

THIS PROPOSED TEXT AND MAP WOULD REPEAL AND REPLACE THE EXISTING ARTICLE 14.02 MIXED USE OFFICE DISTRICT (MUOD) TEXT AND ASSOCIATED PERMITTED AND CONDITIONAL MUOD USES IN APPENDIX E OF THE JERSEY TOWNSHIP ZONING RESOLUTION AND ADJUST THE MUOD MAP DESIGNATIONS

(SEE ATTACHED MAP FOR PROPOSED MUDOD DESIGNATIONS)

PROPOSED TEXT:

**ARTICLE – 14.02
MIXED USE DEVELOPMENT OVERLAY DISTRICT**

Section 14.02.A Intent and Objectives: The Mixed Use Development Overlay District (MUDOD) is created pursuant to Section 519.021(C) of the Ohio Revised Code and provides the means to apply creative development standards to facilitate unique mixed-use development in certain areas along and near the Mink Street interchange on State Route 161. Jersey Township’s Comprehensive Plan, adopted in 2023, notes on page 48 that “*the Township already has a Planned Mixed Use Development District within the existing Jersey Township Zoning Resolution that could be utilized in some areas. This district indicates that it operates under ORC 519.021(B), which is typically a property owner initiative, and requires a legislative rezoning to subject a property to this zoning district. This district allows a variety of uses in a mixed-use setting.*” It recommends that the “[d]istrict should be updated to follow the ORC 519.021(C) so that it operates as an overlay district rather than requiring the full legislative rezoning process.” This Article 14.02 furthers this recommendation by replacing the former Planned Mixed Use Development District with this overlay district. This district furthers the purposes of promoting the general welfare, encouraging the efficient use of land and resources, and encouraging innovation in the planning and development of a mix of uses such as commercial, residential, office, and institutions. The objectives of the MUDOD are to:

1. Enable detailed review of mixed-use development and its design characteristics;
2. Encourage creativity, flexibility and quality in site planning and the designs of buildings;
3. Facilitate integration of mixed-use development in areas with relatively high traffic volumes
4. Provide an opportunity for a mix of land uses otherwise not permitted within the standard zoning district classifications;
5. Preserve and dedicate open space for passive and/or active recreation or to enhance the aesthetics of an area;
6. Ensure unique and high-quality development so that mixed-use sites benefit from continued reinvestment over time;
7. Encourage new development and redevelopment of existing sites that makes efficient use of land through current planning practices and helps reduce infrastructure costs through unified development;

Section 14.02.B Overlay Established: The MUDOD encompasses, includes, overlays, and rezones the area shown on the Mixed Use Development Overlay Zoning District Map, which is incorporated herein and is hereby adopted as the official Zoning District Map for the MUDOD. The zoning regulations and districts in existence at the time of the effective date of this Article 14.02 rezoning shall continue to apply to all property within the MUDOD, unless the Jersey Township Board of Trustees (the “Trustees”), in accordance with Section 14.02.C.1, approves a Preliminary Development Plan application submitted by a property owner and/or its agent (the “Applicant”). Such an application shall be made in accordance with the provisions of this Article 14.02.C.1.

Section 14.02.C Procedure:

