

as practicable to an original state prior to its deterioration, decay or damage is excluded from the definition of alteration, provided the work does not involve a change in type and/or color of building materials.

- (i) ANIMATED SIGN. Any sign that uses or has the appearance of movement or change of artificial and natural lighting or noise to depict action or create a special effect or scene.
- (j) APPLICANT. Any person who applies for a zoning approval through the provisions of this chapter.
- (k) ARCADE. A roofed or built structure, extending over the sidewalk or square, open to the street except for supporting columns, piers, or arches.
- (l) ARCHITECTURAL CHARACTER. The architectural style, general design, and general arrangement of the exterior of a building or other structure intended to recreate a period of history, architectural theme or other similar effect.
- (m) ARCHITECTURAL REVIEW BOARD or ARB. The Architectural Review Board of the city, as created in § 153.175.
- (n) ARCHITECTURAL REVIEW DISTRICT, or HISTORIC DISTRICT. The Architectural Review District of the city. The term may also be used to refer to Ohio Historic Inventory Properties as provided in § 153.170, where appropriate.
- (o) ARCHITECTURAL STYLE. The predominant historic features that make a building or other structure notable or historically identifiable within given areas of the historic district, as described in § 153.172, the Historic Design Guidelines or in other defined areas.
- (p) ARTICULATION. Detailing, decoration, expression lines, shadow lines, and other similar techniques used to provide architectural interest.
- (q) AUTOMATED TELLER MACHINE (ATM). An electronically operated device used to conduct financial transactions on site, by means of direct computerized access. These devices may be accessible by vehicle and/or pedestrians.
- (r) AUTO-SHARE PARKING SPACE. A parking space designated for use only by a vehicle owned or leased by an entity and made available to members of the entity for their shared use. Examples of this use include spaces reserved for a ZipCar or Flexcar vehicle.
- (s) ~~AWNING. A roof-like covering, often adjustable, over a door, window, or other opening in a structure, designed to provide protection against the elements such as sun, wind, or rain.~~ AWNING. A roof-like covering, often adjustable, over a door, window, or other opening in a structure and attached to said structure, designed to provide protection against the elements such as sun, wind, or rain.

- (h) OPEN HOUSE. A temporary public showing of a structure available for sale, rental, or lease.
- (i) OPEN SPACE TYPE. A park or open space as required by § 153.064.
- (j) OPEN SPACE TYPE FRONTAGE. The orientation of a lot line, building façade or block face directly adjacent to an open space type, with no intervening public or private street.
- (k) ORDINARY MAINTENANCE. Exterior work which does not involve any change in material, texture or color, design, or arrangement. Examples include repainting a house with the same color; residing a wood building with wood-siding and painting the same color.
- (l) OWNER. The legal person(s) of record having ownership of or valid legal interest in a property.

(16) General definitions - P

- (a) PARALLEL RIDGE LINE. A main roof ridge line parallel to an adjacent street.
- (b) PARAPET ROOF. A roof type with a low vertical wall projecting above the building roof line along the perimeter of the building.
- (c) PARKING SETBACK LINE. A line specifically established by the city, zoning district, or subdivision plat which determines the minimum distance that parking, loading or maneuvering may be located from a street right-of-way line.
- (d) PATIO. A horizontal structure intended for use as an outdoor amenity space.
- (e) PEDESTRIAN CIRCULATION PLAN. A detailed plan showing the location of all site access points, sidewalks, walkways, bicycle facilities, and travel routes expected to be used by pedestrians.
- (f) PEDESTRIAN FACILITIES. All amenities or elements including sidewalks, walkways, benches, pedestrian lighting, and other similar facilities intended to assist or be used by pedestrians.
- (g) PEDESTRIAN LIGHTING. Lighting that improves walkway illumination for pedestrianways.
- (h) PEDESTRIAN PATH. A sidewalk, path, walkway or other similar facility that is intended for ordinary use by pedestrians.
- (i) PEDESTRIAN REALM. That portion of the street right-of-way typically comprised of the streetscape, including pedestrian facilities, such as a sidewalk, path/trail, or off-street bicycle facility, and a street buffer such as a planting zone or furnishings zone.

