



**CALFEE
ZONING**
FROM BARRIERS TO OUTCOMES

Orange Township

Zoning Diagnostic Report

MARCH 2020

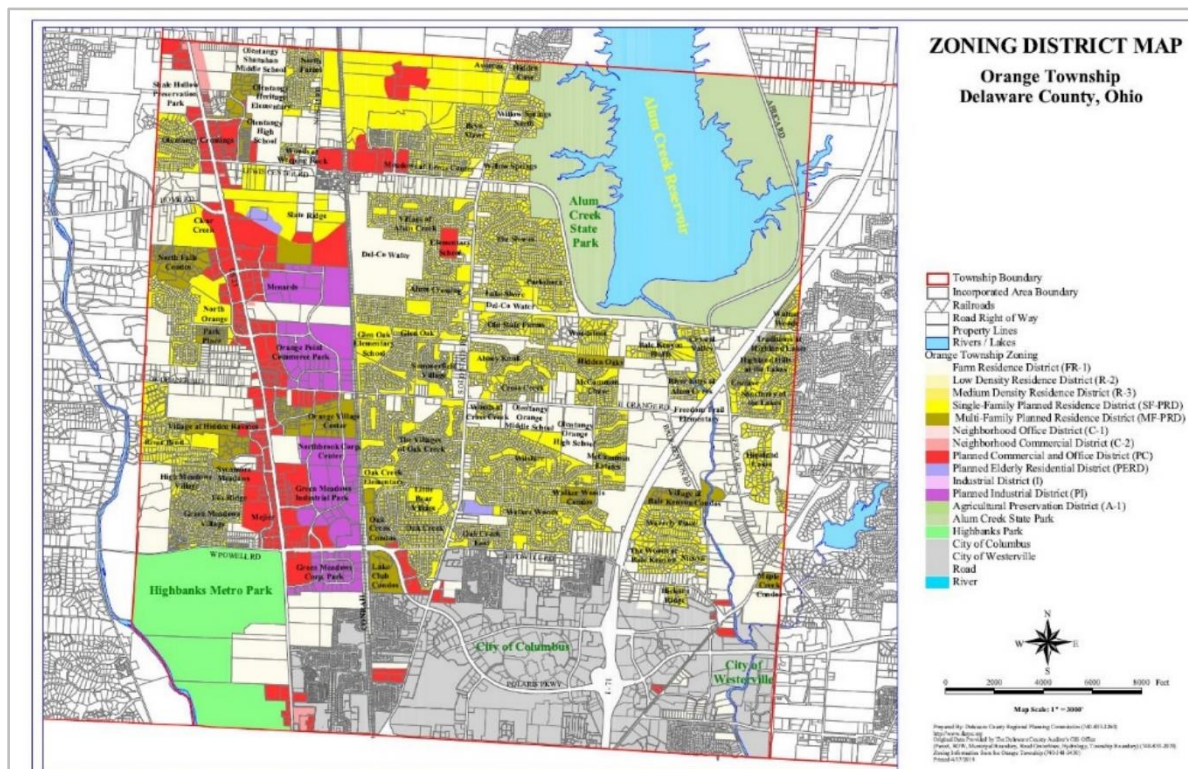


Introduction

This diagnostic report (this “Report”) is an assessment of the extent to which the zoning regulations codified under the Orange Township Zoning Resolution (the “Zoning Resolution”) advance or serve as a barrier to the land use strategies and vision set forth in the Planning Orange Comprehensive Land Use Plan (the “Plan”) dated November 19, 2018. As the Township reevaluates the Zoning Resolution, this Report is an important first step to informing, highlighting and coalescing the Township around those regulations that are not advancing the land use-related goals in the Plan.

This Report is not scientific and is based on our best professional judgment and experience with Zoning Codes and best practices throughout Ohio and beyond. In place of those outdated regulations, this Report makes general recommendations for updated regulations that will advance the Township’s land use goals and vision.

We hope that you find this Report useful and illuminating as the Township reviews the Zoning Resolution.



Zoning Map

General Principles Applied

Our review, analysis, conclusions and recommendations in this Report are guided by three general principles:

1. Zoning Should Respect Existing and Reflect Desired Development Patterns.

Regulations that fail to relate or respond to existing development patterns or fail to promote the community's vision for future development patterns erode the relevance of both the existing and planned built environment. Places that lose their relevance experience a decline in demand and investment. Supply ultimately exceeds demand, property values drop, and investment becomes less and less likely over time.

Zoning should be a tool to implement the community's vision in its plan. To do so, zoning districts should be focused less on use segregation, which can lead to disjointed development patterns, and more on the desired character of the unique areas of the Township.

2. Zoning Should Regulate Only What Actually Needs to Be Regulated and Focus on Desired Outcomes.

Regulations that do not justify government intervention or merit investment of precious local government resources should be reconsidered and removed if possible. First and foremost, zoning regulations that no longer relate to any public interest may not be enforceable if challenged. Even if they are not challenged, they are unlikely to be enforced since they do not address any actual or potential public harm. Expending resources administering zoning regulations that do not address actual or potential public harms can create unproductive friction in the process and an unnecessary expenditure of local government resources.

Regulations that impose requirements that are out of context and do not respect or relate to the existing development pattern unnecessarily require administrative relief and numerous approvals when a development is proposed. This adds expense and uncertainty, which increases the cost of investment and may result in less desirable development outcomes. It also requires significant governmental resources to administer these processes. When the costs of administering a regulation outweigh the benefits, such regulation should be reconsidered and potentially eliminated.

3. Zoning Should Be the Implementation of a Plan, not a Barrier to Achieving the Vision.

Outdated, confusing, inconsistent, and disorganized zoning regulations are often cumbersome to use and administer and can be an impediment to achieving a community's economic development goals and planning vision. Because zoning regulations are the implementation of a plan, the plan should lead, and the regulations follow. In many instances, much effort has been expended on the plan, but the zoning regulations are overlooked or revised in a disjointed or piecemeal manner. Zoning regulations that make it more difficult, or even impossible, to achieve the planning vision should be reconsidered and removed if possible.

For example, zoning regulations that are inconsistent, unclear, poorly worded, disjointed, disorganized, or confusing can be intimidating, time consuming, and costly for property owners, which may discourage investment. Likewise, cumbersome approval and administrative processes can add significant time and cost to property development and redevelopment.

This is not to say that the way should always be paved for development. Public review and input are a necessary and valuable part of the process. If the regulations and processes are based on the community's vision in the plan, then the public should be comforted in knowing that the regulations are setting the plan in motion. Clear, usable, defensible, and consistent regulations operate to protect the public visioning process while balancing the needs of property owners.

The Township's Land Use Strategies

The Plan is a vision for the Township's growth and development over the next several decades. Through extensive public engagement and a thoughtful analysis, the Township developed multiple goals and strategies related to Community Facilities, Utilities & Infrastructure, Transportation, Economic Development, Zoning & Land Use, Housing, Community Image, and Natural Resources & Conservation.

Four of the Plan's components include land use- and zoning-specific goals and strategies: Economic Development; Zoning & Land Use; Housing; and Natural Resources & Conservation. The following specific land use strategies are the benchmarks for our detailed analysis in this report:

Development Goals
1. Consider Amending the Zoning Resolution and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development
2. Develop More Commercial Uses that are Compatible with Orange Township's Community Character
3. Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities
4. Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards
5. Expand General Development Standards to ensure high quality aesthetics within sites and the built environment
6. Adapt to Township Growth Trends by Encouraging Housing Diversity
7. Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure.

