

CITY OF POWELL
DRAFT RECREATIONAL STRUCTURES ORDINANCE

NEW SECTION 1147.15 RECREATIONAL STRUCTURES

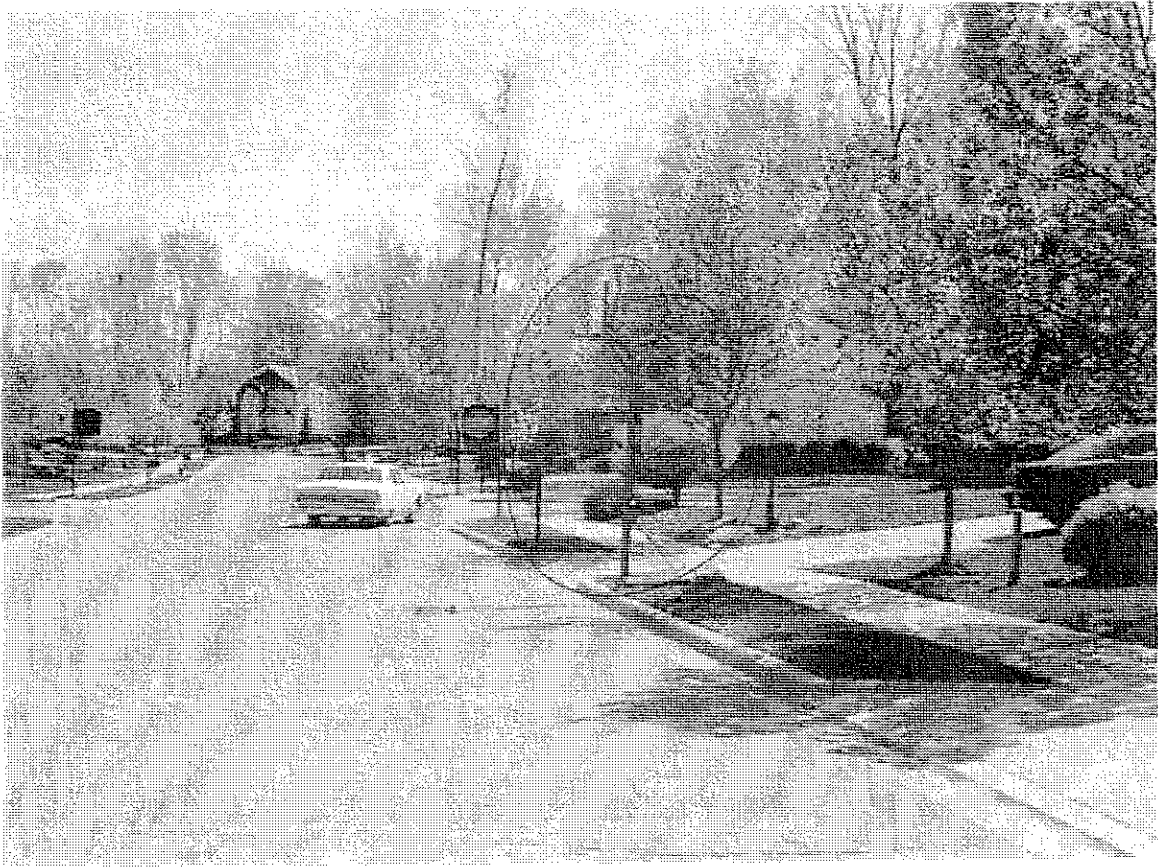
- A. PURPOSE. IT IS THE PURPOSE OF THIS SECTION TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND WELFARE THROUGH THE REGULATION OF RECREATIONAL STRUCTURES.
- B. RECREATIONAL STRUCTURES DEFINED. "RECREATIONAL STRUCTURES" MEANS ANY STRUCTURE, OR TYPE OF EQUIPMENT, USED EXCLUSIVELY FOR RECREATIONAL ACTIVITY, INCLUDING, BUT NOT LIMITED TO; BASKETBALL, VOLLEYBALL, TENNIS, BADMINTON, SOCCER, SKATEBOARDING, AND ROLLERBLADING. RECREATIONAL STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO; BASKETBALL GOALS, GOAL NETS, BACKSTOPS, HALF-PIPES, QUARTER PIPES, RAMPS, AND PLAYGROUND EQUIPMENT.
- C. ZONING CERTIFICATE NOT REQUIRED FOR RECREATIONAL STRUCTURES. A ZONING CERTIFICATE IS NOT REQUIRED FOR THE CONSTRUCTION, ERECTION, OR PLACEMENT OF RECREATIONAL STRUCTURES PROVIDED THAT NO RECREATIONAL STRUCTURE SHALL BE LOCATED IN ANY PUBLIC RIGHTS-OF-WAY OR EASEMENT AT ANY TIME. RECREATIONAL STRUCTURES ARE PERMITTED IN A DRAINAGE EASEMENT SO LONG AS THE RECREATIONAL STRUCTURE DOES NOT IMPEDE PROPER DRAINAGE.