(j) PEDESTRIANWAY. A pathway designed for use by pedestrians, located mid-block or within the middle-third of a building or structure, allowing pedestrian movement from one street to another without traveling along the block's perimeter.

(k) PENNANT. A flag or banner often longer at one end than the other, usually tapering to a point(s).

~~(k)~~(l) PERGOLA. A structure built with columns or posts that support a series of rafters or latticework that serves as a cover for a patio or deck. Pergolas can be independent or connected to the principal structure.

~~(l)~~(m) PERIMETER LANDSCAPE BUFFER ZONE. That area adjacent to any vehicular use area or along common boundaries in which the perimeter landscape requirements of this chapter are to be met.

~~(m)~~(n) PERIMETER LANDSCAPING. The use of landscape materials within the perimeter landscape buffer zone to achieve the required opacity.

~~(n)~~(o) PERMANENT SIGN. Any permitted or legal nonconforming sign intended to remain in place until a change of occupancy or development occurs. A permanent sign must be securely attached or installed upon a building, structure, or the ground.

~~(o)~~(p) PERMANENT STRUCTURE. Any structure that is not a temporary structure.

~~(p)~~(q) PERSON. Includes any association, firm, partnership, trust, governmental body, corporation, or organization, as well as an individual.

~~(q)~~(r) PERSONAL AUTOMOBILE. Any vehicle that seats fewer than ten passengers, is registered as a passenger vehicle or a non-commercial truck, and is used for the sole purpose of transporting resident(s) and guest(s) to and from daily activities.

~~(r)~~(s) PERVIOUS SURFACE. A paved or non-paved area that allows water to filter into the ground.

~~(s)~~(t) PITCHED ROOF. A roof with a slope that includes, but is not limited to, hipped, gable, mansard and gambrel roofs.

~~(t)~~(u) PLANNED UNIT DEVELOPMENT (PUD). A form of a planned development that includes one or more uses permitted by right or as conditional uses and which is established according to the requirements of § 153.052, or was approved as a PUD prior to the adoption of these regulations.

~~(u)~~(v) PLANNING AND ZONING COMMISSION, or COMMISSION. The Planning and Zoning Commission of the city.

~~(v)~~(w) PLANTING ZONE. A landscape area that extends to the sidewalk from the back of curb, edge of pavement or edge of a cycletrack, in which street trees, swales, lighting, and street signs may be located. Sidewalks may cross the planting zone. Planting zones are typically used adjacent to residential buildings. (See also, FURNISHINGS ZONE).

~~(w)~~(x) PLINTH. A continuous, usually projecting course of stone or brick forming the base or foundation of a wall.

~~(x)~~(y) POLE SIGN. See GROUND SIGN.

(z) POLITICAL SIGN. A sign concerning candidates for elective office, public issues and similar matters to be decided by the public at an election.

~~(y)~~(aa) PORCH. A structure projecting from the front, side, or rear façade of the building without any enclosed features of glass, wood, or other material.

(bb) PORTABLE SIGN. Any sign that is designed to be or capable of being moved or transported, and not permanently affixed or attached to any building, structure, or grounds.

~~(z)~~(cc) PORTICO. A structure with a roof supported by columns leading to the entrance of a building.

~~(aa)~~(dd) PRELIMINARY DEVELOPMENT PLAN. A plan, submitted at the time of rezoning to a PUD or BSD project, outlining permitted and conditional land uses, development sites, major circulation patterns, critical natural areas to be preserved, open space areas and linkages, buffer areas, entryways, and major utilities and their relationship with surrounding uses. For the purposes of §§ 153.050 through 153.056, a preliminary development plan shall include a composite plan and any other development plan adopted prior to effective date of these regulations that are still in force.