Additionally, the County's subdivision regulations are an influential component of development patterns in the Township. They should also be reviewed against the Plan's land use goals, including the following goals:

"Encourage More Enhanced Street Design in New Developments," from the Transportation chapter;

"Increase Connectivity Inside the Township," from the Transportation chapter; and

"Encourage More and Safer Pedestrian Connections and Paths," from the Utilities & Infrastructure chapter.

Further, best practices in complete streets, trail/multi-use path planning, design, and implementation, streetscaping; and accommodating multi-modal transportation should also be considered. These items are beyond the scope of this report, but should be considered as part of any future revisions to the Zoning Resolution.

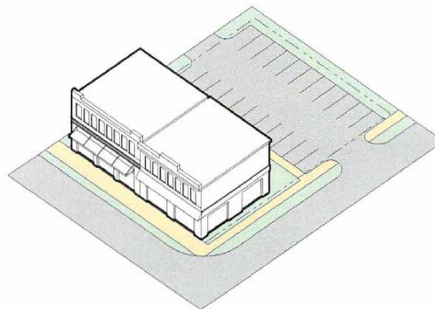


Orange Township Comprehensive Plan

General Observations

Before analyzing the specific provisions of the Zoning Resolution, we begin by providing general observations on the format and usability of the Zoning Resolution. The following are our general observations:

Subject	General Observations
Organization	There are several organizational changes that will improve the flow and readability of the document. The proposed organizational changes are as follows: • Create an administration and procedures section, and place all procedures within this section, instead of scattering procedural information throughout the document. • Create an introductory chapter that lays out the purpose, order of the document, conformance, effective date of adoption, etc. • The “District” sections should contain only the permitted uses, base development standards within tables, references to the generally applicable section, and graphics as needed.
Graphics	There are currently no graphics throughout the document, which should be included in districts where there is a desire to facilitate the kind of community character promoted in the Plan.
Tables	Throughout the document, users have to sift through multiple paragraphs of text to find base regulations and numeric standards that could easily be placed within a table. Put all base regulations in tables throughout the document.
Definitions	Many definitions are missing from the definitions section. Although it will take a thorough review to assess all missing definitions, the following were observed: most uses and accessory uses, most forms of signage, most developments standards (like setbacks, for example), accessory uses, terms relating to administration, and technical terms relating to buildings and sites.



Sample graphic of building typology

Development Goal Consistency Review and Analysis

Our analysis includes general observations, a review of permitted uses, and an assessment of each provision of the Zoning Resolution as it relates to the Development Goals. The attached consistency matrix contains the data underlying the conclusions and recommendations in this Report.

The consistency matrix includes specific comments and notes related to each provision of the Zoning Resolution. In completing the consistency matrix, we used our professional judgment and experience to determine whether a section (i) actively promotes each Development Goal, (ii) serves as a barrier to each Development Goal, or (iii) has no effect on or plays a necessary supporting role to each Development Goal.

It is important to note that those regulations identified as having no effect, or that play a necessary supporting role, should be reviewed and considered just as carefully as the other regulations to determine if there are ways that they may be amended or improved to promote the Development Goals.

As the Township revises its zoning regulations, each new or revised provision should support at least one of the Development Goals, including those provisions that are administrative or procedural.

The scores were highest for the following Development Goals:

1. Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure.
2. Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards.

These two goals scored highest as a result of language that is included in many Districts which promote a conservation style of development. Should the Township revise the Zoning Resolution, this language should be maintained. There are also robust lighting regulations which decrease light pollution.

The scores were lowest for the following Development Goals:

1. Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities.

The document is not organized in a manner that improves the zoning and development process by making it more efficient. The District sections include a lot of superfluous text that ensures that the reader will spend increased time to find regulations. The use of tables would greatly improve the readability of the document. Information about procedures should be standardized and centralized within one new administration and procedures chapter.

2. Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development.

Pedestrian-oriented development will be challenging to achieve under the current Zoning Resolution. The regulations generally promote urban fabric that is removed from the street and does not contribute to the street wall, with buildings that are spaced out. This requires that pedestrian travel long distances by foot because uses are far from each other, usually on roads with high-speed traffic and is not conducive to a walkable environment.

Overall, the provisions of the Zoning Resolution do not advance the Development Goals or could be doing more to advance them. The table below illustrates the method of scoring, which we applied to each provision of the Zoning Resolution within the attached consistency matrix.

Consistency Matrix Symbols		
Actively promotes each Development Goal	Does not support Development Goals	Either has no effect on or plays a necessary supportive function
		

1. Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development.

Scoring Summary (out of 163)

=	+	!
78	1	84

Summary

The desire for increased pedestrian-oriented development and pedestrian connectivity is a strong theme throughout the Plan. Development regulations within the Zoning Resolution have facilitated an automobile-dominated environment. Revisions to the zoning regulations will need to address the sparse development patterns through amending the following base development regulations: large front setbacks, excessive parking minimums, excessively low densities, and pedestrian-oriented signage in areas where there is a desire to facilitate a pedestrian-oriented environment. Furthermore, the following regulations could be added to supplement the pedestrian environment: street trees, wide sidewalks, smaller block sizes within the subdivision regulations, mandate that all street facing walls must have a minimum number of windows or transparency, anti-monotony standards, and a greater mix of uses.

We know that pedestrian-oriented design can create a strong sense of place, create vibrancy, and act as an anchor for a community. The strategic revision of development standards in targeted areas will positively impact the economy, sustainability, and vibrancy within the Township.

The creation of the US-23 Overlay District will provide an opportunity to implement more sustainable development standards that implement the Township's vision. The Plan's goals for good design and walkability should be integrated as part of the Overlay District development process.

Positives

The first part of this goal states that the Township should "Consider amending the Zoning Code and Map." The completion of this report is a positive first step in accomplishing this goal.

Orange Township has an excellent school district, greenspace, and other features that are attracting new residents. Although Evans Farm was not able to facilitate their development under any existing zoning districts (they instead received permission for two planned districts – one residential and one commercial), it shows that high-quality developers are seeking out Orange Township. Evans Farm will create a sense of place and community that the Township can promote elsewhere given that there will be an existing model that provides varied housing types, and walkable neighborhood amenities. Within the Plan, residents showed a desire for greater density in strategic areas.

Barriers

Orange Township is unique in that so much of the Township has been developed under Planned Districts. The Township should assess where new zoning districts can replace Planned Districts, and whether landowners would be amenable to that change. This will permit a greater ability to implement the goals of the Plan related to pedestrian-oriented development, and it will relieve property owners from having to get planning approvals from the Zoning Commission when they desire to redevelop their properties. If property owners are not amenable, then the Township should designate focus areas where pedestrian-oriented regulations will be implemented and enforced.

Ironically, given the limitations within the development standards within most of the planned districts, property owners will likely have more flexibility under new zoning districts relative to the current planned districts. The Planned Industrial District may undergo redevelopment and infill development in coming years, and a new zoning district could give property owners increased flexibility through smaller setbacks, higher building height maximums, and an increase in the number of permitted uses. “Bonuses” for development standards could be created to entice developers to integrate pedestrian-oriented designs and amenities into projects.

2. Develop More Commercial Uses that are Compatible with Orange Township's Community Character.

Scoring Summary (out of 163)

=	+	!
78	3	82

Summary

Orange Township has strong commercial corridors along US-23 and Powell Road. The vast majority of the zoning along these corridors is the Planned Commercial and Office District (PC). The parcels of land along those corridors that are undeveloped or underdeveloped will be intuitive places for commercial development in coming years. Not only will commercial development likely come to these parcels, but there is ample opportunity for infill development. The Township should evaluate the best means to facilitate quality infill development that helps to create a sense of place and amenities for residents as the community grows. The Township should consider developing regulations for outlots, shared parking, and implement mandatory rear yard parking.