- 1. Preliminary Development Plan:** Property may be submitted to the MUDOD regulations by a property owner or duly authorized applicant or agent filing a Preliminary Development Plan application which is approved in accordance with this subsection.
 - a. Process:** The approval process for a Preliminary Development Plan is an administrative action and subject to appeal per Chapter 2506 of the Ohio Revised Code. The review of a Preliminary Development Plan by the Zoning Commission and the Board of Trustees is not subject to a public hearing. The following is the process for approval of a Preliminary Development Plan:
 - i. Submission:** An applicant for a Preliminary Development Plan shall submit the required information, maps, plans, and application (see subsection 14.02.C.1.b Submission Requirements) to the Zoning Inspector for forwarding to the Zoning Commission.
 - ii. Zoning Inspector:** After the application is made to the Zoning Inspector, the following procedure shall be followed:
 - aa.** The Zoning Inspector shall review the submitted application for the Preliminary Development Plan to ensure the application is complete.
 - bb.** The Zoning Inspector shall forward the Preliminary Development Plan application to the Zoning Commission.
 - iii. Zoning Commission:** The Zoning Commission is a recommending body regarding the Preliminary Development Plan. The Zoning Commission shall review the Preliminary Development Plan and provide a written recommendation to the Board of Trustees based upon the plan's compliance with the regulations and standards in this Article 14.02 and any other development and design standards applicable to the MUDOD. Such an application may be recommended for approval, approval with conditions, or denial. If the recommendation is for denial, the written non-binding recommendation shall list specific sections of the Zoning Resolution with which the proposal does not comply.
 - iv. Board of Trustees:** The Board of Trustees is the approving body for the Preliminary Development Plan. The Board of Trustees shall consider the Preliminary Development Plan and shall approve, approve with conditions, or deny the Preliminary Development Plan based upon the plan's compliance with the regulations and standards in this Article 14.02 and any other development and design standards applicable to the MUDOD. If the plan is denied, the Board of Trustees shall provide specific findings of fact and conclusions of law for the denial of the Preliminary Development Plan.
 - b. Submission Requirements:** The applicant for a Preliminary Development Plan shall submit fifteen (15) copies of an application and other required plans and documents to the Zoning Inspector. The Preliminary Development Plan shall illustrate the general layout of the site in accordance with MUDOD standards in terms of locations of uses, permitted densities, vehicular circulations routes, and other characteristics of the proposed development. It is intended to provide general, high-level plans but with specific regulations and commitments regarding uses, setbacks, density of development, parkland and open spaces, and other standards and requirements for the development and operation of uses in the district. Specific and more detailed plans for development shall be reviewed as part of one or more Final Development Plans. The Preliminary Development Plan shall include the following in text or drawing forms:

- i.** The proposed size, location, and boundaries of the MUDOD, in map form at a scale of at least 1" = 200', showing topographic contours of at least 2' intervals, existing and proposed structures, and structures within 200' of the development tract.
- ii.** A survey plat and a legal description of the boundaries of the MUDOD, prepared and stamped by a registered surveyor in the State of Ohio.
- iii.** A "Development Standards Text" which details permitted, conditional, and other allowable uses to be developed and operated in the MUDOD and which provides development standards, requirements, and guidelines specific to the property in furtherance of Section 14.02.E below.
- iv.** Identification of environmentally sensitive areas such as the 100-year floodplain, bodies of water, forested areas, and wetlands
- v.** Preliminary general provisions for surface drainage, to the extent known. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades shall be documented.
- vi.** Water supply and sanitary sewage disposal feasibility shall be indicated by the appropriate agency at the time of the Preliminary Development Plan. Centralized sanitary sewage disposal systems, if necessary, shall be provided subject to the appropriate district and Ohio Environmental Protection Agency approval. If on-site centralized sewage disposal systems are proposed, the applicant shall indicate who shall be responsible for their operation and maintenance and shall provide a letter from the appropriate county or state agency declaring the site feasible for such systems, and for the anticipated sanitary flows.
- v.** The relationship of the proposed development to existing and probable uses of surrounding areas, including existing zoning classifications, future land use map designations, easements, rights-of-way, proposed drainage, and public utilities.
- vi.** Proposed locations and sizes of any public land dedications and private or public reserve areas and open spaces and a proposed description of their use and maintenance.
- vii.** Preliminary Traffic Impact Analysis and preliminary mitigation proposals such as turning lanes, signals, roundabouts, or widenings to alleviate the impacts of new traffic shall be described. This analysis does not include a full traffic impact analysis, which is to be provided along with the first Final Development Plan application in a MUDOD.
- ix.** Existing and proposed public rights-of-way, access points, and highway or street easements.
- x.** Locations of any existing buildings or permanent facilities.
- xi.** General layout of proposed internal road system, indicating the proposed vehicular right-of-way; general locations of principal public streets; general routes of pedestrian circulation, bike paths, trails, and sidewalks.
- xii.** Proposed architectural standards for buildings and structures. Details at this stage may be included in the Development Standards Text and using images, renderings, and/or

elevation drawings. Images, renderings, and drawings demonstrating architectural character may be conceptual in nature at this stage to demonstrate design intent and quality.

