		P	
Retail - Convenience without gasoline		P	
Retail - Large Format		P	
Retail - Medium Format	P	P	
Retail - Pharmacy	P	P	
Retail - Shopping Center - Enclosed	P	P	
Retail - Shopping Center - Outdoor	P	P	
Retail - Small Format	P	P	
TOURISM / VISITING			
Overnight Lodging - Bed and Breakfast	P	P	
Overnight Lodging - Boutique Hotel	P	P	Fewer than 30 rooms
Overnight Lodging - Hotel	P	P	
Overnight Lodging - Limited Service	P	P	
Overnight Lodging - Resort	P	P	
UTILITY FACILITIES			
Power Substation Facility			
		Allowable Use	P
		Conditional Use	C

REYNOLDSBURG ZONING CODE

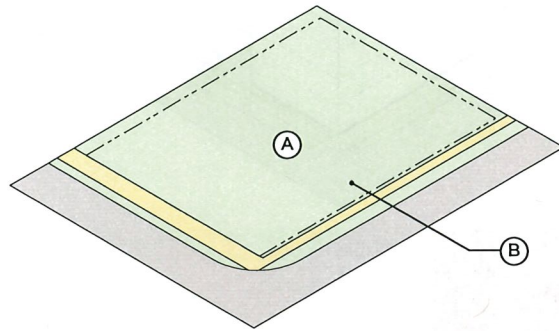
III. Insight District Development Standards

The Brice and Main District includes the more urban attached typologies with off-street parking in a garage, driveway, or parking lot, in addition to instances of on-street, parallel parking.

A. Lot Dimensions and Setbacks



B. Lot Coverage

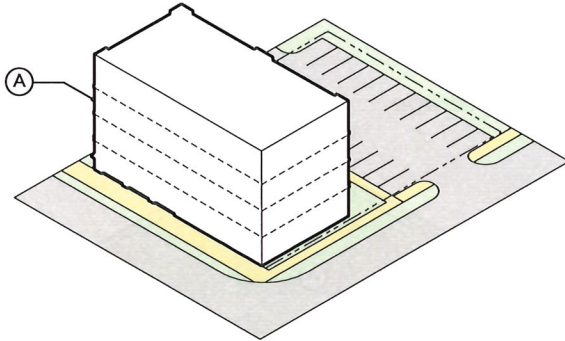


LOT DIMENSIONS	LOT SIZE (MIN./MAX SQ. FT.)	NA
	LOT WIDTH (MIN./MAX.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	A FRONT YARD SETBACK (MIN. FT.)	5 from ROW
	A FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	B SIDE YARD SETBACK (MIN. FT.)	10 from lot line; 10 feet between buildings
	B SIDE YARD SETBACK (MAX. FT.)	NA
	B SIDE YARD SETBACK (MIN./MAX. AGGREGATE. FT.)	NA
	C REAR YARD SETBACK (MIN. FT.)	10 feet from lot line; 10 feet between buildings
C REAR YARD SETBACK (MAX. FT.)	NA	

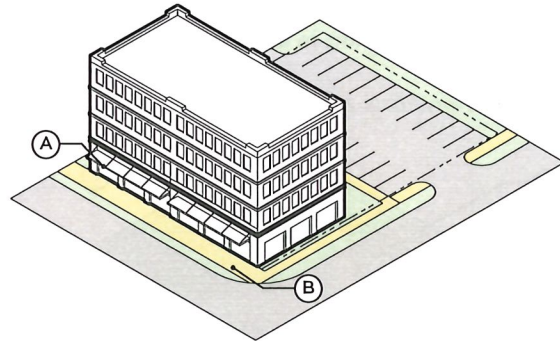
LOT COVERAGE/ OPEN SPACE	A LOT COVERAGE (MIN.)	50%
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	80%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	100%
	OPEN SPACE (MIN.)	30%
	OPEN SPACE (MAX.)	50%
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	12
	DENSITY (MAX. UNITS PER ACRE)	NA