US-23 is auto-oriented, but there is attractive landscaping, greenspace, and architecture that is consistent with high-quality suburban retail environments. The lack of sidewalks combined with the width and speed on US-23 mean that design cannot currently orient toward pedestrians. The Plan states that there is a lack of pedestrian connectivity on US-23. It should be considered whether a multi-use path within Highbanks Metro Park could be extended northward, given that there is a substantial amount of greenspace adjacent to US-23. Communities are finding that bike paths and trail connections within commercial areas can greatly improve vibrancy.

Positives

It is positive that Orange Township has a corridor that is such a strong anchor for commercial activities and workers along US-23. As the community grows, a revision of the Zoning Resolution will provide opportunities to improve this commercial corridor and create the strong sense of place that the community desires. The Township should think critically about where undeveloped or agricultural land will face development pressures, and critically assess the zoning regulations in those areas. Furthermore, there is a lot of opportunity to increase the kinds of commercial uses, and the mix of uses present in most of the non-residential districts.

Barriers

Planned Districts have relatively restrictive development standards, and there is a strong argument that more flexibility could be given under new, revised zoning districts within strategic locations. If there is a reticence to re-zone planned districts, then there should be a focus on promoting infill development within the existing planned commercial districts.

3. Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities

Scoring Summary (out of 163)

=	+	!
53	1	109

Summary

As stated in the Development Goal Consistency Review and Analysis section above, this section had the lowest scores due to the organization and layout of the Zoning Resolution. Chapters and sections should be reorganized to give the document better clarity and flow. When readers open the Zoning Resolution, it is likely they will seek out the zoning district that applies to their property, and they will seek out the base standards within that zoning district. The base regulations should be as straightforward as possible, and in the current zoning resolution they are challenging to find. The lengthy descriptions and preamble for development standards could be condensed or removed and the applicability of zoning districts should be standardized and listed in one location. The addition of an introduction chapter can orient readers that are unfamiliar with navigating a zoning code, and the currently diffuse language on procedures could be condensed into an administration and procedures chapter.

Based on the number of planned districts, it appears that property owners seeking to develop have been steered toward planned districts. The number of planning approvals needed under planned districts may create added time and cost for some applicants. The flexibility usually afforded by planned districts is only partially present within the Zoning Resolution due to the restrictive development standards.

The definitions section contains ¼ of the definitions that should be present to ensure consistency in interpretation of the Zoning Resolution. A revised Zoning Resolution should contain a more robust definitions section.

Positives

Some of the sections will not require much revision, such as the sections pertaining to Severability and Repeal, Enforcement, Non-Conforming Uses, Floodplain Regulation, Satellites, Lighting Regulations, and Temporary Uses. This will allow the Township to focus on streamlining and revising the language for districts and general development standards.

Barriers

Many sections of the Zoning Resolution will require a substantial overhaul in order to streamline the text. The changes noted include the addition of an Administration and Procedures section, the substantial expansion of the definitions section, the Adult Entertainment and signage sections should be moved to the general development standards. Furthermore, several sections of the general development standards need to be expanded or added, such as standards for fences drive-thrus, use-specific standards, and accessory uses.

4. **Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards.**
5. **Expand General Development Standards to ensure high quality aesthetics within sites and the built environment.**

(These goals have been combined due to their similarity)

4. Scoring Summary (out of 163)

=	+	!
104	4	55

5. Scoring Summary (out of 163)

=	+	!
122	1	40

Summary

Although current development standards currently facilitate sprawled development patterns, the Plan indicates that many residents desire denser development, higher aesthetic standards for commercial development, and they desire a town center for the community. All of these goals will be difficult to facilitate under the current regulations. The community should consider appropriate locations for a town center and create a master plan to guide applicable development regulations, which would require strategic coordination of public space, pedestrian facilities, parking, and building form.

In areas where the Township seeks to elevate building design, consider design standards that focus on transparency, building form, anti-monotony, architectural elements, signage, and building materials.

The community already has an abundance of natural assets like Alum Creek State Park, Highbanks Metro Park, and State Hollow Preservation Park. Although these parks are identified on the zoning map, there is no reference to them within the Zoning Resolution. An open space district should be created that prohibits development within those areas unequivocally.

Positives

Throughout the residential districts, reference is made to cluster development that will protect sensitive environmental features on a property. The Township should continue to promote cluster development within new residential development. There are opportunities to make residential subdivisions even more sustainable by utilizing clustered development patterns while also relaxing density requirements. This will steer development onto less environmentally sensitive lands, while providing greenspace amenities for a greater number of residents.

Barriers

The current sparse development patterns are the Township's greatest barrier to sustainability and fostering a greater sense community character. As the Township grows, development standards should protect that natural beauty and greenspaces within a new open space district, while steering development strategically.

More robust landscaping standards would aid in facilitating high quality aesthetics, although it appears that properties developed within planned districts have installed attractive landscaping in many cases. There are many environmental benefits to planting guidelines within landscaping regulations, such as plant diversity (which aids in ecosystem diversity), reduction in invasive species, and maintenance of existing mature growth plants and trees.

6. Adapt the Township Growth Trends by Encouraging Housing Diversity.

Scoring Summary (out of 163)

=	+	!
85	1	77

Summary

Through both the use standards and the development standards, the ability of the Township to facilitate housing diversity is limited. The Neighborhood Commercial District has a residential unit maximum of three (3), while the Multi-Family Planned Residential District permits a maximum gross density of four (4) units per acre, which is a highly inefficient use of land within a multi-family district. The building height maximum is 35 feet, which is the same as the single-family districts, and should be increased. The relaxation of development standards for multi-unit structures should be a high priority within any revision of the Zoning Resolution.

The Township should consider increasing density requirements and furthermore creating density bonuses to facilitate provision of amenities, open spaces, or public art. Meetings should be held with local developers to get a better understanding of the kind of housing type demand they are currently witnessing in the Township, and what they anticipate in the future. Many communities on the fringes of high-growth cities are finding that their markets are ripe for multi-unit buildings given the rise of single-person households, the desire to minimize home-maintenance, and the demand for walkability.

Positives

Multi-unit structures could be potentially promoted as infill development within select commercial areas. Should the Township seek to create a town center, multi-unit development should line the Town Center to create vibrancy. Given that a Town Center should be walkable, residents in close proximity will ensure that there are patrons for new businesses and public spaces.

Furthermore, as the Township explores infill development within the commercial corridors, consider whether multi-unit complexes within the commercial districts could lead to the creation of mixed-use districts.

Barriers

Creating a regulatory environment conducive to housing diversity will require an overhaul of the current zoning regulations that apply to residential properties. The locations around the Township that will see development pressures should be identified, and developers should be steered toward development under zoning districts that promote housing diversity, instead of planned districts.

7. Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure

Scoring Summary (out of 163)

=	+	!
104	7	52

Summary

As stated above, the Township has tremendous natural assets in Alum Creek State Park, Highbanks Metro Park, State Hollow Preservation Park, and Alum Creek Lake. Technically, there is currently no zoning applied to these places. A zoning district that protects these natural resources, as well as other greenspaces, should be created. Sensitive riparian zones and watershed areas should also fall under the open space district to the greatest degree possible.

Within the current Zoning Resolution, it is positive that conservation development is encouraged. Development bonuses for the installation of green infrastructure should be included in the conservation development language. Green infrastructure has shown to have a multitude of positive effects on a community, from decreased flash flooding risk to less spending on infrastructure and better water quality. Green infrastructure has the ability to partially mitigate the pollution and negative aesthetics created by expansive parking lots and increased development.