~~(bb)~~(ee) PRESERVE or PRESERVATION. The process, including maintenance, of treating an existing building to arrest or slow future deterioration, stabilizing the structure and providing structural safety without changing or adversely affecting the character or appearance of the structure.

~~(ee)~~(ff) PRIMARY FAÇADE MATERIAL. The permitted building material or materials used for the majority of the façades of a building.

~~(dd)~~(gg) PRIMARY IMAGE. The name of the use or business identified on a permanent sign. The primary image must be displayed in text. (See also SECONDARY IMAGE).

~~(ee)~~(hh) PRINCIPAL FRONTAGE STREET. A street designated to establish the street frontage orientation of lots and building façades. Principal frontage streets are intended to create pedestrian-oriented block faces by establishing continuous street-facing façades with limited driveway interruptions. Front lot lines and front façades are oriented along principal

frontage streets, and the building address is typically designated along these frontages.

~~(ff)~~(ii) PRINCIPAL ENTRANCE. The primary door into the building for pedestrians for which access is available to the majority of the uses within the building. It is generally located on the front façade.

~~(gg)~~(jj) PRINCIPAL STRUCTURE. Any building or structure in which the principal use of the lot or parcel takes place.

~~(hh)~~(kk) PRINCIPAL USE. The main or primary use of a property, building, or site.

~~(ii)~~(ll) PRODUCT SIGN. A permanent sign typically located in a window, advertising a product or service offered by a business.

~~(jj)~~(mm) PROJECTED IMAGE. An image projected onto a building, structure, or sign.

~~(kk)~~(nn) PROJECTING SIGN. A sign that is wholly or partly dependent upon a building for support or suspended from a pole attached to a building. Such signs must be installed perpendicular to the building face upon which they are attached.

~~(ll)~~(oo) PROJECTION. Any component of a structure that extends out from the principal structure.

~~(mm)~~(pp) PROMOTIONAL SIGNS. A temporary sign that provides information regarding time, place, and the like of a special event, community activity or similar activity.

~~(nn)~~(qq) PROTECTED TREE. Any tree having a diameter of six inches DBH or larger or having an aggregate diameter of 15 inches DBH or larger or a tree which has been designated by the city to be of high value or interest to the city because of its location or historic association, or other professional criteria.

~~(oo)~~(rr) PYLON SIGN. See GROUND SIGN.

(17) General definitions - Q

(a) QUOIN. Corner stones that anchor the edge of the building wall or decorative feature to imitate corner stones, which wrap around the corner of an elevation and join two abutting walls.

(18) General definitions - R

(a) RACEWAY. An elongated metal enclosure used to mount individual channel lettering and to conceal related transformers and wiring.

- (e) TRAILBLAZER SIGN. A permanent sign erected by the government identifying company logos for lodging, gasoline stations, restaurants and other such establishments.
- (f) TRAILER SIGN. Any sign which is attached to, supported by, or part of a structure which is designed to move on trailer wheels, skids, or other similar devices, or transported, pushed, or pulled by a motor vehicle.
- (g) TRANSPARENCY. The ability to see through with clarity. An opening in the building wall allowing light and views between interior and exterior for a majority of the time. Measured as glass area for buildings and as open area for parking structures.
- (h) TREE. Any self-supporting woody plant together with its root system, growing upon the earth usually with one trunk, or multi-stemmed trunk system, supporting a definitely formed crown.
- (i) TREE LAWN. That part of a street not covered by sidewalk, bikepath, or other paving, lying between the property line and that portion of the street right-of-way that is paved and usually used for vehicular traffic.
- (j) TREE PRESERVATION AREA. The area of a parcel of land in which all trees shall be protected during all phases of construction.
- (k) TREE PRESERVATION PLAN. A proposal which includes a tree survey and a written plan with text and/or graphic illustrations indicating the methods which are to be used to preserve existing trees during construction, and methods for ongoing maintenance, including fertilizing and pruning.
- (l) TREE PRESERVATION ZONE. An area designated on a subdivision plat with restrictions noted regarding the removal of trees.
- (m) TREE REMOVAL PERMIT. The permit required by this chapter to be issued in order to remove any protected tree within the corporate limits of the city.
- (n) TREE SURVEY. A graphic display drawn to scale, not to exceed one inch equals 50 feet, showing all existing trees on a site with a six-inch DBH or greater, species, conditions, and outline of the critical root zones.
- ~~(o)~~ TREE WELL. An opening in a sidewalk to accommodate street trees and other understory plantings such as perennials, groundcover, ornamental grass, and low growing shrubs. Tree wells are typically covered by an approved grate or other covering.
- ~~(e)~~~~(p)~~ TRELLIS. Standalone lattice work used as a screen or as a support for climbing plants that is not structurally connected to a building.
- ~~(p)~~~~(q)~~ TRIM. The finished woodwork or similar architectural element used to enhance, border or protect the edges of openings or surfaces, such as windows or doors.