xiii. Emergency service provisions (letter from fire and police/sheriff departments stating whether or not services are available, capacity, and any regulatory requirements that need to be met).

xiv. General phasing plans, provided that such plans may be revised as part of a Final Development Plan in order to address market conditions or engineering or infrastructure needs.

xv. Any other supplemental information as required by the Zoning Commission and/or Board of Trustees to properly review the submitted Preliminary Development Plan, or as determined by the Applicant to be necessary or helpful in presenting its intentions and commitments for the proposed development.

c. Required Findings for Approval of a Preliminary Development Plan: The Zoning Commission and the Board of Trustees shall approve an application for a Preliminary Development Plan provided that they find that the proposed plan complies with the regulations and standards in this Article 14.02.

d. Preliminary Development Plan Approval Period: The approval of a Preliminary Development Plan shall be effective for a period of one (1) year from the date of legally effective approval from the Board of Trustees in order to allow for the preparation and submission of a Final Development Plan application. No zoning amendment passed during this one (1) year period shall affect the terms under which approval of the Preliminary Development Plan was granted. If a Final Development Plan has not been filed for at least some portion of the MUDOD within this one (1) year period, then the Preliminary Development Plan approval shall expire unless the Board of Trustees has approved an extension of this time limit. A single extension with a maximum period of one (1) year may be considered by the Board of Trustees. Absent such an extension, no use shall be established or changed, and no building, structure or improvement shall be constructed until a new Preliminary Development Plan has been re-submitted to and approved by the Township Board of Trustees. Such application shall be subject to the same procedures and conditions as an original application and shall commence at the Preliminary Development Plan stage. However, resubmission is not an application for a zoning amendment and the zoning does not revert at any time to the previous zoning district or any other zoning district. The new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing.

e. Modifications: Any modification request to an approved Preliminary Development Plan shall be described in a MUDOD Modification Application and submitted to the Zoning Inspector. A final decision shall be made upon the modification request within 60 days of the filing of an application. Such modifications are intended to include major modifications to the rules, regulations, plans, and/or commitments to an approved Preliminary Development Plan, including but not necessarily limited to changes in allowable uses, increases in permitted density of development, or adding or subtracting property from an approved Preliminary Development Plan. The following process shall be followed for approval of the request:

i. Zoning Commission: Modification requests shall be forwarded to the Zoning Commission for consideration. The Zoning Commission shall review the modification and shall make a written non-binding recommendation with findings of fact and conclusions of law to approve,

approve with conditions, or deny the requested modification, which shall then be sent to the Board of Trustees.

ii. Board of Trustees: The Board of Trustees is the approving body for the modification of a Preliminary Development Plan. The Board of Trustees shall consider the modification of a Preliminary Development Plan and shall approve, approve with conditions, or deny the modification based upon the plan's compliance with the regulations and standards in this Article 14.02 and any other development and design standards applicable to the MUDOD. If the modification of a Preliminary Development Plan is denied, the Board of Trustees shall provide specific findings of fact and conclusions of law for the denial of the same.

2. Final Development Plan: A Final Development Plan application shall be required to be filed and reviewed in accordance with this Section 14.02.C.2.

a. Process: The approval process for a Final Development Plan is an administrative action and subject to appeal per Chapter 2506 of the Ohio Revised Code. The review of a Final Development Plan by the Zoning Commission and the Board of Trustees is not subject to a public hearing. The following is the process for approval of a Final Development Plan:

i. Submission: A Final Development Plan shall only be submitted if a Preliminary Development Plan for the MUDOD has previously been reviewed and approved by the Board of Trustees. A Final Development Plan can be filed for all or any portion of the property that was included in the approved Preliminary Development Plan, it being the intent that a MUDOD may have multiple Final Development Plan applications filed for review and approval for various phases or aspects of a development. An applicant for a Final Development Plan shall submit the required information, maps, plans, and application to the Zoning Inspector for forwarding to the Zoning Commission.

ii. Zoning Inspector: After the application is made to the Zoning Inspector, the following procedure shall be followed:

aa. The Zoning Inspector shall review the submitted application for the Final Development Plan to ensure the application is complete.