Positives

The current floodplain regulations, in addition to the promotion of conservation development, are effective in ensuring that development is steered away from sensitive flood zones around bodies of water. Language should be added to the floodplain regulations to more strictly regulate where fill is permitted near bodies of water, but this section of the ordinance otherwise provides strong protection for floodplains.

Barriers

There are currently limited landscaping standards within the Zoning Resolution, which could promote things like planting of native species, plant diversity, and improved aesthetics. The promotion of greenery is especially important in new subdivisions where land has been razed and can feel stark. Street trees should also be mandatory, especially in new subdivisions which frequently lack a tree canopy. Commercial corridors are also more inviting when there is a tree canopy and landscaping.

The excessive parking requirements create large expanses of asphalt that are neither sustainable, nor aesthetically pleasing. The Township should promote shared parking and decrease parking minimums, in addition to promoting landscaping and green infrastructure around parking lots.

Summary Conclusions and Recommendations

The following is a summary of our conclusions derived from the consistency analysis:

- The Zoning Resolution fails to effectively permit housing diversity and pedestrian-oriented development that could otherwise promote more vibrancy and character within the Township.
- Minimum parking requirements are excessive and contribute to the sparse development patterns.
- In most cases, setbacks, lot sizes, density standards, and building heights are currently prohibitive to creating the kind of character that is desired in the Plan.
- The generally applicable section is lacking regulations that should be present, such as context specific landscaping and buffering, streetscaping, context specific signage, parking reductions, drive-thru regulations, fencing regulations, accessory structure regulations, accessibility standards.
- The document would benefit from reorganization and streamlining.
- The ubiquitous application of Planned Districts for most of the land in the Township will create unique opportunities and challenges in the future.

In addition to this overall restructuring of the Zoning Resolution, we have the following recommendations with respect to updating the Zoning Resolution:

- Reorganize the document to standardize language that applies to multiple districts or sections (like conditional uses and applicability), add an introductory section, an administration and procedures section, and overhaul the definitions section.
- Enhance the readability of the Zoning Resolution by utilizing tables and graphics and assessing approaches to decreasing the density of text.
- Develop design guidelines and landscaping requirements that promote the kind of aesthetics the community desires.
- Remove districts that are not applied anywhere in the Township.
- Employ development regulations that encourage infill development within the Township's commercial corridors.
- Create an inventory of focus areas where the Township can apply new zoning districts that promote the community vision, and areas where Planned Districts can be replaced with new, more flexible zoning districts.

- Anticipate where future development pressures will occur and distill a vision for these areas.
- Increase density maximums and decrease minimum lot sizes wherever possible to begin utilizing land more sustainably and efficiently within the Township.
- Create an Open Space District to protect parks and natural areas.
- To increase redevelopment interest in the Planned Industrial Districts, promote modern uses such as co-working spaces, maker-spaces and breweries and distilleries.
- Revise the signage section and add common signage types that are clearly defined. Pedestrian-oriented signage should be mandatory in pedestrian-oriented districts. Streamline dimensions and measurements for signage. Remove the requirement for conditional use approvals for monument-style freestanding signs if they meet the standards of the Zoning Resolution.
- Transform the Zoning Resolution into a comprehensive set of district regulations that reduces the need to page back and forth between the various chapters, and where development regulations are clearly stated.

Conclusion

Our recommendations are both structural and substantive. Structurally, the updated Zoning Resolution would benefit from tables and graphics along with a total reorganization to assist with user-friendliness and navigability. Substantively, the Development Goals provide a template for a Zoning Resolution update that advances them.

 ! Does not support land use objectives + Actively promotes land use objectives = Either has no effect on or plays a necessary supportive function	Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	Notes
ARTICLE I – Title								
Section 1.01	=	=	=	=	=	=	=	This is standard zoning code language.
ARTICLE II – Purpose								
Section 2.01	!	=	=	=	=	!	=	Update the Purpose section to encapsulate the Townships goals related to pedestrian-oriented development, walkability, human-scaled design, and housing diversity. Consider adding an introductory chapter to orient users that are unfamiliar with zoning codes.
ARTICLE III - Interpretations of Standards								
Section 3.01	=	=	=	=	=	=	=	This is standard zoning code language.
ARTICLE IV – Definitions								
Section 4.01 - Definitions	=	!	!	!	!	!	=	The definitions should be moved to the back of the document to aid in the flow and readability of the document. Definitions should also be searchable for the reader. The definitions section is missing a notable number of uses and other terms used throughout the zoning resolution. A full inventory of missing terms should be created, and further defined.
ARTICLE V - Districts and Boundaries								
Section 5.01 - Zoning District Classifications	!	!	=	!	!	!	!	The title for section 5.01 doesn't match in the body text relative to the Table of Contents. The districts should be revised and re-organized. Where districts aren't mapped/applied anywhere, they should be removed. Many of the zoning districts have almost identical "Purpose" sections. Every district should, in theory, have a unique character which guides the creation of zoning standards. The goals from the Comprehensive Plan, combined with the intended and existing character of each district, should be integrated into the purpose statements, and furthermore, the zoning regulations should reflect those goals.
Section 5.02 - District Boundaries	=	=	=	=	=	=	=	The Township has a striking amount of Planned District. As the developments within the Planned Districts age, the Township should consider re-zoning these districts to accommodate infill development and redevelopment that meets the goals of the Comprehensive plan.
Section 5.03 - New Territory	=	=	=	=	=	=	=	Remove references to New Territory as the Township cannot annex land.
Section 5.04 - Rules for Interpretation of District Boundaries	=	=	=	=	=	=	=	This section is robust compared to other codes and effectively lays out interpretations for various scenarios where there may be questions about boundaries.
Section 5.05 - Zoning Map	=	=	=	=	=	=	=	This is standard zoning code language.
ARTICLE VI - Application of Resolution								
Section 6.01 - Conformance Required	=	=	=	=	=	=	=	This document does not have an administration and procedures section. A rewrite of the Zoning Resolution should include an administration and procedures chapter which clearly lays out procedures for property owners based on the planning approval(s) that they require.
Section 6.02 - Agriculture	=	=	=	=	=	=	=	This language effectively gives rights to agricultural businesses.