POWELL PLACE

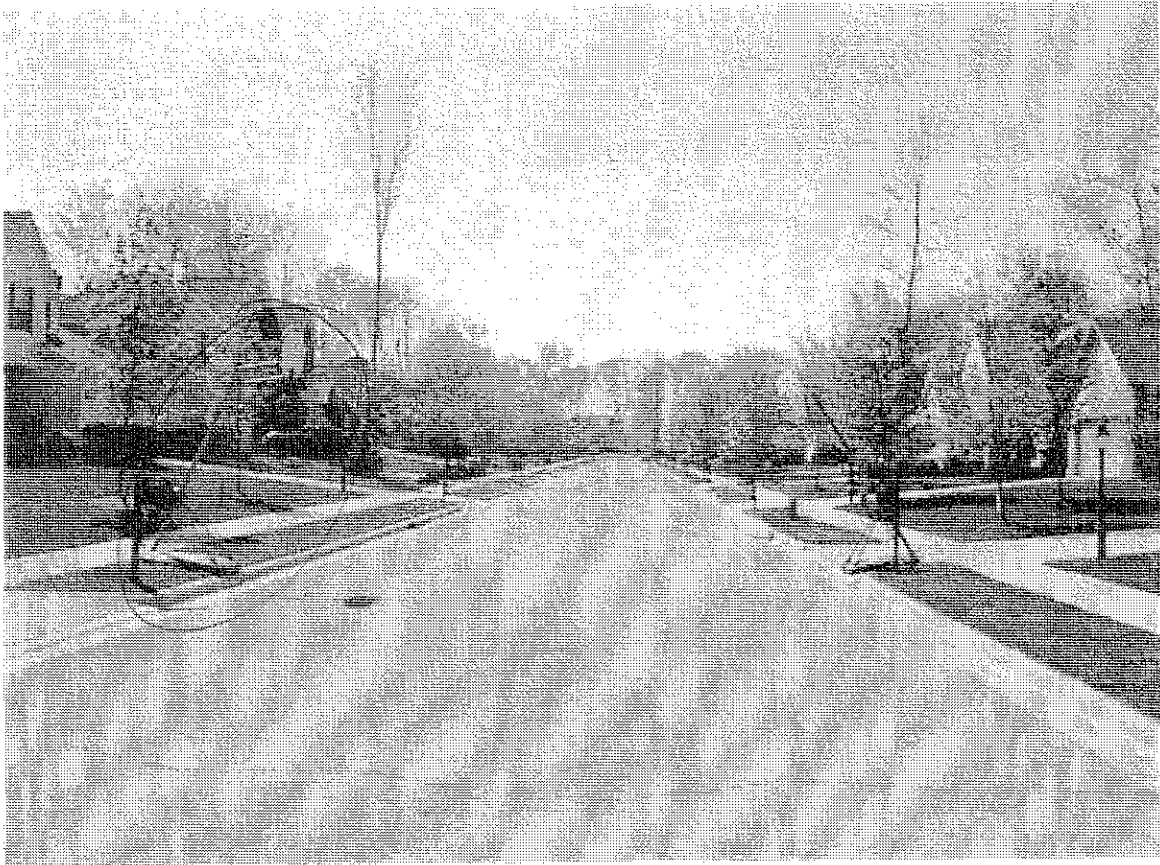


Are these problems in
your neighborhood?