DISTRICTS AND ZONES

C. Height and Parking



D. Frontage



HEIGHT	BUILDING HEIGHT (MIN. FT.)	22	
	BUILDING HEIGHT (MAX. FT.)	75; 40 townhouse; 60 apartment building	
ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	NP	
	ADU HEIGHT (MAX. FT.)	NP	
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	NP	
PARKING LOCATION	LOCATION	Interior of the development or structured parking	
SIGN REGULATIONS	PERMITTED SIGN TYPES	Commercial uses only - Any two of the following: Awning, Monument, Projecting, Wall	
DESIGN	DESIGN STANDARDS	Facade of natural materials similar in design, materials and color to majority of buildings in development.	
	SITE PLAN STANDARDS	See Chapter 1109.19 and Supplemental Regulations below.	

ELEMENT	SHOPFRONT	(A)
	PATIO	(B)

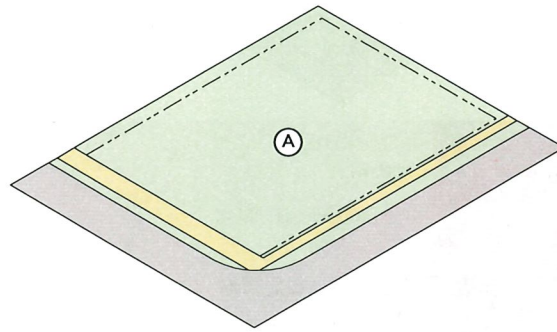
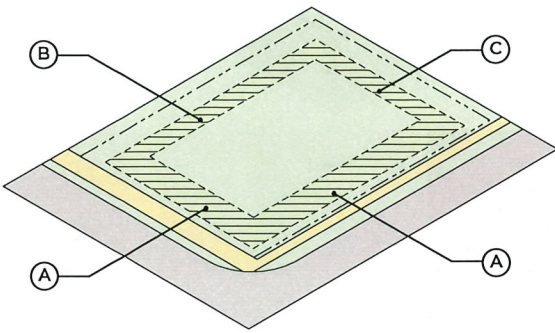
REYNOLDSBURG ZONING CODE

III. Insight Zone Development Standards

The East Main Street District includes urban and some suburban typologies (Section IV Building Typologies) with off-street parking, driveway, or parking lot, in addition to instances of on-street, parallel parking.

A. Lot Dimensions and Setbacks

B. Lot Coverage



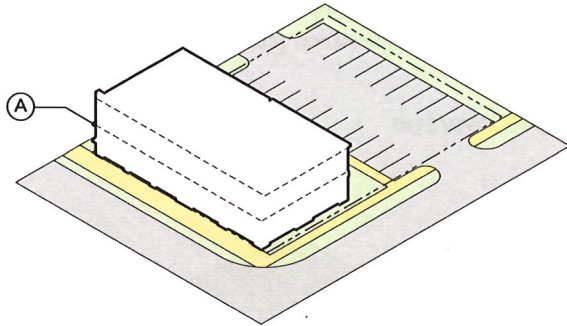
LOT DIMENSIONS	LOT SIZE (MIN./MAX SQ. FT.)	NA
	LOT WIDTH (MIN./MAX.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	A FRONT YARD SETBACK (MIN. FT.)	5 ft from ROW
	A FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	B SIDE YARD SETBACK (MIN. FT.)	5 ft from lot line; 10 feet between buildings
	B SIDE YARD SETBACK (MAX. FT.)	NA
	B SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	20
	C REAR YARD SETBACK (MIN. FT.)	30
	C REAR YARD SETBACK (MAX. FT.)	NA

LOT COVERAGE/ OPEN SPACE	A LOT COVERAGE (MIN.)	50%
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	80%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	70%
	OPEN SPACE (MIN.)	30%
	OPEN SPACE (MAX.)	50%
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	YES
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	8
	DENSITY (MAX. UNITS PER ACRE)	24