 Orange TOWNSHIP		Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	Notes
!	Does not support land use objectives								
+	Actively promotes land use objectives								
=	Either has no effect on or plays a necessary supportive function								
		=	=	=	=	=	=	=	The sections dealing with telecommunications towers should be moved to special section which contains all standards and regulations applicable to telecommunications towers. The location of telecommunications towers within residential districts may be regulated so long as there are legitimate concerns about reduction in property values and damaging aesthetic effects. The procedures for locating public utilities and railroads should be moved out of this section into a special use section, or into an administration/procedures section.
Section 6.03 - Public Utilities and Railroads									
Section 6.04 - Buildings Under Construction and New Construction		=	=	=	=	=	=	=	This language should be within a general introductory chapter.
Section 6.05 - Issued Zoning Permits		=	=	=	=	=	=	=	This should be within an administration and procedures chapter.
ARTICLE VII - Farm Residential District (FR-1)									
Section 7.01 - Purpose		!	!	!	=	!	!	=	The purpose statement does not reflect the many institutional uses within the FR-1.
Section 7.02 - Application		!	!	!	=	!	!	=	Every district has an "Application" section. This should be taken out, and standard language should be developed which makes reference to the zoning map. The only land that should be "not otherwise zoned" as stated in this section, should be recently annexed land, which should be specifically stated in this section. There should not be any unzoned land, and all zoned land shall be applied as per the zoning map.
Section 7.03 - Permitted Uses		!	!	!	=	!	!	=	The permitted uses are appropriate given the agricultural/residential nature of the district. The Township should consider whether the purpose and intent of the land currently zoned FR-1 is in keeping with the original intent of the district, and whether a wider range of uses could be permitted or conditionally permitted.
Section 7.04 - Conditional Uses		!	!	!	=	!	!	=	The preamble for conditionally permitted uses should be moved to an administration chapter.
Section 7.05 - Prohibited Uses		!	!	!	=	!	!	=	Given that the regulations that apply to conditional uses appear to be the same within each district (the same conditions by use), then this should be stated within one section instead of re-stated multiple times.
Section 7.06 - Development Standards		!	!	!	=	!	!	=	Permitted and conditional uses should be put into a table for readability.
Section 7.07 - Low Density Residential District (R-2)		!	!	!	=	!	!	=	Prohibited uses do not need to be stated, their omission from the "permitted" and "conditionally permitted" lists should clearly indicate that they are not permitted - preamble language should be added notifying that uses not listed are not permitted.
Section 7.08 - Medium Density Residential District (R-3)		!	!	!	=	!	!	=	The development standards should be clearly listed in a table so that the reader may easily discern the standards, instead of having to sift through text to find the standards. The measurement standards should be centralized into one section. To the greatest degree possible, the Districts section should contain permitted uses and development standards as clearly as possible given that this is what the user will chiefly want to find when they are sifting through the code.
Section 7.09 - Single-Family Detached Residential District (R-4)		!	!	!	=	!	!	=	The setback regulations should exist within the Districts section so that the reader does not have to jump back to 21.09. Explore whether the minimum lot size is too large thus leading to excessive variances for lot size.
ARTICLE VIII - Low Density Residential District (R-2)									

 ! Does not support land use objectives + Actively promotes land use objectives = Either has no effect on or plays a necessary supportive function		Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	Notes
Section 8.01 - Purpose	!	!	!	=	!	!	=	Given the goals for pedestrian-oriented development within the Comprehensive Plan, and the development pressures facing the Township, a more flexible approach to lot sizes and housing types should be considered. It appears that this district is no longer applied anywhere in the Township, and if so, it should be removed from the Zoning Resolution.	
Section 8.02 - Application	!	!	!	!	!	!	=	The application of this zone should refer to the zoning map instead of lot size. 8.02 states, "All lands which are to be used for single family lots of less than one acre but at least twenty thousand (20,000) square feet in area shall be controlled by the provisions of this article". This could create undue legal conflict with the zoning map. All properties, with the exception of recently annexed land, should have a zoning designation and the zoning map should be referenced.	
Section 8.03 - Permitted Uses	!	!	!	!	!	!	=	It is positive that the Zoning Resolution specifically calls out projects designed for watershed protection, conservation of soil or water or for flood control. The Zoning Resolution could further support these types of projects and offer development bonuses, especially near environmentally sensitive areas.	
Section 8.04 - Conditional Uses	!	!	!	!	!	!	=	The preamble for conditionally permitted uses should be moved to an administration chapter. Given that the regulations that apply to conditional uses appear to be the same within each district (the same conditions by use), then this should be stated within one section instead of re-stated multiple times. Permitted and conditional uses should be put into a table for readability.	
Section 8.05 - Prohibited Uses	!	!	!	!	!	!	=	Prohibited uses do not need to be stated, their omission from the "permitted" and "conditionally permitted" uses should clearly indicate that they are not permitted. Language should be added to the beginning of the Districts chapter that specifies that uses omitted from the use table in any district are not permitted.	
Section 8.06 - Development Standards	!	!	!	!	!	!	=	The applicability of the district based on lot size is confusing, as is the Lot Area standard within this section. There should be a cut and dry lot area standard that should be plainly stated in a development standard table. The lot frontage reference to 7.06 is also confusing. The addition of anti-monotony standards would ensure that new residential building is of high quality.	
ARTICLE IX - Medium Density Residential District (R-3)									
Section 9.01 - Purpose	!	!	!	!	!	!	!	The allowance of multi-family units within this district is positive, however, the refence to recreation is confusing, as is the reference to "when large number of units are not involved" - if this is a reference to density or a maximum number of units, then that should be more clearly stated.	
Section 9.02 - Application	!	!	!	!	!	!	!	The application of this district should refer to the zoning map and not uses nor development standards.	
Section 9.03 - Permitted Uses	!	!	!	!	!	!	!	Given the greater awareness about food deserts, consider where small, neighborhood grocers could be mixed with denser residential uses.	

 ! Does not support land use objectives + Actively promotes land use objectives = Either has no effect on or plays a necessary supportive function		Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	Notes
									The preamble for conditionally permitted uses should be moved to an administration chapter.
									Given that the regulations that apply to conditional uses appear to be the same within each district (the same conditions by use), then this should be stated within one section instead of re-stated multiple times.
Section 9.04 - Conditional Uses									Permitted and conditional uses should be put into a table for readability.
									Prohibited uses do not need to be stated, their omission from the "permitted" and "conditionally permitted" uses should clearly indicate that they are not permitted. Language should be added to the beginning of the Districts chapter that specifies that uses omitted from the use table in any district are not permitted.
Section 9.05 - Prohibited Uses									The development standards should be clearly stated within a table without references to other sections of the Resolution, which will force the reader to jump sections to find the information that they are seeking. Consider increasing the building heights in this district and allowing up to six units.
									Consider increasing the maximum lot coverage from 25%. This promotes highly inefficient use of what is becoming ever-more-urbanized land.
Section 9.06 - Development Standards									
ARTICLE X - Single Family Planned Residential District (SFPRD)									
									It is positive that the purpose section gives mention to natural features, historic preservation, and contemporary land use concepts. However, the low units per acre create a low density environment that in effect creates more spread out land use patterns and ultimately a greater environmental footprint.
Section 10.01 - Purpose									There should be a minimum standard for the amount of land that could be rezoned as a SFPRD.
Section 10.02 - Application									The permitted uses are appropriate. Consider additional standards for club houses.
Section 10.03 - Permitted Uses									The preamble for conditionally permitted uses should be moved to an administration chapter.
									Given that the regulations that apply to conditional uses appear to be the same within each district (the same conditions by use), then this should be stated within one section instead of re-stated multiple times.
Section 10.04 - Conditional Uses									Permitted and conditional uses should be put into a table for readability.
									Prohibited uses do not need to be stated, their omission from the "permitted" and "conditionally permitted" uses should clearly indicate that they are not permitted. Language should be added to the beginning of the Districts chapter that specifies that uses omitted from the use table in any district are not permitted.
Section 10.05 - Prohibited Uses									Planned Districts, thereby condensing a lot of text. The Districts Chapter could contain only the development standards for each Planned District, greatly streamlining the document.
Section 10.06 - Procedure									Two units per acre for the gross density is too low, and should be increased to give flexibility and to make better use of scarce land for development. If the intent of this district is to give flexibility, then most of the development regulations should also be relaxed.
Section 10.07 - Development Standards									

