

# RECORD OF ORDINANCES

Ordinance No. \_\_\_\_\_

Passed \_\_\_\_\_

## ORDINANCE 2019-15

### AN ORDINANCE TO REPLACE THE EXISTING SECTION 1153.04, IN CHAPTER 1153 IN PART ELEVEN, TITLE THREE OF THE PLANNING AND ZONING CODE

WHEREAS, the Doylestown Planning Commission has recommended replacing the existing Section 1153.04 of Chapter 1153 of Part Eleven, Title Three of the Planning and Zoning Code to comply with recent Ohio EPA mandates.

WHEREAS, Council for the health, safety, and welfare of the citizens of Doylestown and to comply with recent Ohio EPA mandates now wish to replace the existing Section 1153.04 with a new Section 1153.04 that is attached hereto and referred to as Exhibit "A".

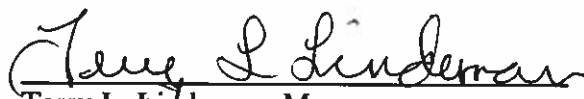
NOW THEREFORE, be it ordained by the Council of the Village of Doylestown, Wayne County, Ohio:

SECTION 1: That the existing Section 1153.04 in Chapter 1153, in Part Eleven, Title Three of the Planning and Zoning Code is replaced with a new Section 1153.04 captioned "Final Site Plan" that is attached hereto and referred to as Exhibit "A".

SECTION 2: That all other provisions of the existing Chapter 1153 not replaced and/or revised hereto, shall remain in full force and effect.

This Ordinance shall take effect at the earliest time permitted by law.

PASSED: June 18, 2019

  
Terry L. Lindeman, Mayor

  
Kristen J. Robison, Clerk

# EXHIBIT A

## 1153.04 FINAL SITE PLAN.

(a) Site plans shall be prepared by persons professionally qualified to do such work. Final site plans shall be certified by an architect, engineer or land surveyor duly registered by the State of Ohio. Final site plans shall be prepared at an appropriate scale, but not less than one inch equals one hundred feet (1" = 100'). Profiles must be submitted on standard plan profile sheets.

(b) Final site plans shall include the following data:

(1) The name of the development, the name of the owner or developer, north arrow, date and scale;

(2) The owners and zoning classification of adjoining parcels;

(3) A boundary survey;

(4) Existing topography and proposed finished grade with a maximum two foot (2') contour interval;

(5) Proposed building and sign locations;

(6) Location of all minimum setback lines;

(7) Vehicular and pedestrian circulation plans;

(8) All off-street parking and parking bays, loading spaces and walkways indicating type of surfacing and showing the number of parking spaces provided and the number required;

(9) Provisions for the adequate control of erosion and sedimentation indicating the proposed temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading and construction;

(10) Location, type, size and height of all fencing, screening, and retaining walls;

(11) A drainage plan conforming to Chapters 1181 and 1183;

(12) All existing and proposed sanitary sewer facilities indicating all pipe sizes, types, grades, invert elevations, and location of manholes;

(13) All existing and proposed water facilities including all water mains, their sizes, valves and fire hydrant locations;

(14) The location of any proposed refuse removal pads;

(15) Location and size of all recreation and open space areas;

(16) A planting and landscaping plan;

(17) Architectural plans of proposed structures including signs;

(18) For multi-family residential developments, the number, type and minimum floor area of dwelling units;

(19) A lighting plan;

(20) The location, width, size and intended purpose of all easements and rights-of-way and whether they are to be publicly or privately maintained;

(21) The following data relative to all existing and proposed streets: location, width, names, curve data, grades, and sight distances. Typical sections shall be provided for all proposed streets or drives; and

(22) A description of the proposed development of operation in sufficient detail to indicate possible emission of energy or matter beyond the lot lines, with engineering plans for the handling of any excesses thereof.

(c) Design Standards. All site plans shall conform to the following design standards:

(1) The site plan shall show that a proper relationship will exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety on both public and private lands.

(2) All development features, including principal buildings, open spaces, service roads, driveways and parking areas, shall be so located and related as to minimize the possibility of adverse effects upon adjacent development.

(3) The architectural design of buildings shall be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line, pattern and character. Designs shall comply with the Architectural Guidelines as established by the Planning Commission and Village Council.

(4) Building location and placement shall be developed with consideration given to minimizing the removal of trees and changes of topography.

(5) Maximum possible visual and auditory privacy for surrounding properties and occupants shall be provided through good design and the use of proper building materials and landscaping.

(6) In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways.

(7) Screening of parking areas and service areas from surrounding properties shall be

# EXHIBIT A

provided through landscaping and/or ornamental walls or fences, where necessary, to promote harmony with adjacent developments.

(8) On-site traffic circulation shall be designed to make possible adequate fire and police protection.

(9) In the case of an industrial use, adequate provisions shall be made for the disposal of industrial wastes. Wastes containing poisonous, corrosive, flammable or explosive solids, liquids or gases, or oils or greases, shall not be discharged into the sanitary sewer.

(10) To secure the optimum effect of transition from a residential to a nonresidential district, the Planning Commission shall have the power to determine the need for, and the amount of, planting materials, walls, walks or fences, or any combination of the same, on any property line of land under consideration. The plans and specifications therefore, including density and height figures for the overall site development, shall include the proposed arrangement of such plantings and structures.

(11) Drainage along all street frontages shall be enclosed in adequately sized storm sewers that shall be connected to the Village's storm sewer system. Storm water detention shall be provided in accordance with the provisions of Chapter 1183. Where an outlet into a storm sewer is not accessible, the developer shall construct an outlet to a natural watercourse in a manner acceptable to the Village Engineer.

(12) Concrete sidewalks shall be installed along the entire street frontage of the property. Sidewalks shall have a minimum width of four feet and a minimum thickness of four inches. Sidewalks in driveways shall have a minimum thickness of six inches.