DISTRICTS AND ZONES

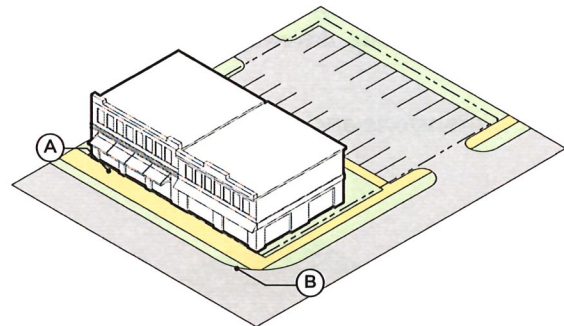
INSIGHT ZONE SUPPLEMENTAL REGULATIONS

C. Height and Parking



HEIGHT	A BUILDING HEIGHT (MIN. FT.)	22
	BUILDING HEIGHT (MAX. FT.)	60; 40 townhouse
ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	NP
	ADU HEIGHT (MAX. FT.)	NP
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	NP
PARKING LOCATION	LOCATION	Rear or side yard, well-screened; private garages; structured parking
SIGN REGULATIONS	PERMITTED SIGN TYPES	Commercial uses only - Any two of the following: Awning, Monument, Projecting, Wall
DESIGN	DESIGN STANDARDS	Facade of natural materials similar in design, materials and color to majority of buildings in development.
	SITE PLAN STANDARDS	See Chapter 1109.19 and Supplemental Regulations below.

D. Frontage



ELEMENT	SHOPFRONT	A
	PATIO	B

REYNOLDSBURG ZONING CODE

The following supplemental regulations shall apply to all development in the Brice and Main Street and East Main Street Insight Zones. The intent of these regulations to promote the development of the City's auto-oriented corridors to allow for more residential development and access to employment opportunities. The standards and guidelines set forth herein are not intended to stifle innovative design. Instead, these regulations should serve as minimum standards and guidelines to ensure that new development and redevelopment advances the purposes described under this section.

IV. Transit Supportive Development

- A. Enable bus stops, pullouts, shelters, and appropriate road geometry.
- B. Retail, office, institutional buildings provide convenient access to transit:
 - (1) Walkways connecting streets to buildings;
 - (2) Within ½ mile of transit stop: Bicycle facilities, including bicycle racks and areas for storing scooters; and
 - (3) At major transit stops:
 - i. Buildings located within 20 feet or provide pedestrian plaza;
 - ii. Reasonably direct connection to buildings;
 - iii. Accessibility for disabled persons;
 - iv. Easement or dedication for shelter if transit provider requests;
 - v. Lighting;
 - vi. Accommodations for seating or leaning;
 - vii. Bicycle facilities, including bike racks and areas for storing scooters.

V. Exceptions and Reductions in Parking Standards

- A. There is no minimum number of required automobile parking spaces for uses within Brice and Main Street and East Main Street Insight Zones. The applicant may propose a parking standard that is different than the standard under 1105.01 Off-Street Parking and Loading for review and action by the Planning and Zoning Administrator.
 - (1) Site has a bus stop with frequent transit service located adjacent to it, and the site's frontage is improved with a bus stop waiting shelter, consistent with the standards of the applicable transit service provider: Allow up to a 20 percent reduction to the standard number of automobile parking spaces;
 - (2) Site has dedicated parking spaces for carpool or vanpool vehicles: Allow up to a 10 percent reduction to the standard number of automobile parking spaces;
 - (3) Site has dedicated parking spaces for motorcycles, scooters, or electric carts;
 - (4) Site has more than the minimum number of required bicycle parking spaces: Allow up to a 5 percent reduction to the number of automobile parking spaces.