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	Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	
Section 10.08 - Golf Course Community Development Standards; Criteria for Approval	!	!	!	!	!	!	=	These provisions are appropriate.
ARTICLE XI - Multi-Family Planned Residential District (MFPRD)								
Section 11.01 - Purpose	!	+	!	=	!	!	+	It is positive that the purpose section gives mention to natural features, historic preservation, and contemporary land use concepts.
Section 11.02 - Application	!	!	!	=	!	!	+	There should be a minimum standard for the amount of land that could be rezoned as a MFPRD.
Section 11.03 - Permitted Uses	!	!	!	=	!	!	+	It is positive that flexibility is given for cluster housing (however the maximum gross density of four units per acre is too prohibitive). Some small-scale grocers or shops that can be amenities to residents should be added.
								Add more small-scale neighborhood amenity-type uses (drug store, small grocer) as conditional uses. The preamble for conditionally permitted uses should be moved to an administration chapter.
	!	!	!	=	!	!	!	Given that the regulations that apply to conditional uses appear to be the same within each district (the same conditions by use), then this should be stated within one section instead of re-stated multiple times.
Section 11.04 - Conditional Uses								Permitted and conditional uses should be put into a table for readability.
	!	!	!	=	!	!	!	Prohibited uses do not need to be stated, their omission from the "permitted" and "conditionally permitted" uses should clearly indicate that they are not permitted. Language should be added to the beginning of the Districts chapter that specifies that uses omitted from the use table in any district are not permitted.
Section 11.05 - Prohibited Uses								Planned Districts, thereby condensing a lot of text. The Districts Chapter could contain only the development standards for each Planned District, greatly streamlining the document.
Section 11.06 - Procedure	!	!	!	=	!	!	!	
	!	!	!	=	!	!	!	The development standards are appropriate except that the gross density should be increased, as well as the building height limit. All setbacks should be reviewed, as they are large and lack variation between districts - setbacks should be much smaller in areas where the Township seeks to create a pedestrian environment.
Section 11.07 - Development Standards								
ARTICLE XII - Neighborhood Office District (C-1)								
Section 12.01 - Purpose	!	!	!	=	=	!	!	This district is not applied and should be removed from the Zoning Resolution.
Section 12.02 - Application	!	!	!	=	=	!	!	
Section 12.03 - Permitted Uses	!	!	!	=	=	!	!	
Section 12.04 - Conditional Uses	!	!	!	=	=	!	!	
Section 12.05 - Prohibited Uses	!	!	!	=	=	!	!	
Section 12.06 - Development Standards	!	!	!	=	=	!	!	
ARTICLE XIII - Neighborhood Commercial District (C-2)								
Section 13.01 - Purpose	!	!	!	!	=	!	!	This district is only applied on a few parcels in the northwest of the Township.
Section 13.02 - Application	!	!	!	!	=	!	!	Consider whether these parcels will be redeveloped in the future. The maximum of 3,000 square feet per use should be evaluated - if there is any increased interest in mixed-use development in the Township, residential multi-unit development would
Section 13.03 - Permitted Uses	!	!	!	!	=	!	!	

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	Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	
Section 13.04 - Conditional Uses	!	!	!	!	=	!	!	mixed-use development in the township, residential multi-unit development would likely exceed 3,000 combined square feet. A building height greater than 35 feet, or density bonuses, should be considered. This district is positive in that it allows for a mix of uses, but the residential apartments should be allowed by right.
Section 13.05 - Prohibited Uses	!	!	!	!	=	!	!	
Section 13.06 - Development Standards	!	!	!	!	=	!	!	
ARTICLE XIV - Planned Commercial and Office District (PC)								
Section 14.01 - Purpose	!	!	!	!	=	!	!	The purpose statements should encapsulate the desired character of the district.
Section 14.02 - Application	!	!	!	!	=	!	!	A minimum size of contiguous land for PC district application should be considered.
Section 14.03 - Permitted Uses	!	!	!	!	=	!	!	The permitted uses are appropriate.
Section 14.04 - Conditional Uses								Mixed-use buildings should be permitted.
	!	!	!	!	=	!	!	The language regarding conditional uses in the PC may be too vague for readers. Would a mixed-use structure be permitted with zoning commission approval given the language stated here?
Section 14.05 - Prohibited Uses	!	!	!	!	=	!	!	Prohibited uses do not need to be stated, their omission from the "permitted" and "conditionally permitted" uses should clearly indicate that they are not permitted. Language should be added to the beginning of the Districts chapter that specifies that uses omitted from the use table in any district are not permitted.
Section 14.06 - Procedure	!	!	!	!	=	!	!	Consider whether the procedures could be standardized for the various types of Planned Districts, thereby condensing a lot of text. The Districts Chapter could contain only the development standards for each Planned District, greatly streamlining the document.
Section 14.07 - Development Standards	!	!	!	!	=	!	!	The reference to Article XXI within h) setbacks is vague and does not give a clear indication of what is being referenced in Article XXI. The other development standards are appropriate - a) through g) could be put into a generally applicable section, applicable to all uses.
ARTICLE XV – Planned Elderly Residential District (PERD)								
Section 15.01 – Purpose	!	!	!	=	=	!	!	The age restriction within this district is likely difficult to enforce.
Section 15.02 – Application	!	!	!	=	=	!	!	Consider decreasing the maximum land area from 10 acres.
Section 15.03 – General Criteria	!	!	!	=	=	!	!	The general criteria may be difficult to enforce. Compliance with these criteria will be reliant on a well-organized and vigilant HOA, condo association, or management team.
Section 15.04 – Permitted Uses	!	!	!	=	=	!	!	The permitted uses are appropriate.
Section 15.05 – Accessory Uses	!	!	!	=	=	!	!	The inclusion of accessory uses is positive as these allow for amenities and services within close proximity for elderly residents.
Section 15.06 – Conditional Uses								The preamble for conditionally permitted uses should be moved to an administration chapter.
	!	!	!	=	=	!	!	Given that the regulations that apply to conditional uses appear to be the same within each district (the same conditions by use), then this should be stated within one section instead of re-stated multiple times.
Section 15.06 – Conditional Uses								Permitted and conditional uses should be put into a table for readability.

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Section 15.07 – Prohibited Uses	!	!	!	=	=	!	!	Prohibited uses do not need to be stated, their omission from the "permitted" and "conditionally permitted" uses should clearly indicate that they are not permitted. Language should be added to the beginning of the Districts chapter that specifies that uses omitted from the use table in any district are not permitted.
Section 15.08 – Procedure	!	!	!	=	=	!	!	Consider whether the procedures could be standardized for the various types of Planned Districts, thereby condensing a lot of text. The Districts Chapter could contain only the development standards for each Planned District, greatly streamlining the document.
Section 15.09 – Development Standards	!	!	!	=	=	!	!	The maximum densities are prohibitive and should be relaxed. Affordability will be a consideration for these units, and four units per acre may cause excessive development costs for independent living facilities for older adults on a fixed income.
ARTICLE XVI – Industrial District (I)								
Section 16.01 - Purpose	=	=	=	=	=	=	=	This district is not applied and should be removed from the Zoning Resolution. Given that there is potential for redevelopment, adaptive reuse, or infill development within portions of the PI, consider whether an Innovation District, whereby tech, commercial, and light industrial uses can be mixed at greater densities than what exists. This will assist in meeting some of the Township's economic development goals.
Section 16.02 - Application	=	=	=	=	=	=	=	
Section 16.03 - Permitted Uses	=	=	=	=	=	=	=	
Section 16.04 - Conditional Uses	=	=	=	=	=	=	=	
Section 16.05 - Prohibited Uses	=	=	=	=	=	=	=	
Section 16.06 - Development Standards	=	=	=	=	=	=	=	
ARTICLE XVII - Planned Industrial District (PI)								
Section 17.01 - Purpose	!	!	!	!	=	!	!	There are old and vacant properties in the PI that could be redeveloped. The Township should isolate the vision for redevelopment or infill in these areas. A new zoning classification could promote an employment center, tech, or another industries that would help meet the Township's economic development goals. Consider development bonuses for pedestrian and aesthetic features. It is also possible to employ more mixed-use, human-scaled building. Consider the creation of an innovation district.
Section 17.02 - Application	!	!	!	!	=	!	!	A minimum size of contiguous land for PI district application should be considered.
Section 17.03 - Permitted Uses	!	!	!	!	=	!	!	Any new planned industrial districts should have limitations put on the more intensive industrial uses to ensure that things like sanitary landfills, oil drilling, or processing of natural materials does not have negative effects on adjacent uses that are less intense.
Section 17.04 - Conditional Uses	!	!	!	!	=	!	!	This section should state more clearly the Zoning Commission and/or Board of Trustees may place additional conditions on uses as they see fit based on the proposed development plans.
Section 17.05 - Prohibited Uses	!	!	!	!	=	!	!	Prohibited uses do not need to be stated, their omission from the "permitted" and "conditionally permitted" uses should clearly indicate that they are not permitted. Language should be added to the beginning of the Districts chapter that specifies that uses omitted from the use table in any district are not permitted.
Section 17.06 - Procedure	!	!	!	!	=	!	!	Consider whether the procedures could be standardized for the various types of Planned Districts, thereby condensing a lot of text. The Districts Chapter could contain only the development standards for each Planned District, greatly streamlining the document.