§ 153.071 LOT AND YARD SPACE REQUIREMENTS.

- (A) Platting required. No use shall be established or altered and no structure shall be constructed or altered except upon a lot that has been platted in accordance with or which otherwise meets, the requirements of the subdivision regulations. Development requirements are minimum requirements for the arrangement of lots and spaces to be achieved in all developments.
- (B) Lot area and yard space preserved. The lot area and yard space required for a use or structure shall be maintained during its life and shall not be reduced below the minimum requirement, occupied by another use or structure, or counted as yard space for any other use or structure.
- (1) Open yards required. The yard space required for a use or structure shall, during its life, remain free of all uses or occupancy except as follows:
- (a) Fences, walls and landscaping shall be permitted in any required yard, or along the edge of any yard, provided that no fence or wall between a street and a front building setback line is more than three feet in height, except as required in §§ 153.130 through 153.138 or in accordance with an approved final development plan of a Planned Development District.
 - ~~(b)~~ Eaves, cornices, window sills and belt courses may project into any required yard a distance not to exceed two feet.
 - ~~(c)~~ Patios and seat walls, not exceeding a combined 18 inches in height above grade, shall be permitted to encroach into the required rear yard a distance not to exceed 5 feet. Structures and Accessory Structures, including, but not limited to, porticos, pergolas, and canopies, are not permitted to encroach into the rear setback.
 - ~~(d)~~ Porches, not exceeding 30 inches in height, may project beyond the front building setback line not to exceed 5 feet.
 - ~~(b)~~~~(e)~~ The height of a structure may not be artificially increased by the use of mounding unless otherwise required by the zoning district regulations.
 - ~~(c)~~ Open and uncovered porches may project beyond the front building setback line or into a required rear yard a distance not to exceed five feet.
 - ~~(d)~~~~(f)~~ Driveways shall be setback at least three feet from a side lot line or adjacent to the side lot line where a single common drive is provided for two adjoining lots as listed in § 153.210.

~~(e)~~(g) All vehicular use areas, including driveways, in industrial districts shall be located at least 15 feet from any residential district lot line as listed in § 153.016 or as otherwise noted for the Technology Flex District in § 153.044 and the Innovation Districts in § 153.039.

~~(f)~~(h) Rain barrels and other similar rainwater harvesting devices may project into a front setback, and a side and/or a rear yard a distance not to exceed three feet.

§ 153.074 ACCESSORY USES AND STRUCTURES.

(A) Purpose and scope.