GRANDSHIRE



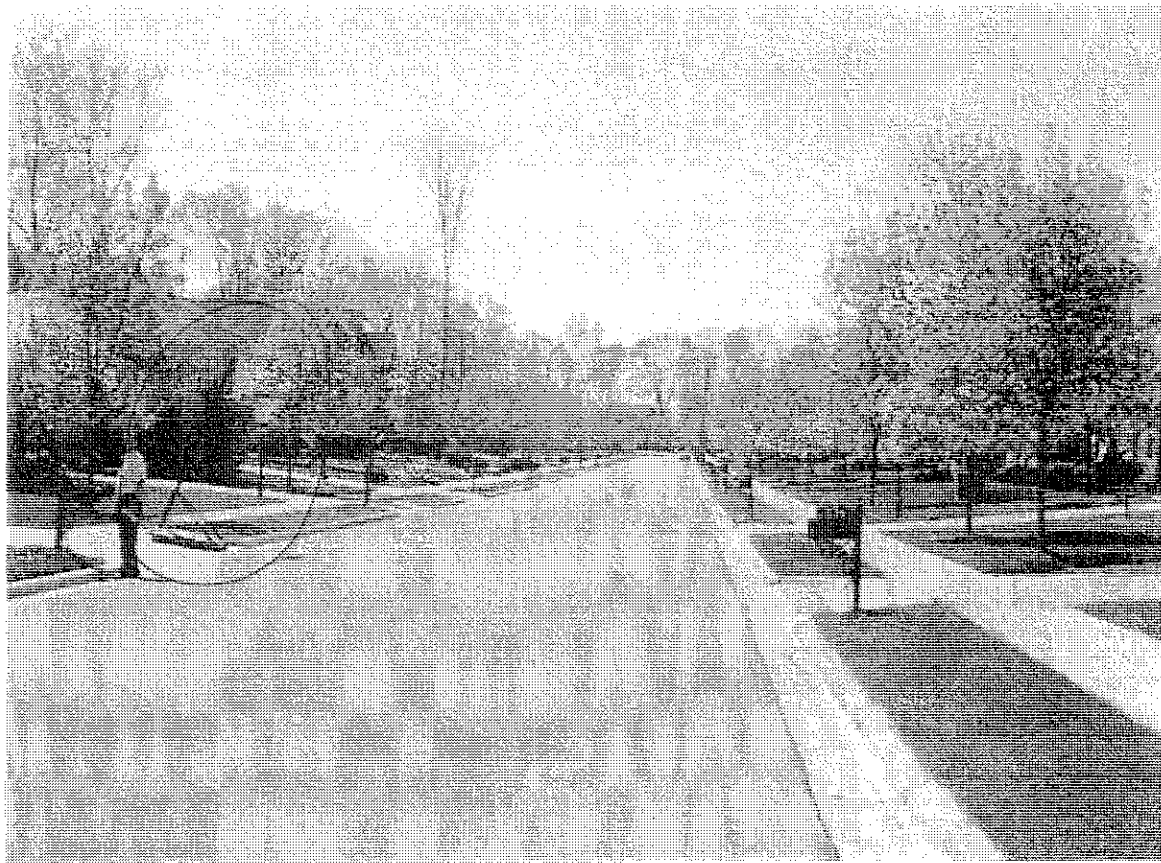
GRANDSHIRE



GRANDSHIRE



GRANDSHIRE



CITY OF POWELL
DRAFT REVISION TO ALLOW CEMENT-FIBER SIDING
AS ALLOWABLE EXTERIOR MATERIAL

REVISION SECTION 1147.12 PRESERVATION AND ENHANCEMENT OF
COMMUNITY RESIDENTIAL CHARACTER

- A. Purpose. It is the purpose of this section to protect and promote the residential and environmental character of the Municipality of Powell, and thus protect and promote the welfare of the residents and community property values.
- B. Standards. All new or existing residences or all types of buildings in R-Residence districts, OPR-Old Powell Residence districts, PR-Planned Residence districts, PC-Planned Commercial districts, and PO-Planned Office districts, and all new multi-family residential units in PI-Planned Industrial districts, shall have:
1. All exterior walls shall consist of natural wood siding, **CEMENT-FIBER SIDING**, brick, stone, artificial stone, or stucco;
 2. Pitched, gable, or hipped roofs;
 3. A minimum 7:12 primary roof pitch shall be required for new residences to be constructed as a result of Planned District Development Plans approved under this ordinance, unless otherwise determined by the Planning and Zoning Commission.