 ! Does not support land use objectives + Actively promotes land use objectives = Either has no effect on or plays a necessary supportive function	Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	Notes
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	!	!	!	!	=	!	!	Although it is positive that language is included to mitigate noise, dust, vibrations, etc. This should be moved to a section that applies to all uses generally.
Section 17.07 - Development Standards								The development standards are not otherwise prescriptive and leave flexibility.

ARTICLE XVIII – Adult Entertainment

Section 18.01 - Background and Purpose	=	=	!	=	=	=	=	The background and purpose does not need to exist within the zoning code, but could be passed as a separate ordinance - this section serves as the justification to apply special standards to the adult entertainment businesses.
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	=	=	!	=	=	=	=	This section is curiously placed with the districts; these standards apply to a specific use and not a district, and should therefore be placed in a generally applicable section given that these regulations apply to adult entertainment no matter where it is located. To govern where Adult Entertainment is permitted, it should either be placed in a use table and permitted by district, or if this section is placed in a generally applicable section, the districts where permitted can be placed there.
Section 18.02 - Adult Entertainment Regulations								

ARTICLE XIX - Agricultural Preservation District (A-1)
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Section 19.01 - Purpose	=	=	=	=	=	=	=	This district is not applied anywhere and should be removed from the Zoning Resolution. A general provision can be added to allow agriculture to continue to operate where it already exists.
Section 19.02 - Application	=	=	=	=	=	=	=	
Section 19.03 - Permitted Uses	=	=	=	=	=	=	=	
Section 19.04 - Conditional Uses	=	=	=	=	=	=	=	
Section 19.05 - Prohibited Uses	=	=	=	=	=	=	=	
Section 19.06 - Development Standards	=	=	=	=	=	=	=	

ARTICLE XX - Reserved

ARTICLE XXI - General Development Standards

Section 21.00 - General	=	=	=	=	=	=	=	This language is appropriate.
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	!	!	!	!	!	!	!	Where dimensions are used within a) and c), they should be placed into tables so that the reader can easily access the information that they are seeking. Permeable paving should be added as an option under b). For d), the parking area location, this should be set by district.
Section 21.01 - Parking								The parking minimums for residential uses are far too high and should be lowered. Many of the non-residential parking standards are too high and should be lowered as well. For example, industrial uses vary widely in the number of parking spaces needed and this standard is arbitrary. There should also be a list of available reductions to account for scenarios that will decrease the need for parking, or where tenants would like to share parking facilities. Excessive parking within the Township will be counter to many of the goals within the Comprehensive Plan.
Section 21.02 - Height Limitations	=	=	=	=	=	=	=	This language should be consolidated with other language that deals with the measurement standards and rules of interpretation.

 Orange TOWNSHIP									
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Section 21.03 - Structure Separation		!	=	!	!	=	!	!	The structure separation is potentially excessive and will hinder walkability and pedestrian-scaled building. The structure separation, given that it is generally applied to all structures, should be no more than the minimum imposed by the fire department.
Section 21.04 - Sanitary Sewer Requirements and Pollution Control		=	=	=	=	=	=	=	This language is appropriate.
Section 21.05 - Water Impoundments		=	=	=	=	=	=	=	This language is appropriate.
Section 21.06 - Landscaping		!	!	!	!	!	!	!	The Landscaping section needs to be expanded. Many municipalities are requiring basic foundation landscaping and this should be considered, especially within newly developed subdivisions which can look sparse after the land has been razed. Landscaping should be mandatory around parking lots in suburban settings, as well as landscaped parking islands to mitigate runoff. Buffers should also have mandatory landscaping.
Section 21.07 - (Repealed))		=	=	=	=	=	=	=	Furthermore, this language doesn't contain any enforceable standards.
Section 21.08 - Floodplain Regulation		=	=	=	=	=	=	=	The Floodplain Regulations are sufficient in adhering to the National Flood Insurance program standards. However, section d) where referencing fill that is "for some beneficial purpose" is vague and should include more detail about specific instances that are clearly beneficial. Fill within the floodplain or riverway should be avoided.
Section 21.09 - Setback Regulations		!	!	!	!	=	!	!	Setbacks are excessive and also too standardized, which is likely creating monotony in the built environment. Many municipalities are implementing forced variation in setbacks as part of their anti-monotony standards. Setbacks should be relaxed in areas where there is a desire to create pedestrian-oriented development.
Section 21.10 - Requirements for Nonresidential Uses Abutting Residential Districts		!	!	+	!	!	!	!	Furthermore, setbacks should be moved forward with the development standards so that readers are not forced to jump between sections.
Section 21.11 - Installation of Satellite Signal Receiving Earth Stations		=	=	=	+	=	=	=	This is a unique way to approach buffering. It is concise and simpler than the buffering section in many codes. However, the mandatory landscaping within buffering contributes greenery and runoff mitigation to the built environment. Furthermore, the 100 feet of buffer is excessive in many cases, especially between low intensity or neighborhood serving commercial uses and residential uses. The Township should consider revising the landscaping standards to be more responsive to the actual variance in intensity between uses.
Section 21.12 - Lighting Regulations		+	+	!	+	+	+	+	This language is appropriate.
Section 21.13 - Display of Property Address		=	=	=	+	=	=	=	It is unclear from reading this section whether only the properties that must submit a lighting plan must adhere to the standards of this section. The standards are robust and protect against light pollution, but these standards should apply throughout the Township and not just in instances where a lighting plan is required.
Section 21.14 - Temporary Uses – Zoning Permit Approval by Orange Township Board of Trustees Required		=	=	=	+	=	=	=	This language is appropriate.
ARTICLE XXII - Sign and Billboard Regulation									