- (1) Accessory uses and structures shall be permitted in association with a principal use or structure. Permitted accessory structures shall be subordinate and proportional in area to their location. For smaller residential lots, accessory structures are intended to be proportional in area to the size of the principal structure. For larger residential lots, accessory structures shall be proportional to the size of the property on which they are located. For non-residential districts, accessory uses and structures shall be proportional to the principal use or structure.
- (2) Applicability. This section shall apply to accessory uses and structures in all zoning districts unless otherwise provided for in the development requirements of the district in which the property is located or the respective planned development text.
- (3) Accessory uses.
 - (a) Residential. Storage, recreation, child care, home occupations, leisure and gardening/landscaping uses, and others as permitted by the district in which the property is located or as determined by the Administrative Official.
 - (b) Non-residential. As permitted by the district in which the property is located.
- (4) Accessory structures. Accessory structures include, but are not limited to, the following:
 - (a) Residential. Garages and carports (attached and detached), sheds, swimming pools, hot tubs, sport courts and similar facilities, gazebos, porches/sunrooms, patios, decks, pergolas, awnings, canopies, greenhouses, or similar facilities, and other similar structures as determined by the Administrative Official.
 - (b) Non-residential. Dumpster enclosures, sheds, garages/parking structures, patios, decks, pergolas, awnings, canopies, greenhouses, and other similar structures as determined by the Administrative Official.
 - (c) Temporary. Construction trailers, portable classrooms, portable non-residential structures, special event tents, and others in accordance with § 153.097.

(d) Landscape features, including but not limited to planting beds, fountains, and other similar features, and play structures shall not be considered accessory structures and are therefore not subject to the regulations of this section.

(B) Accessory uses and structures in Residential Districts and Residential Planned Development Districts.

(1) Accessory uses shall comply with any applicable requirements of this Code or approved development text.

(2) Detached accessory structures.

(a) ~~1.~~ This section shall apply to detached accessory structures for residential properties, including but not limited to detached garages, sheds, greenhouses, carports, and other similar structures as determined by the Administrative Official. ATTACHED, for the purpose of this section, means that the addition is integrated visually, structurally and architecturally with the principal structure, has an attached roof with similar design to the principal structure, permits access between the principal structure and the addition either internally or under the roof, and/or shares a common wall with the principal structure or is connected to the principal structure by an enclosed space.

~~1.(b)~~ ~~2.~~ For purposes of determining attachment, an enclosed space is an area under a roof which has solid walls at least 18 inches in height around its entire exterior, or which is 100% screened, walled, or provided with glass from floor to ceiling, so that the enclosed interior space is completely separated from the outside space.

~~(b)~~(c) The following shall not be counted toward the maximum permitted square footage for detached accessory structures: fire pits, sport courts, swimming pools, hot tubs, solar panels, kennels, attached three-season rooms, screened porches, decks, ~~or~~ patios, ~~or~~ porches. Gazebos, pergolas, trellises and arbors or other ~~open and unenclosed structures or~~ similar structures that are 250 square feet in area or less, as determined by the Administrative Official, shall not be counted toward the maximum permitted square footage.

~~(e)~~(d) The following shall not be counted toward the number of permitted detached accessory structures: gazebos, ~~pergolas, awnings,~~ trellises, and arbors or other similar structures that are 250 square feet in area or smaller; other similar landscape features, fire pits, sport courts, swimming pools, hot tubs, solar panels, kennels, attached three season rooms, screened porches, decks, patios, ~~porches, decks,~~ or other similar structures as determined by the Administrative Official.

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~~(d)~~(e) For the purposes of division (B)(2) of this section, only the gross square footage of ground floor area shall be counted toward the maximum permitted detached accessory structure square footage.

~~(e)~~(f) Maximum square footage and number of detached accessory structures.