VI. Lot Coverage Bonus

- A. The Planning and Zoning Administrator, subject to review, may approve increases to the lot coverage standards as follows:

DISTRICTS AND ZONES

- (1) Lot coverage may increase by up to one-half square foot for every one square foot of proposed automobile parking area to be contained in a parking structure, either above or below leasable ground floor space (e.g., residential, commercial, or civic use), not to exceed a 20 percent increase in allowable coverage.
- (2) Lot coverage may increase by up to one-half a square foot for every one square foot of proposed parking area paving that uses a City-approved porous or permeable paving material (i.e., allowing stormwater infiltration).
- (3) Lot coverage may increase by up to one-half a square foot for every one square foot of City-approved water quality treatment area (e.g., vegetative swale or bio-filtration) to be provided on the subject site.
- (4) In approving increases in lot coverage under subsections i-iii of this section, the City may require additional landscape buffering or screening, above that which is required by other provisions of this code, and may impose reasonable conditions of approval to ensure the ongoing maintenance of parking areas and surface water management facilities.
- (5) Notwithstanding the lot coverage increases authorized by this section, all other development standards of this chapter, and other applicable provisions of this Code, must be met.

COMMON REGULATIONS

- v. It contributes to the comfort, convenience, or necessity of occupants, business, or industry of the main use or main building served.
- vi. Except as otherwise provided by this Zoning Code, a use or structure which is interpreted by the Planning and Zoning Administrator or by the Board of Zoning and Building Appeals to be an accessory use or accessory structure may only be established or constructed on a lot having a legally existing main use or main building.
- vii. Except as otherwise provided in this Zoning Code, an accessory structure:
 1. Shall not be located closer to any public right-of-way than the main building and shall not be located in the required front yard;
 2. Shall not be located closer than three feet (3FT) to any rear lot line and not closer than three feet (3FT) to any side lot line;
 3. Shall not be located closer than ten feet (10FT) to a main building;
 4. Shall not occupy more than twenty percent (20%) of the required rear yard;
 5. In residential districts, the lot coverage of accessory structures shall not be more than fifty percent (50%) of the finished floor area of the main structure;
 6. In commercial districts, open-sided accessory structures such as pergolas are permitted in the required front or side yard;
 7. Except for accessory dwelling units, where permitted, shall not contain facilities for dwelling purposes; and
 8. Shall not exceed fifteen feet (15FT) in height.
- viii. For the purposes of this section, a storage building equal to or less than fifty square feet (50SF) in area, not permanently attached to the ground, is not considered a structure. Only one (1) such storage building may be placed on a lot without a zoning certificate. Any additional buildings shall be considered accessory structures and subject to the provisions of this section. Storage buildings of this type shall be located behind the main structure and shall conform with the minimum lot line setbacks listed in this section.

B. Garage Standards

- i. All garages in a residential district facing the street shall not be located more than eight (8) feet in front of the front façade of the structure.
- ii. **In the Suburban Residential District Only.** No garage door or combination of garage doors facing the street shall occupy more than sixty percent (60%) of the width of the ground level façade.

SECTION 1105.06 RESIDENTIAL DESIGN STANDARDS

- A. **Purpose and Intent.** The following design standards are intended to enhance the character, aesthetics, and architectural consistency of residential development in the Suburban Residential (SR) and Residential Medium (RM) Districts.

B. Entry to Residential Buildings

- i. Entries shall be visible from the front of the building and shall be connected to a paved driveway or sidewalk by a clearly delineated pedestrian walkway.
- ii. At least two building materials should be used for exterior walls (excluding trim and cornices) on all building facades with road frontage.

C. Building Articulation and Openings

- i. All dwellings must incorporate design features such as offsets, balconies, projections, recesses or covered entrances, windows, doors, window reveals, or similar elements to create horizontal and vertical relief and avoid box-like forms.
- ii. Incorporate at least three of the following features, consistent in design style, that provide articulation and design interest consistently throughout the project:
 1. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses;
 2. Pitched / variegated roof forms;
 3. Roof overhangs at least 12 inches deep;
 4. Variety in use of materials, especially at ground level stories, for detailing at porches / entry areas, paneling at bays or at special parts of the building;
 5. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection; and/or
 6. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building.