bb. The Zoning Inspector shall forward the Final Development Plan application to the Zoning Commission.

iii. Zoning Commission: The Zoning Commission shall review the Final Development Plan and provide a written recommendation to the Board of Trustees based upon the plan's compliance with the regulations and standards in this Article 14.02 and compliance with the Approved Preliminary Development Plan. Such an application may be recommended for approval, approval with conditions, or denial. If the recommendation is for denial, the written non-binding recommendation shall list specific sections of the Zoning Resolution for which the proposal does not comply.

iii. Board of Trustees: The Board of Trustees is the approving body for a Final Development Plan. The Board of Trustees shall consider the Final Development Plan and shall approve, approve with conditions, or deny the modification based upon the plan's compliance with the regulations and standards in this Article 14.02 and as set forth in the Approved Preliminary Development Plan. If the Final Development Plan is denied, the Board of Trustees shall provide specific findings of fact and conclusions of law for the denial of the same.

b. Submission Requirements: The applicant shall submit fifteen (15) copies of the Final Development Plan to the Zoning Inspector with the application. The Final Development Plan shall include in text and/or drawing form the following:

- i.** A listing of all deviations from the approved Preliminary Development Plan.
- ii.** A survey plat and legal description of the property that is the subject of the Final Development Plan application, prepared and stamped by a registered surveyor in the State of Ohio.
- iii.** Along with the first Final Development Plan application filed for a particular MUDOD, the developer shall supply Jersey Township with a Traffic Impact Study (TIS) addressing the impact on road infrastructure of all anticipated development within the MUDOD (as approved in the Preliminary Development Plan), and specifically taking into account the specific development that is the subject of the Final Development Plan application. The TIS shall be created in accordance with the requirements of applicable reviewing bodies under Ohio law. Traffic impacts and required mitigation measures shall be determined by those reviewing bodies. With each Final Development Plan application following the first one that is approved for a particular MUDOD, the applicant shall either (aa) update the TIS to address the specific development proposal that is the subject of the Final Development Plan application and obtain necessary approvals of the same from relevant reviewing bodies, or (bb) obtain written confirmation from these reviewing bodies that the development proposed in the Final Development Plan application fits within the parameters and assumptions of the approved TIS and therefore the TIS does not need to be updated. A Final Development Plan application may be approved before the TIS (or any update thereto) is approved by other applicable reviewing bodies, provided, however, that no zoning certificate shall be issued by the Zoning Inspector in accordance with such an application until such time as the applicant or property owner has provided the Zoning Inspector with written evidence that the TIS or an update thereto has been approved or that no update is necessary.
- iv.** An architectural design package including materials, colors, renderings, and dimensioned elevations for each non-residential, mixed use, or multi-family residential structure. For purposes of this subsection, “multi-family residential structures” shall include any single building containing seven or more separate dwelling units.
- v.** An architectural design package for residential structures other than multi-family residential structures. The design package is not required to include a design for every residential unit, but instead will provide specific parameters and requirements for designing individual homes or buildings with multiple dwelling units, balancing the need for designs to be permitted to differ from unit to unit based on customer and market preferences with the need to set baseline standards for architecture.
- vi.** Dimensional sign package indicating the character material, dimensions, location, shape, color(s) and illumination of all signs.
- vii.** Draft forms of covenants, conditions, and restrictions for any property owners’ associations or homeowners associations that will apply to the area covered by the Final Development Plan application, or confirmation that previously recorded covenants, conditions, and restrictions to the property within the Final Development Plan application prior to commencement of construction of improvements on that property.

viii. Final Development Plan drawings shall be to a scale of at least 1" = 100' and will illustrate the following:

aa. Provisions for water, fire hydrants, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness including a grading plan. Line sizes and locations, detention basins, and drainage structures shall be drawn.

bb. Locations of all lot lines and rights-of-way.

cc. Dimensions and locations of all proposed structures, buildings, public streets, any other public or private facilities, the proposed pedestrian and bike path systems, the arrangement of internal traffic circulation, including private access roads and drives, and lane and other pavement markings to direct and control parking and circulation.