CITY OF POWELL
DRAFT SEASONAL SALES ORDINANCE

NEW SECTION 1147.13 SEASONAL SALES

- A. PURPOSE. IT IS THE PURPOSE OF THIS SECTION TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND WELFARE THROUGH THE REGULATION OF SEASONAL SALES. IT IS FURTHER THE INTENT OF THIS SECTION TO ALLOW SEASONAL SALES CONDUCTED BY THOSE OTHER THAN A NOT-FOR-PROFIT RELIGIOUS, PUBLIC INSTITUTIONAL, OR LOCAL CIVIC GROUP OR ORGANIZATION IN COMMERCIAL AND INDUSTRIAL DISTRICTS. ~~SEASONAL SALES CONDUCTED BY A~~ NOT-FOR-PROFIT RELIGIOUS, PUBLIC INSTITUTIONAL, OR LOCAL CIVIC GROUP OR ORGANIZATION MAY CONDUCT SEASONAL SALES ON PROPERTY OWNED OR LEASED BY SAID GROUP OR ORGANIZATION IN ANY DISTRICT. wll
- B. SEASONAL SALES DEFINED. "SEASONAL SALES" MEANS ANY ACTIVITY INVOLVING THE SALE OF SEASONAL RELATED PRODUCTS SUCH AS THE SALE OF PUMPKINS, CHRISTMAS TREES, AND OTHER SEASONAL GOODS OR MERCHANDISE NOT OTHERWISE DEFINED IN SECTION 1147.11(B) OF THIS CHAPTER.
- C. SEASONAL SALES AS A PERMITTED USE. SEASONAL SALES SHALL BE CONSIDERED A PERMITTED USE IN COMMERCIAL AND INDUSTRIAL DISTRICTS, AND ANY DISTRICT WHERE SEASONAL SALES ARE CONDUCTED BY A NOT-FOR-PROFIT RELIGIOUS, PUBLIC INSTITUTIONAL, OR LOCAL CIVIC GROUP OR ORGANIZATION ON PROPERTY OWNED OR LEASED BY SAID GROUP OR ORGANIZATION. A ZONING CERTIFICATE SHALL BE REQUIRED TO BE APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO ESTABLISHMENT OF THE SALES STAND. ANY SALES STAND ESTABLISHED WITHOUT A ZONING CERTIFICATE SHALL BE BROUGHT INTO COMPLIANCE WITHIN TWO (2) DAYS OF WRITTEN NOTIFICATION BY THE ZONING ADMINISTRATOR. THE CRITERIA FOR THE ISSUANCE OF A ZONING CERTIFICATE ARE AS FOLLOWS:
1. IF SALES ARE TO BE CONDUCTED IN A PARKING LOT, NOT MORE THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL PARKING SPACES WHERE THE SAID SALES STAND IS TO BE LOCATED SHALL BE DEVOTED TO THE USE, OTHERWISE NOT MORE THAN FIFTY (50) PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO THE USE.

2. NO PORTION OF SAID SALES STAND SHALL BE PLACED ON ANY SIDEWALK, STREET, ALLEY, OR OTHER PUBLIC WAY WITHOUT APPROVAL FROM THE ZONING ADMINISTRATOR.
3. THE USE DOES NOT CREATE ADVERSE EFFECTS ON TRAFFIC MOVEMENT AND PARKING WITHIN THE SITE LOCATION AND THE SURROUNDING COMMUNITY.
4. NO PERMANENT BUILDINGS OR STRUCTURES WILL BE ERECTED.
5. SUFFICIENT LIGHTING SHALL BE PROVIDED. IF THE SITE LOCATION DOES NOT ALREADY HAVE SUFFICIENT LIGHTING TO BE UTILIZED, A LIGHTING PLAN MUST BE SUBMITTED AND APPROVED BY THE ZONING ADMINISTRATOR.
6. THE SALES STAND DOES NOT UTILIZE MORE THAN ONE SIGN PER STREET FRONTAGE. THIS SIGN MUST BE PORTABLE AND OF THE "A"-FRAME TYPE. NO SIGN SHALL EXCEED SIXTEEN (16) SQUARE FEET IN TOTAL SURFACE AREA.
7. THE ZONING CERTIFICATE IS FOR A PERIOD NOT LONGER THAN SIXTY (60) DAYS.
8. UPON THE EXPIRATION OF THE ZONING CERTIFICATE, THE PREMISES SHALL BE LEFT IN A CLEAN AND SANITARY CONDITION TO THE SATISFACTION OF THE ZONING ADMINISTRATOR WITHIN SEVEN (7) DAYS FOLLOWING THE DATE OF EXPIRATION.

CITY OF POWELL

DRAFT REVISION PARKING AND STORAGE OF
VEHICLES, MOTOR HOMES, CAMPERS, BOATS,
RECREATIONAL VEHICLES, AND TRAILERS

STORAGE OUTSIDE OF ENCLOSED STRUCTURE

REVISION SECTION 1145.06 PARKING AND STORAGE OF VEHICLES,
MOTOR HOMES, CAMPERS, BOATS, RECREATIONAL VEHICLES, AND
TRAILERS