Property Size	Requirements (Cumulative)
Less than 1 acre	840 sq. ft., OR 30% of the livable area of the principal building excluding attached garages, whichever is greater. In no case shall the height of the detached accessory structure exceed 18 feet.
	Not more than two detached accessory structures shall be permitted.
1 - 5 acres	1,000 sq. ft., PLUS 250 sq. ft. per acre or fraction thereof over one acre, up to a maximum of 2,000 sq. ft.
	In no case shall the height of the detached accessory structure exceed 22 feet.
	Two detached accessory structures PLUS one additional detached accessory structure per acre greater than one acre shall be permitted. Not more than five detached accessory structures shall be permitted.
Over 5 acres AND zoned R or R-1	2% of the lot area, not to exceed a cumulative square footage for all detached accessory structures of 3,000 sq. ft.
	Additional setback requirements: For any single detached accessory structure in excess of 2,000 sq. ft. setbacks are as required by the District in which the property is located, PLUS 25 ft. for each 250 sq. ft., or fraction thereof, over 2,000 sq. ft.

	<p>Notwithstanding the provisions of this chapter, detached accessory structures shall be permitted one garage door not greater than 12 feet in height, provided that the structure is located to the rear of the principal structure. The maximum height for accessory structures shall not exceed that permitted for the principal structure.</p>
	<p>Not more than five detached accessory structures shall be permitted.</p>

~~(f)~~(g) Except as may otherwise be permitted, no part of any accessory building shall be used as a dwelling for residential purposes.

- (3) Accessory structures in Multiple-Family Residential Districts.
 - (a) Multiple-family residential units shall be permitted not more than one two-car garage per unit provided all other applicable development requirements are met.
 - (b) The exterior façade materials and architectural design of all accessory structures shall be coordinated with those of the principal building.
 - (c) This section shall not prohibit accessory uses and structures typical of multiple-family residential developments, including but not limited to clubhouses and/or administration offices, pool houses, laundry facilities, gatehouses, mailbox shelters, dumpster shelters or enclosures, recreational facilities, and other similar structures as determined by the Administrative Official, provided all applicable development requirements including but not limited to lot coverage, setbacks, open space, and stormwater management are met.
 - (d) For detached garages in Multiple-Family Residential Districts, not more than five garage doors are permitted in a single row or plane.
- (4) Garages. Attached garages shall not be counted toward the maximum permitted square footage for accessory structures. All new and additions to existing front-loaded attached and detached garages or garages that are visible from the street and angled less than 60 degrees to the front lot line or street tangent line must meet the following requirements:

- (a) No single garage door opening shall be wider than 18 feet. Only one such garage door is permitted.
 - (b) No combination of garage door openings shall be wider than 36 feet.
 - (c) Not more than two garage doors may be located on the same horizontal plane of the principal structure. Additional garage doors must be located on separate planes with a minimum separation of 16 inches.
 - (d) Garage door openings totaling 18 feet in width or less shall not make up more than 35% of the linear distance of the front elevation nor project more than 12 feet from the adjacent vertical wall plane. ~~Open and uncovered porches~~ Porches with no additional overhead structures shall not be considered a vertical wall plane.
 - (e) Garage door openings totaling more than 18 feet up to 36 feet in width shall not make up more than 45% of the linear distance of the front elevation nor project more than ten feet from the adjacent vertical wall plane. ~~Open and uncovered porches~~ Porches with no additional overhead structures shall not be considered a vertical wall plane.
- (5) Garages converted to habitable space. Attached garages in all residential zoning districts may be converted into habitable living space if either: a) another garage exists on the property that is commensurate in size to the garage being converted; or b) another garage is constructed on the property that is commensurate in size to the garage being converted.
- (6) Required location in residential zoning districts.
- (a) All accessory uses and structures, including swimming pools and associated decking, shall be constructed within the permitted buildable area of a lot, behind all applicable setback lines, and to the rear or side of the principal structure.
 - (b) No build/no disturb zones shall remain free of all structures including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks, or other accessory structures, fences, antennae, and basketball courts or other sport courts. All other plat requirements shall be met.
- (7) Relationship to principal structure.
- (a) Attached and detached accessory structures that exceed 200 square feet shall be coordinated with those of the principal structure on the lot.
 - (b) Attached accessory structures must conform to all regulations of this chapter applicable to principal structures.