dd. Landscaping and buffering plans.

ee. Location of parks and other public facilities as well as private or public reserves and open spaces.

ff. Lighting plan, including but not limited to light pole heights and locations, building accent lighting, pedestrian lighting, and foot-candle calculations across the site and at the perimeter boundaries of the MUDOD. Lighting plans for individual homes shall not be required, but lighting for these structures shall be compliant with any applicable standards and requirements set forth in the Development Standards Text.

gg. Drawings that are a part of the Final Development Plan shall bear the seal of an architect, landscape architect, and professional engineer licensed to practice in the state of Ohio, with respect to the design of each professional.

c. *Final Development Plan Approval Period:* The approval of a Final Development Plan shall be effective for a period of three (3) years in order to allow for the filing and recording of a final subdivision plat, if platting is required by applicable law, and the commencement of construction of improvements on the site. No zoning amendment passed during the established approval period shall affect the terms under which approval of the Final Development Plan was granted. If the required final subdivision plat has not been approved and recorded, and/or construction has not commenced within the established approval period, then the Final Development Plan shall expire, unless the Board of Trustees grants an extension of the time period for up to an additional one (1) year. Upon expiration, no use shall be established or changed, and no building, structure or improvement shall be constructed until a new Final Development Plan has been re-submitted to the Zoning Inspector. Such resubmission applications for approval shall be subject to the same procedures and conditions as an original application. However, resubmission of a new Final Development Plan is not an application for a zoning amendment and the zoning does not revert at any time to the previous zoning district or any other zoning district.

d. Modifications: Any modification request to an approved Final Development Plan shall be described in a MUDOD Modification Application and submitted to the Zoning Inspector. The following process shall be followed for approval of the request:

i. Zoning Commission: Modification requests shall be forwarded to the Zoning Commission for consideration. The Zoning Commission shall review the modification and shall make a written non-binding recommendation with findings of fact and conclusions of law to approve, approve with conditions, or deny the requested modification, which shall then be sent to the Board of Trustees.

ii. Board of Trustees: The Board of Trustees is the approving body for the modification of a Preliminary Development Plan. The Board of Trustees shall consider the modification of a Preliminary Development Plan and shall approve, approve with conditions, or deny the modification based upon the plan's compliance with the regulations and standards in this Article 14.02 and any other development and design standards applicable to the MUDOD. If the modification of a Preliminary Development Plan is denied, the Board of Trustees shall provide specific findings of fact and conclusions of law for the denial of the same.

Section 14.02.D Allowable Uses: An applicant for a MUDOD shall provide, within the Development Standards Text that is required to be filed as part of a Preliminary Development Plan application, a detailed list of permitted uses, which will be allowed to be developed and operated within the district. A mix of use types within the MUDOD is encouraged. In order to achieve a mixed-use development, a MUDOD Preliminary Development Plan shall be required to permit the development and operation of at least one type of residential use and at least one type of commercial or institutional use. The below table lists the types of uses that represent the character of the area encompassed by the MUDOD and may be approved as part of a Development Standards Text. Unless otherwise prohibited in Section 14.02.E, the Trustees, upon the recommendation of the Zoning Commission, may approve other uses within a Development Standards Text, but not included in the below table, provided the Trustees determine and document that such uses are similar in nature and character to the below uses and will not adversely affect adjacent property and/or the public health, safety, and general welfare.

This area intentionally left blank.

Permitted Commercial Uses	Permitted Residential Uses
Assisted Living Facilities	Dwelling, One Unit
Auto-oriented uses such as (but not limited to) fuel stations and electric vehicle charging stations	
Bank	Dwelling, Two Unit
Beverage Sales, Alcoholic	Dwelling, Tri-Plex
Beverage Sales, Micro Brewery	Dwelling, Multi-Unit
Business, Retail	
Commercial Recreational Facilities, Indoor	
Commercial Recreational, Outdoor	
Conference, Event, and Banquet Centers	
Day Care Centers	
Drive-throughs, in association with another permitted use	
Early Childhood Education Center	
Flex-Retail/Office Small Warehouses	
Flex Office - Laboratory/Research/Development	
Food Cart or Food Truck, subject to Section ###	
Health Care Facilities and Hospitals	
Hotels and Motels	
Institutional - Art Galleries, Libraries, and other similar uses	
Maker Space (Entrepreneurial Centers)	
Mixed Use Buildings* <small>* A Building that contains retail, office or entertainment uses on the ground floor and residential units on the upper floors. It can include studio, one, and two bedroom units on the upper floors.</small>	
Nursing Home	
Offices, administration, business, medical or professional	