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Section 22.01 - Purpose	=	!	=	=	=	=	=	Within the purpose, add that sign regulations also seek to allow businesses and facilities to effectively advertise and identify their locations, which also provides a benefit to the community and visitors.
Section 22.02 - Permitted Signs - No Permit Required	!	!	=	!	!	=	=	The list of signs allowed without a permit is appropriate and consistent with other codes (except for the vagueness of "temporary sign", which should be further defined).
								Billboards should be prohibited to the greatest degree possible, and should not be permitted as on-premises advertising.
	!	!	!	!	!	!	!	The sign types need to be re-organized and simplified. Sign types should follow a model sign ordinance, and the standards, currently scattered and challenging to discern, should be easily discernable within a table format. The standards are currently buried within text and difficult to find. The size of signs should vary based on building typology or whether the sign is oriented toward automobiles or pedestrians. There should also be more regulation around permitted sign materials.
Section 22.03 - Permitted Signs – Permit Required								Illuminated window signage should be permitted only for a limited number of commercial uses.
Section 22.04 - Conditionally Permitted Signs - Permit Required	!	!	=	!	=	=	=	This sign type should be permitted by right in appropriate districts, or on appropriate property types.
Section 22.05 - Prohibited Signs	!	!	=	!	=	=	=	This language is appropriate.
	!	!	=	!	=	=	=	This language is appropriate except for j) Sign Area. The sign area should not exist in a general section - sign area should be delineated by sign type. Furthermore, properties should be allowed a specific number of sign types thereby nullifying the need for an overall sign area maximum.
Section 22.06 - General Regulations								Additionally, the text is dense and it is likely challenging for the reader to fully discern the standard.
Section 22.07 - Abandoned Signs	!	!	=	!	=	=	=	This language is appropriate.
Section 22.08 - Non-Conforming Signs or Billboards	!	!	=	!	=	=	=	This language is appropriate.
Section 22.09 - Permit	!	!	=	!	=	=	=	This language is appropriate.
Section 22.10 - Special Events - Permit Required	!	!	=	!	=	=	=	This language is appropriate.
ARTICLE XXIII – Reserved								
ARTICLE XXIV - Non Conforming Uses								
Section 24.01 - Continuance	=	=	=	=	=	=	=	This language is appropriate
Section 24.02 - Restoration	=	=	=	=	=	=	=	This language is appropriate
Section 24.03 - Enlargement	=	=	=	=	=	=	=	This language is appropriate
Section 24.04 - Non-Conforming Lots	=	=	=	=	=	=	=	This language is appropriate
ARTICLE XXV - Zoning Inspector - Zoning Certificates and Applications								
Section 25.01 - Township Zoning Inspector	=	=	!	=	=	=	=	The language pertaining to the roles of the Zoning Inspector should be moved to the general municipal code.
Section 25.02 - Zoning Permit Required	=	=	!	=	=	=	=	This section should be moved into an Administration/Procedures chapter.

 ! Does not support land use objectives + Actively promotes land use objectives = Either has no effect on or plays a necessary supportive function								Notes
	Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	
Section 25.03 - Procedures for Obtaining Zoning Permit	=	=	!	=	=	=	=	This section should be moved into an Administration/Procedures chapter.
Section 25.04 - Conditions of Permit	=	=	!	=	=	=	=	This section should be moved into an Administration/Procedures chapter.
Section 25.05 - Certificate of Compliance	=	=	!	=	=	=	=	Assess whether the certificate of compliance should be required on top of the zoning permit.
Section 25.06 - Temporary Certificate of Compliance	=	=	!	=	=	=	=	This section should be moved into an Administration/Procedures chapter.
Section 25.07 - Zoning Permit (Change of Use)	=	=	!	=	=	=	=	This section should be moved into an Administration/Procedures chapter.
Section 25.08 - Non-Conforming Uses	=	=	!	=	=	=	=	This section should be moved to the non-conforming uses section.
Section 25.09 - Records	=	=	!	=	=	=	=	This section should be moved into an Administration/Procedures chapter.
Section 25.10 - Complaints	=	=	!	=	=	=	=	This section should be moved to the Enforcement section.
Section 25.11 – Landscaping and Architectural Review	=	=	!	=	=	=	=	This section should be moved into an Administration/Procedures chapter.
ARTICLE XXVI - Zoning Commission								
Section 26.01 - Township Zoning Commission	=	=	!	=	=	=	=	The roles of the zoning commission can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 26.02 - Compensation and Expenses	=	=	!	=	=	=	=	The roles of the zoning commission can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 26.03 - Functions of the Township Zoning Commission	=	=	!	=	=	=	=	The roles of the zoning commission can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 26.04 - Zoning Secretary	=	=	!	=	=	=	=	The roles of the zoning commission can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 26.05 - Meetings and Agenda of Township Zoning Commission	=	=	!	=	=	=	=	The roles of the zoning commission can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 26.06 - Minutes	=	=	!	=	=	=	=	The roles of the zoning commission can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
ARTICLE XXVII - Amendments								
Section 27.01 - Amendments or Supplements	=	=	!	=	=	=	=	This should be moved to an Administration and Procedures section.
Section 27.02 - Form of Application	=	=	!	=	=	=	=	This should be moved to an Administration and Procedures section.
Section 27.03 - Record	=	=	!	=	=	=	=	This should be moved to an Administration and Procedures section.
Section 27.04 - Fees	=	=	!	=	=	=	=	This should be moved to an Administration and Procedures section.
ARTICLE XXVIII - Board of Zoning Appeals								
Section 28.01 - Board of Zoning Appeals	=	=	!	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 28.02 - Organization	=	=	!	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 28.03 - Compensation and Expenses	=	=	!	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 28.04 - Powers of the Board	=	=	!	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 28.05 - Procedure on Hearing Appeals	=	=	!	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.
Section 28.06 - Procedure on Application for Variance	=	=	!	=	=	=	=	The procedures for a variance should be moved to an Administration and Procedures section.

Orange TOWNSHIP		Consider Amending the Zoning Code and Map to Enhance the Community's Image and Promote Pedestrian-Oriented Development	Develop More Commercial Uses that are Compatible with Orange Township's Community Character	Improve the Zoning and Development Process by Making it More Efficient and Increasing Training Opportunities	Review and Revise Development Standards to Encourage a Sustainable Physical Environment that meets Orange Township's Community Character and Aesthetic Standards	Expand General Development Standards to ensure high quality aesthetics within sites and the built environment	Adapt to Township Growth Trends by Encouraging Housing Diversity	Consider zoning amendments that affect natural resources and conservation, such as: urban design standards, conservation development, no net-loss of wetlands, use of green infrastructure	Notes
❗ Does not support land use objectives									
+ Actively promotes land use objectives									
= Either has no effect on or plays a necessary supportive function									
Section 28.07 - Procedure on Application for Conditional Use Permit	=	=	❗	=	=	=	=	The procedures for a variance should be moved to an Administration and Procedures section.	
Section 28.08 - Decision of Board	=	=	❗	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.	
Section 28.09 - Public Information	=	=	❗	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.	
Section 28.10 - Record	=	=	❗	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.	
Section 28.11 - Fees to Accompany Notice of Appeal or Application for Variance or Conditional Use	=	=	❗	=	=	=	=	Explore whether the duties of the BZA can be placed outside of the Zoning Resolution, or reference the Ohio Revised Code.	
ARTICLE XXIX - Enforcement									
Section 29.01 - Violations	=	=	=	=	=	=	=	This language is appropriate.	
Section 29.02 - Remedies	=	=	=	=	=	=	=	This language is appropriate.	
Section 29.03 - Penalty	=	=	=	=	=	=	=	This language is appropriate.	
ARTICLE XXX - Severability and Repeal									
Section 30.01 - Severability	=	=	=	=	=	=	=	This language is appropriate.	
Section 30.02 - Repeal	=	=	=	=	=	=	=	This language is appropriate.	
Section 30.03 - Repeal of Conflicting Resolution	=	=	=	=	=	=	=	This language is appropriate.	
Totals									
❗ Does not support land use objectives	84	82	109	55	40	77	52	499	
+ Actively promotes land use objectives	1	3	1	4	1	1	7	18	
= Either has no effect on or plays a necessary supportive function	78	78	53	104	122	85	104	624	
Column Total	163	Column Total 163	Column Total 163	Column Total 163	Column Total 163	Column Total 163	Column Total 163		