- (a) Parking of Disabled Vehicles. The parking of a disabled vehicle within any district for a period of more than one week, unless otherwise permitted in this Zoning Ordinance, shall be prohibited, except that such a vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored unless permitted elsewhere in this Zoning Ordinance.
- (b) Outdoor Storage of Inoperable, Unlicensed or Used Motor Vehicles. Outdoor storage of inoperable, unlicensed or used motor vehicles for a period exceeding seven (7) days is prohibited unless specifically authorized elsewhere in this Zoning Ordinance or specifically permitted as incident and necessary to a permitted or conditional use. Said vehicles, if stored on the premises for periods exceeding seven (7) days, shall be enclosed within a building so as not to be visible from any adjoining property or public road.
- (b) Parking in Residential Areas.
 - (1) No trailer of any type, no boats, no campers, no recreational vehicles, no motor homes, and no equipment of any type shall be parked in front of the front building line on any parcel for more than twenty-four (24) hours in any ten (10) day period. If a building is located on said lot, the building line shall be considered to be the front wall of the building even if said building is located behind the minimum building line established by this Ordinance or the restrictions on the plat or subdivision.
 - (2) No trailer of any type, no boats, no campers, no recreational vehicles, no motor homes, and no equipment of any kind shall be parked within fifty (50) feet of a road right-of-way on any parcel in an "R - Residence" district.
- (d) Storage Outside of an Enclosed Structure. Storage of a camper, trailer, motor home, boat or recreational vehicle, in any residential district or residential area of a planned district outside of an enclosed structure for more than forty-eight (48) hours **IN ANY TEN (10) DAY PERIOD** shall be prohibited unless provided for elsewhere in this Ordinance.

- (e) Occupancy By Guest of Resident Owner. A motor home, recreational vehicle, or camper of any type may be occupied by a guest or a resident owner in a residential district or residential area of a planned district, but such occupancy shall not exceed fourteen (14) days in any one calendar year.
- (f) Mobile Homes and Mobile Office Structures.
- (1) Except as provided for elsewhere in this Ordinance, no mobile home or mobile office structure shall be placed or occupied in any district.
 - (2) Temporary structures such as mobile homes and temporary buildings of a non-residential character may be used incident to construction work on the premises or on adjacent public projects or during a period while the permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed not more than twice. Renewal of the permit shall be at the discretion of the Zoning Administrator on finding of reasonable progress toward completion of the permanent structure or project. The Zoning Administrator may require provisions for sanitary waste disposal, solid waste disposal, and water supply, as he deems necessary. The fees for such permit and renewals thereof shall be established by the Council. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit. No such unit shall be occupied as a residence.

**CITY OF POWELL
DRAFT REVISION ROADSIDE SALES OF AGRICULTURAL PRODUCTS
ZONING CERTIFICATE REQUIREMENTS**

REVISION SECTION 1147.11 AGRICULTURAL-RELATED USES

- A. Animals. No animal, except household pets, shall be kept on any parcel of less than five (5) acres. This subsection shall apply only to those parcels where the total land holdings of the using party, in one contiguous unit, is five (5) acres or less and shall not be construed to apply to individual pens, pastures, or fields of less than five (5) acres if they are a part of a larger contiguous tract of land of five (5) acres or more devoted to agricultural use.
- B. Roadside Sales of Agricultural Products. Where roadside sales of agricultural products are permitted, unconstrained to products produced on the premises, at least fifty (50) percent of the gross income from such a market shall be derived from sale of products produced on land in that zoned district or in adjacent townships farmed by the proprietor of said A sales stand, and further, said stand shall not be in operation for more than 150 days in any year, and shall only be permitted where adequate off-street parking exists so as not to interfere with traffic on adjacent thoroughfares. **ROADSIDE SALES SHALL NOT BE PERMITTED ON ROUTE 315, POWELL ROAD, OLENTANGY STREET, SAWMILL ROAD, OR ON ANY ROAD DESIGNATED AS A "PARKWAY" IN THE COMPREHENSIVE PLAN.** No such roadside sales use shall be instituted, and no permanent buildings or structures shall be placed for such roadside sales use, without issuance of a ~~Conditional Use Permit~~ **ZONING CERTIFICATE.** ~~No such roadside sales shall be permitted on Route 315, on Powell Road, Olentangy Street, on Sawmill Road, or on any road designated as a "parkway" in the comprehensive plan.~~ **THE CRITERIA FOR THE ISSUANCE OF A ZONING CERTIFICATE ARE AS FOLLOWS:**
1. **IF SALES ARE TO BE CONDUCTED IN A PARKING LOT, NOT MORE THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL PARKING SPACES WHERE THE SAID SALES STAND IS TO BE LOCATED SHALL BE DEVOTED TO THE USE, OTHERWISE NOT MORE THAN FIFTY (50) PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO THE USE.**
 2. **NO PORTION OF SAID SALES STAND SHALL BE PLACED ON ANY SIDEWALK, STREET, ALLEY, OR OTHER PUBLIC WAY WITHOUT APPROVAL FROM THE ZONING ADMINISTRATOR.**