Permitted Commercial Uses, Continued	
Outdoor Service Facilities	
Park, Neighborhood	
Park, Community or Regional	
Personal Services	
Pet Grooming Services	
Places of Assembly	
Primary and Secondary Schools	
Restaurants	
School, Technical and Post Secondary	
Wineries	

Section 14.02.E Prohibited Uses. The following uses are prohibited within the MUDOD.

1. Uses not specifically authorized by an approved Development Standards Text and Preliminary Development Plan in accordance with the MUDOD.
2. Motor-vehicle sales, pawn shops, check cashing or short-term loan establishments as a primary use, tattoo parlors, and skill game establishments are strictly prohibited.
3. The outdoor storage of inoperable, unlicensed or unused vehicles, including trailers detached from semi-tractors, for a period exceeding fourteen consecutive (14) days is prohibited.
4. The outdoor storage of boats and recreational vehicles is prohibited.
5. No trailer or equipment of any type shall be parked in front of the established front building line on any Lot within the applicable subarea. If a structure is located on said Lot, the building line shall be considered the front wall of the structure.
6. Adult Entertainment Establishments as defined in Section 17.11 of the Jersey Township Zoning Resolution are prohibited.
7. Truck service centers of any kind are prohibited.
8. No mobile home or movable structures shall be placed or occupied in this district, except in accordance with **Section ###.**
9. No trash, debris, unused property, or discarded materials shall be permitted to accumulate on any Lot or Parcel which creates an eyesore, hazard, or nuisance to the neighborhood or general public, as determined by the Board of Township Trustees. The

Board of Township Trustees shall also retain any and all statutory authority that it may be afforded regarding nuisances, including but not limited to the authorities provided in Section 505 of the Ohio Revised Code.

10. No commercial or business activity shall be conducted in a unit designed for residential use except for Home Occupations as provided within the Jersey Township Zoning Resolution.
11. Industrial and manufacturing uses..

Section 14.02.F Development Standards: The Development shall be designed in accordance with the planning and development principles included in this section. The Development Standards Text shall include standards that at a minimum address the following items:

1. **Arrangement of Buildings.** Building arrangement should respond to the surrounding existing expected uses and buildings.
 - a. Buildings must have a relationship to the street and should not be located in the center of the lot with parking surrounding.
 - b. A proposed development shall include appropriate buffers, open spaces, and setbacks and at a minimum must include the following:
 - i. A minimum setback of 50 feet from the Mink Street right-of-way line. This Mink Street setback shall include a landscaping treatment that is cohesive across all frontages on Mink Street throughout the entire MUDOD, with said design to be presented for review and approval as part of the first Final Development Plan application submitted for the MUDOD.
 - ii. Whenever a commercial use abuts property located adjacent to but outside of the MUDOD that is zoned or planned for one unit dwellings, it shall include a minimum six (6) foot tall mound running parallel to the lot line abutting the existing residential use and shall include a landscape buffer on the mound which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of 10 feet above ground level. Existing trees, streams, and other significant natural resources shall be preserved and taken into consideration when determining mound placement. The final mound location shall be determined and controlled by the Final Development Plan approved by the Board of Township Trustees.
 - d. Buildings, structures and parking areas shall be designed and located to preserve natural features including, but not limited to tree rows, woodlots greater than one (1) acre, stream corridors, and steep slopes.
 - e. The Development Standards Text shall include the required minimum requirements for individual lots within a Preliminary Development Plan. These standards shall include: minimum lot size; front, side and rear setbacks; and maximum building height.