D. Garage Standards

- i. Side entry garages shall have windows on the front facing wall.
- ii. Garages in a residential district facing the street shall not be located more than eight (8) feet in front of the front façade of the structure.
- iii. For detached single-family only: No garage door or combination of garage doors facing the street shall occupy more than sixty percent (60%) of the width of the ground level façade.

E. Driveway Standards

- i. Driveways shall be located at least 3 feet away from the property line unless the driveway is extended into the nearest front private or public right of way.
- ii. Driveways shall not be located more than 10 feet behind the primary facade of the house.
- iii. Driveways shall be a maximum of 20 feet wide.

F. Building Orientation, Height, and Form

- i. Divide massing of a structure by limiting building length, or designing buildings with two or more of the following special features to break up building bulk, including:
 1. Horizontal and vertical setbacks and stepbacks (instead of a long flat wall);
 2. Changes in roof form and height; and/or
 3. Major full-height recesses (typically at least 10 feet deep) along the length of the building that successfully break the building into smaller discrete masses.

COMMON REGULATIONS

F. Architectural Design/Materials

- i. Avoid combining structural and decorative characteristics from different architectural styles into a single building.
- ii. Incorporate the surrounding architecture when building in an established neighborhood.
- iii. Utilize durable, high-quality building materials that will last for the life of the building.
- iv. Use exterior siding materials such as stucco, wood siding, masonry, tile, wood shingles, metal panels, and glass panels. Vinyl siding and other plastic materials may be used only in conjunction with other natural materials. Scored plywood (T1-11 or similar), corrugated metal, and cinderblock used for exterior cladding are not permitted.

G. Windows

- i. Design window recesses, window trim, and other window elements to create architectural interest. Incorporate at least one of the following window features throughout the project:
 1. Minimum depth of at least two inches from glass to exterior of trim;
 2. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); and/or
 3. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth.

H. Remodeling and Additions.

- i. Design remodeling projects and additions such that the exterior appearance of the building demonstrates design integrity in the following ways:
 1. Use complementary materials for exterior facades;
 2. Use window types that are similar in size, shape, and proportion of the windows on the original building and are characteristic for the architectural style; and/or
 3. Use consistent roof materials and roof forms.
- ii. Do not remove or cover high-quality original finish materials and ornamentation integral to the design integrity of the building.

SECTION 1105.07 LANDSCAPING AND BUFFERING

A. Purpose and Intent. These standards are intended to establish landscaping regulations that:

- i. Improve the aesthetic appearance of setback areas, common open space areas, public rights-of-way and off-street vehicular parking areas;
- ii. Encourage the preservation of existing trees and natural features;
- iii. Promote compatibility among different land uses;
- iv. Promote the use of generally accepted landscape design principles; and

REYNOLDSBURG ZONING CODE

Retail – Large format. A retail establishment containing consumer goods that exceeds 20,000 square feet.

Retail – Medium format. A retail establishment containing consumer goods that is between 5,000 and 20,000 square feet.

Retail – Pharmacy. A business substantially devoted only to the sale of pharmaceutical items, supplies, and equipment such as prescription drugs.

Retail – Shopping center – enclosed. A group of commercial establishments planned, constructed, and managed as a total entity shopping center with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations, and protection from the elements.

Retail – Shopping center – outdoor. A group of commercial establishments planned, constructed, and managed as a total entity shopping center with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations, whereby access to individual shops requires outdoor access from a shared sidewalk or road.