3. THE USE DOES NOT CREATE ADVERSE EFFECTS ON TRAFFIC MOVEMENT AND PARKING WITHIN THE SITE LOCATION AND THE SURROUNDING COMMUNITY.
4. SUFFICIENT LIGHTING SHALL BE PROVIDED. IF THE SITE LOCATION DOES NOT ALREADY HAVE SUFFICIENT LIGHTING TO BE UTILIZED, A LIGHTING PLAN MUST BE SUBMITTED AND APPROVED BY THE ZONING ADMINISTRATOR.
5. THE SALES STAND DOES NOT UTILIZE MORE THAN ONE SIGN PER STREET FRONTAGE. THIS SIGN MUST BE PORTABLE AND OF THE "A"-FRAME TYPE. NO SIGN SHALL EXCEED SIXTEEN (16) SQUARE FEET IN TOTAL SURFACE AREA.
6. UPON THE EXPIRATION OF THE ZONING CERTIFICATE, THE PREMISES SHALL BE LEFT IN A CLEAN AND SANITARY CONDITION TO THE SATISFACTION OF THE ZONING ADMINISTRATOR WITHIN SEVEN (7) DAYS FOLLOWING THE DATE OF EXPIRATION.

**CITY OF POWELL
DRAFT HOUSING FOR THE ELDERLY
AND PERSONS WITH DISABILITIES ORDINANCE**

NEW SECTION 1147.19 HOUSING FOR THE ELDERLY OR PERSONS WITH DISABILITIES

- A. **PURPOSE.** IT IS THE PURPOSE OF THIS SECTION TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND WELFARE THROUGH THE REGULATION OF ASSISTED LIVING AND ELDERLY LIVING FACILITIES. IT IS THE INTENT OF THESE SECTIONS TO PROVIDE FOR THE INCORPORATION OF THESE FACILITIES IN SUITABLE NEIGHBORHOODS SO THAT THE LIVING ENVIRONMENTS OF THEIR RESIDENTS ARE CONDUCIVE TO THE NEEDS OF THEIR LIFESTYLE.
- B. **DEFINITIONS.**
1. "ASSISTED LIVING FACILITY" MEANS A RESIDENTIAL STRUCTURE THAT PROVIDES PRIMARILY CONGREGATE SERVICES TO FIVE OR MORE INDIVIDUALS NOT OF THE IMMEDIATE FAMILY IN NEED OF PERSONAL ASSISTANCE. THIS FACILITY EMPHASIZES INDEPENDENCE, AUTONOMY, AND CONSUMER CHOICE.
 2. "DISABILITY" MEANS A PHYSICAL OR MENTAL IMPAIRMENT THAT SUBSTANTIALLY LIMITS ONES OR MORE OF A PERSON'S MAJOR LIFE ACTIVITIES, IMPAIRS THEIR ABILITY TO LIVE INDEPENDENTLY, OR A RECORD OF HAVING SUCH AN IMPAIRMENT, NOT TO INCLUDE USE OR ADDICTION TO A CONTROLLED SUBSTANCE.
 3. "ELDERLY" MEANS PERSONS AGE 55 OR OLDER.
 4. "ELDERLY HOUSEHOLD" MEANS HOUSEHOLDS WHERE THE HEAD OF THE HOUSEHOLD OR SPOUSE IS AGE 55 OR OLDER.
 5. "HOUSING FOR THE ELDERLY OR PERSONS WITH DISABILITIES" MEANS A MULTI-FAMILY STRUCTURE, CONTROLLED BY EITHER PUBLIC BODY, INSTITUTIONAL BODY, OR NON-PROFIT CORPORATION WHOSE OCCUPANTS SHALL BE 55 YEARS OF AGE OR OLDER, OR HAVE A DISABILITY, OR BOTH, OR A MULTI-FAMILY STRUCTURE WHERE EACH UNIT IS OCCUPIED BY AT LEAST ONE PERSON WHO IS 55 YEARS OF AGE OR OLDER, OR HAS A DISABILITY. THIS TYPE OF HOUSING IS DESIGNED TO MEET THE NEEDS OF PERSONS AGE 55 YEARS OF AGE OR HAVE A DISABILITY.
 6. "NURSING HOME" MEANS A FACILITY LICENSED BY THE STATE OF OHIO FOR THE ELDERLY OR PERSONS WITH DISABILITIES IN WHICH FIVE OR MORE SUCH PERSONS NOT

OF THE IMMEDIATE FAMILY ARE PROVIDED WITH FOOD, SHELTER, AND CUSTODIAL AND SKILLED NURSING CARE ON A 24 HOUR BASIS, BUT NOT INCLUDING HOSPITALS, CLINICS, OR SIMILAR INSTITUTIONS DEVOTED PRIMARILY TO THE DIAGNOSIS AND TREATMENT OF THE SICK OR INJURED.