2. Open Space. Open Space shall be incorporated into the site design.

a. Open space should be well designed, contiguous, and used to preserve woodlots greater than one (1) acre, tree rows, stream corridors, and any other significant natural features on the site.

b. An open space maintenance plan is required and must demonstrate long term maintenance of the open space.

c. Identify ownership of open space and how it will be preserved as open space in perpetuity.

d. A minimum of ten percent (10 %) common open space shall be provided. When calculating the amount of open space being provided, stormwater management basis, wetlands, and streams shall count toward the minimum requirement. This requirement shall be measured across the entirety of the property to which the MUDOD applies, rather than to individual developments that are part of a multi-development MUDOD. Required front, side and rear yard setbacks on individual lots shall not count towards the required open space.

3. Density. The overall density of an approved Preliminary Development Plan shall not exceed twelve (12) dwelling units per gross acre.

4. Storm Water. Storm Water management should be coordinated within larger developments to reduce the number of retention/detention ponds required. On single site development, storm water management must meet all applicable standards of NPDES (National Pollutant Discharge Elimination System) Phase II storm water program. Retention/Detention Basins shall be designed to appear natural and not engineered in terms of shape, water level, slope and treatment of the freeboard. Appropriate planting shall be located around the pond to facilitate a natural appearance. The slope of the edge shall continue into the natural water level to provide a shelf and not a steep drop off for safety. A maintenance plan must be submitted as part of the zoning text and approved by the Board of Trustees.

5. Parking & Circulation. All developments shall at the time of development provide off street parking. The layout, service areas, entrances, exits, signs, lighting, and landscaping shall be designed to minimize adverse impact on the community character. Parking shall be designed and located so as to not be a dominant component of the aesthetic of the site. Landscaping shall be used to minimize the impact of parking lots.

6. Vehicular Circulation and Access. Vehicular circulation shall provide adequate connections to the existing street network. Internal streets shall be organized and efficient to provide safe vehicular and pedestrian access to and within the site. Visibility at intersections shall comply with Section 16.09 of the Jersey Township Resolution.

7. Lighting. Lighting of the site shall be designed to minimize adverse impacts on the community, the adjacent properties, and the public right-of-way. All light fixtures shall be full cut-off type fixtures except for decorative light fixtures. The maximum illumination at a Lot Line that abuts a lot zoned for single family or multi-family uses shall be 0.3 foot-candles. The maximum illumination at a Lot Line that abuts any other use shall be 1.0 foot-candles.

8. Pedestrian Amenities. Pedestrian amenities and accommodations shall be included in the design of the site and provide connections for non-vehicular users of the site.

9. Landscaping & Buffering. All sites must be well landscaped and buffered to minimize the impacts of certain site components including trash receptacles, storage, parking, utilities and mechanicals. Additionally, provisions for street trees along public roadways and internal streets must be included.

10. Signage. All signs and graphics within the MUDOD shall be compatible in size, location, height, material, shape, color, and illumination, taking into account different use types throughout the development. A master signage plan for all portions of the MUDOD may be submitted as part of a Final Development Plan application, or signage regulations particular to the property that is the subject of a particular Final Development Plan application shall be submitted if no master signage plan has been approved.

a. Signs shall contribute to an overall cohesive design of the site, not dominate the landscape and avoid visual clutter.

b. Signs shall be compatible with building architecture, the overall site design and the community.

c. Sign placement shall not create a vehicular sight distance limitation or other visual barrier and it shall not otherwise create a safety hazard that will adversely affect the public health, safety, or general welfare. The use of clear sight triangles at roadway and driveway intersections is required to ensure that motorists have the greatest sight distance available to them before entering or exiting a roadway.

11. Design Standards. Buildings shall enhance the character of the community. The aesthetic of Jersey Township shall guide the selection of architectural style, materials, composition, scale, proportion, and colors in the MUDOD District.

a. All buildings shall have a presence on the street and contribute to the aesthetic of roadway corridors in Jersey Township.