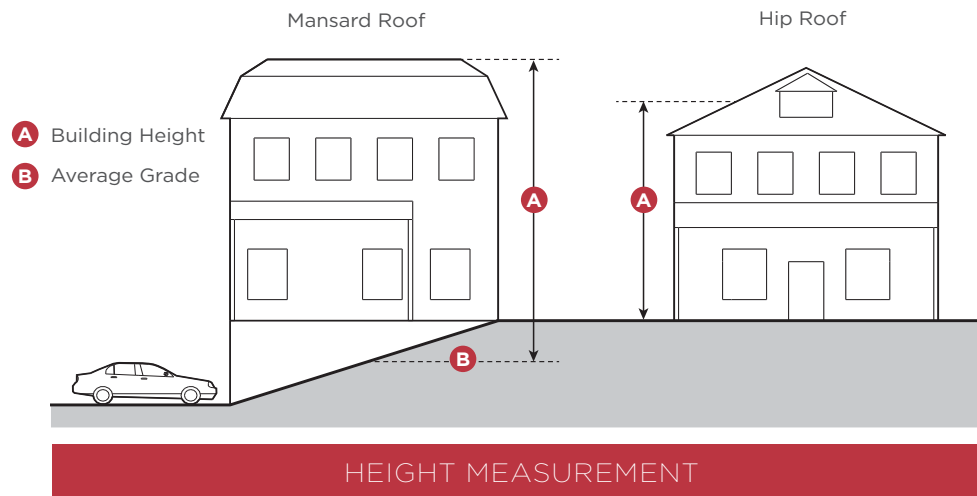
Retail – Small format. A retail establishment containing consumer goods that is no greater than 5,000 square feet.

Right-of-Way. A strip of land taken or dedicated for use as a public **or private** way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped area, viaducts and bridges.

Road. See “Street”.

Routine Maintenance. Work that is planned and performed on a routine basis to maintain and preserve the condition of the building or site including but not limited to painting, addition of awnings, roof repair, parking rehabilitation, and window replacement and treatment.

INTRODUCTION AND HOW TO USE THIS CODE



B. Measuring Distance

- i. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between them.

C. Measuring Setbacks

- i. The front street setback is measured at a right angle from the **private and/or public** right-of-way line.
- ii. Where a lot extends through the block from street to street, the required front yard must be provided along each street.
- iii. The side street setback is measured at a right angle from the side street right-of-way line.
- iv. The rear setback is measured at a right angle from the rear lot line or the rear right-of-way or easement line where there is an alley. The rear lot line is the lot line opposite to the front street lot line. Where there is more than one front street, the Planning and Zoning Administrator will determine the rear lot line.
- v. All lot lines which do not front a street, side street or rear lot lines are considered side interior lot lines.

1113.01 General Definitions

S

Street tree. A tree planted in close proximity to a street in order to provide canopy over the street to provide shade and soften the street environment.

Structure. Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground.

“Structured Parking” means a building or structure consisting of one or more levels for parking motor vehicles as the primary use of the building or structure. Where Structured Parking is permitted, the building shall be subject to the height and setback requirements of other buildings in the district.

Studio – art. Work space for one (1) or more artists or artisans, including the accessory sale of art produced on the premises, or gallery space.

Studio – gymnastics/martial arts. A space used for physical indoor exercise which is offered in a class or organized format for activities such as gymnastics, martial arts, dance, aerobics, pilates, or circuit training.

1109.23 ZONING MAP (REZONING) AND TEXT AMENDMENTS.

- (a) In conformance with the provisions of the City Charter, ordinances or resolutions establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code shall be initiated by a member of Council.
- (b) Any person having an interest in property in the City may petition City Council to initiate such ordinance or resolution by making an application to the Planning and Zoning Administrator. The Planning and Zoning Administrator shall review the application for compliance with the provisions of this chapter and forward it to the Clerk of Council.
- (c) The Planning Commission may recommend amendments, revisions, changes, or repeals of zoning districts, uses, regulations, or other provisions of this Zoning Code. When the Planning Commission makes an advisory recommendation to City Council, the application requirements and fees shall not apply.
- (d) When a person or persons having an interest in a lot or lots in the City petitions City Council for an amendment to the Zoning Code which involves changing the zoning district assigned to the lot(s), then such petition shall be made in the following form which shall be known as the development plan, unless such requirements are waived by City Council:
 - (1) Correct legal description of the lot(s);
 - (2) The names and addresses of the owners of lot(s) contiguous or directly across the street from the subject lot(s);
 - (3) Existing topography at two (2)-foot contour intervals of the subject lot(s) and extending at least three hundred (300) feet outside of the proposed lot, including lot lines, easements, street rights-of-way, existing structures, trees and landscaping features thereon;
 - (4) The proposed vehicular and pedestrian traffic patterns;
 - (5) The location of all existing and all proposed structures;
 - (6) The proposed assignment of use and subdivision of land including private land and common land;
 - (7) Preliminary plans of all structure types;
 - (8) Deed restrictions and protective covenants;
 - (9) A schedule for construction;
 - (10) Traffic impact study;
 - (11) Utilities impact study;
 - (12) Drainage impact study; and
 - (13) Such other relevant information as City Council may require to determine the propriety of initiating the ordinance for district change.
- (e) In conformance with the Charter, subsequent to initiation by a member of Council of an ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code, the presiding officer of Council shall, immediately after the first reading and initial public hearing of the ordinance or resolution, set a date for a public hearing before the Planning Commission, to be held not earlier than fifteen (15) days after the first reading.