7. "QUALIFIED PERMANENT RESIDENT" MEANS A PERSON WHO MEETS ALL THE FOLLOWING REQUIREMENTS:
 - (A) WAS RESIDING WITH THE ELDERLY OR PERSON WITH DISABILITY PRIOR TO THE DEATH, HOSPITALIZATION, OR OTHER PROLONGED ABSENCE OF, OR THE DISSOLUTION OF MARRIAGE WITH, THE QUALIFYING PERSON.
 - (B) WAS FORTY-FIVE YEARS OF AGE OR OLDER, OR WAS THE SPOUSE, COHABITANT, OR PERSON PROVIDING PRIMARY PHYSICAL OR ECONOMIC SUPPORT TO THE QUALIFYING PERSON.
 - (C) HAS AN OWNERSHIP INTEREST IN, OR IS IN EXPECTATION OF AN OWNERSHIP INTEREST IN, THE DWELLING UNIT WITHIN THE ELDERLY OR PERSONS WITH DISABILITIES HOUSING FACILITY THAT LIMITS OCCUPANCY, RESIDENCY OR USE ON THE BASIS OF AGE OR DISABILITY.
8. "RESIDENTIAL CARE FACILITY" MEANS A RESIDENTIAL STRUCTURE THAT PROVIDES PRIMARILY NON-MEDICAL RESIDENT SERVICES TO FIVE OR MORE INDIVIDUALS NOT OF THE IMMEDIATE FAMILY IN NEED OF PERSONAL ASSISTANCE ESSENTIAL FOR SUSTAINING THE ACTIVITIES OF DAILY LIVING, OR FOR THE PROTECTION OF THE INDIVIDUAL.

C. HOUSING FOR THE ELDERLY OR PERSONS WITH DISABILITIES AS A PERMITTED USE. UNLESS OTHERWISE NOTED IN CHAPTER 1143, HOUSING FOR THE ELDERLY OR PERSONS WITH DISABILITIES SHALL BE A PERMITTED USE IN ANY RESIDENTIAL DISTRICT AND IN ANY DISTRICT IN THE HISTORIC DISTRICT AND IS ENCOURAGED TO BE LOCATED ON SITES IN CLOSE PROXIMITY WITH CONVENIENT ACCESS TO RETAIL, COMMERCIAL, AND MEDICAL FACILITIES, ESPECIALLY ON SITES WITH DIRECT ACCESS TO MAJOR THOROUGHFARES OR STREETS DESIGNATED AS "PARKWAYS" BY THE COMPREHENSIVE PLAN."

D. DEVELOPMENT STANDARDS.

1. ALL APPLICABLE REGULATIONS OF THE PLANNING AND ZONING CODE MUST BE MET, HOWEVER GIVEN THE SPECIAL CHARACTERISTICS OF ELDERLY AND PERSONS

WITH DISABILITIES HOUSING FACILITIES A BONUS OR BONUSES MAY BE AWARDED BY THE PLANNING AND ZONING COMMISSION PROVIDED THE FOLLOWING CRITERIA ARE MET:

- A. THE DEVELOPMENT HAS DIRECT ACCESS TO MAJOR THOROUGHFARES OR STREETS DESIGNATED AS "PARKWAYS" BY THE COMPREHENSIVE PLAN."**
 - B. THE DEVELOPMENT IS IN CLOSE PROXIMITY WITH CONVENIENT ACCESS TO RETAIL, COMMERCIAL, AND MEDICAL FACILITIES.**
 - C. BUILDING AND SITE DESIGN IS OF HIGH QUALITY AND INCLUDES THE INTEGRATION OF THE SURROUNDING LANDSCAPE AND COMMUNITY.**
 - D. A WELL-DESIGNED OPEN SPACE SYSTEM IS UTILIZED THAT PROVIDES PEDESTRIAN AND BICYCLE ACCESS TO COMMUNITY FACILITIES, PARKS, PLAY AREAS, AND SCENIC AREAS, AND THE SYSTEM INCORPORATES PERMANENT OUTDOOR FURNITURE AND LANDSCAPING ABOVE AND BEYOND THAT REQUIRED BY THE PLANNING AND ZONING CODE.**
 - E. TO QUALIFY FOR A DENSITY BONUS, THE DEVELOPMENT SHALL MEET THE FOLLOWING CRITERIA:**
 - 1. THE DEVELOPMENT SITE SHALL BE A MAXIMUM OF TEN ACRES.**
 - 2. A MINIMUM OF 20% OF THE TOTAL SITE SHALL BE DESIGNATED AS OPEN SPACE TO BE CONVEYED TO THE CITY OR TO A HOMEOWNERS ASSOCIATION FOR PERPETUAL USE AS A RECREATIONAL AREA.**
 - 3. SENSITIVITY AND PRESERVATION HAS BEEN EXPRESSED IN THE PLAN TO NATURAL CHARACTERISTICS AND SCENIC AREAS.**
 - 4. TRAFFIC MITIGATION MEASURES MUST BE INCLUDED TO ACCOMMODATE ANY INCREASE IN TRAFFIC GENERATION AND ONE ADDITIONAL OFF-STREET PARKING SPACE FOR EVERY FOUR UNITS SHALL BE PROVIDED.**
 - E. THE REQUESTED BONUS OR BONUSES WILL ENHANCE THE QUALITY OF LIFE FOR THE RESIDENTS OF THE DEVELOPMENT AND NOT HAVE ANY ADVERSE EFFECTS ON THE PUBLIC HEALTH, SAFETY, OR WELFARE OF THE SURROUNDING COMMUNITY.**
- 2. HOUSING SHALL BE SPECIFICALLY DESIGNED FOR ELDERLY PERSONS AND PERSONS WITH DISABILITIES AND INCLUDE FACILITIES GENERALLY ASSOCIATED WITH THE**