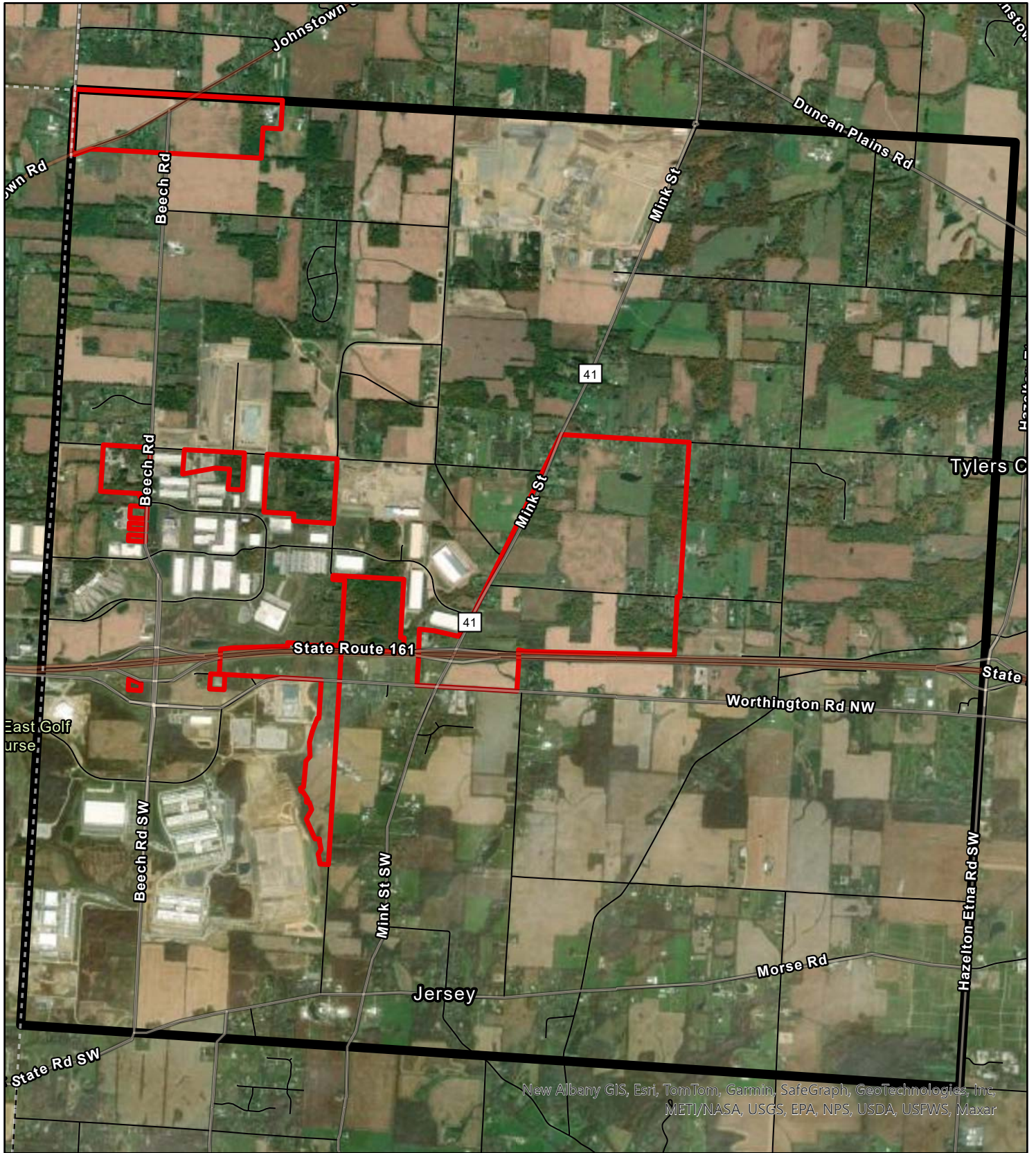
b. Building architecture shall reflect the community character, and be constructed with high quality materials.

c. Buildings shall have scale, mass and bulk appropriate to the community, the site and the adjacent properties.

12. Compliance with Existing Development Standards. All other development standards applicable to site development shall be required to be followed including, but not limited to:

- a. Floodplain regulations.
- b. Subdivision regulations.
- c. Requirements for storm water management.
- d. Access management requirements.

Jersey Township Mixed Use Overlay District - MUOD



 Mixed Use Overlay District - MUOD

 Jersey Twp border