- (f) Immediately after the hearing first read and initial public hearing before Council, a copy of the ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code and, if applicable, the development plan, shall be referred to the Planning Commission. The Planning Commission shall recommend such conditions or amendments with respect to the ordinance or resolution and, if applicable, the development plan, as it deems reasonable and necessary. Within thirty (30) days of referral, the Planning Commission shall return to the Clerk of Council the written recommendations of a majority of the members of the Planning Commission.
- (g) The Planning Commission and City Council shall give consideration to the following standards in making recommendations and taking action with regard to proposed district changes:
- (1) The compatibility of the proposed zoning district and the features of the proposed development plan with the characteristics of the site and of the surrounding areas;
 - (2) The potential impacts of the proposed uses of the district in terms of traffic, storm water, utility demand, noise, and other impacts;
 - (3) The impacts of the proposed district and development plan on the health, safety, welfare, and morals of the community; and
 - (4) The compatibility of the proposed district and development plan with a comprehensive plan, or any area plans, to surrounding zoning districts, and to existing and planned land uses.
- (h) At the next meeting of Council subsequent to receiving the recommendations of the Commission, the ordinance or resolution shall be given its second reading.
- (i) Council may adopt, deny, or adopt with modifications the recommendations of the Commission. A development plan, along with any conditions or amendments to the petition, shall, upon adoption by Council, become part of the district change and shall be deemed incorporated by reference into legislation amending the district. The development plan, conditions, and amendments shall bind any future development or use of the subject lots.
- (j) A concurring vote of at least three fourths ($\frac{3}{4}$) of the membership of Council shall be necessary to pass any zoning ordinance or resolution which differs from the written recommendations of the Planning Commission, but in no event shall an ordinance or resolution be considered as having passed unless it receives at least a majority vote of the members of Council. Any petition for zoning ordinance or resolution filed under subsection 1109.23(d) that does not receive the required number of votes for approval shall be deemed to have been denied.
- (k) After a proposed district change is denied by City Council, at least twelve (12) months shall elapse before another petition for a district change for the same lot(s) to the same district can be considered.
- (l) A development plan may be amended following the same procedure and standards for approval of the original district amendment. If, in the professional opinion of the Planning and Zoning Administrator, a proposed amendment to a development plan does not contain any substantial deviation from the original development plan, the amendment may be approved by majority vote of the members of the Planning Commission.

(m) The development plan as approved by Council, shall constitute an amendment of the official Zoning Map and a supplement to the Zoning Code as it applies to the land included in the approved district amendment.

(n) An extension of the time limit may be approved by the Planning Commission. Such approval shall be given upon a finding of evidence of reasonable effort toward the accomplishment of the original development plan within the time limit, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of this Code.

~~(n)~~(o) When Council reviews an ordinance proposing one or more zoning district changes, whether initiated by Council or an applicant, notice shall be published pursuant to Section 4.11(a) of the Charter of the City of Reynoldsburg. The Planning Commission shall also cause the subject property to be posted with a notice of hearing at least seven (7) days prior to the day of the hearing. The notice of hearing shall state thereon the nature of the request and the time and place of the public hearing.

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