NEEDS AND INTERESTS OF THESE PERSONS. THESE FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE "FAIR HOUSING ACCESSIBILITY GUIDELINES" (FHAG) AS PRESCRIBED IN THE OHIO REVISED CODE.

3. ANY FACILITY CONTAINING TWO OR MORE STORIES SHALL CONTAIN ELEVATOR ACCESS TO ALL DWELLING UNITS ABOVE THE FIRST FLOOR.
4. THE OWNER SHALL FILE WITH THE DELAWARE COUNTY RECORDER A COVENANT, APPROVED AS TO THE FORM BY THE VILLAGE LAW DIRECTOR, IN WHICH SAID OWNER SHALL COVENANT ON BEHALF OF HIMSELF, HIS HEIRS, EXECUTORS AND ASSIGNS NOT TO USE THE PROPERTY FOR ANY OTHER USE THAN AN ELDERLY OR PERSONS WITH DISABILITIES, OR BOTH, HOUSING FACILITY UNLESS THE USE COMPLIES WITH ALL REQUIREMENTS OF THE PLANNING AND ZONING CODE.

E. SUPPLEMENTAL STANDARDS.

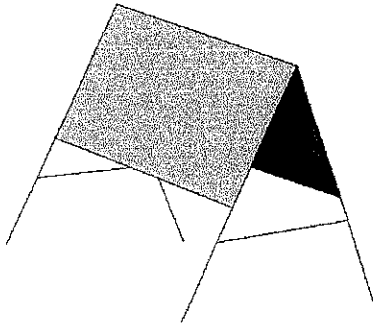
1. PARKING MUST MEET THE REQUIREMENTS OF CHAPTER 1149. ANGLED PARKING IS PREFERRED.
2. WALKWAYS SHALL BE A MINIMUM OF FIFTY-FOUR INCHES IN WIDTH; HAVE A NON-SLIP AND NON-GLARE SURFACE; AND BE A CONTINUOUS COMMON SURFACE WITHOUT ABRUPT CHANGES WITHOUT ABRUPT CHANGES IN LEVEL OR INTERRUPTION OF STEPS. SUITABLE SURFACE MATERIAL INCLUDES CONCRETE, ASPHALT, MORTARED LEVEL BRICK, OR TILE.
3. WHERE PARKING BAYS ARE UTILIZED AND WALKWAYS INTERSECT THEM, WALKWAY EXTENSIONS ARE REQUIRED.
4. AT THE DISCRETION OF THE CITY ENGINEER, WALK-THROUGH ISLANDS MAY BE REQUIRED AT THE INTERSECTION OF THE DEVELOPMENT WITH MAJOR THOROUGHFARES AND STREETS DESIGNATED AS "PARKWAYS" BY THE COMPREHENSIVE PLAN.
5. RAISED MARKINGS AT SUDDEN ELEVATION CHANGES ARE REQUIRED.
6. SIGN LETTERING STYLES AND GRAPHIC SYMBOLS SHOULD BE BOLD AND SIMPLE SUCH AS HELVETICA OR FUTURA TYPEFACE, CONTRASTING COLORS WITH LIGHT IMAGES ON DARK BACKGROUNDS.
7. A DETAILED WAY-FINDING PLAN IS REQUIRED TO BE SUBMITTED WITH THE SIGNAGE PLAN.

**CITY OF POWELL
PLANNING AND ZONING COMMISSION
PORTABLE SIGN DESIGN GUIDELINES**

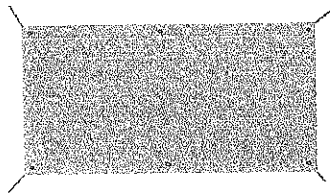
PORTABLE SIGNS

Definition: A temporary sign located on-site of a business or agency displayed for a limited time period to announce a seasonal or brief activity such as, but not limited to, sales, specials, promotions, and events, excluding signs used to advertise the sale or lease of property. A permit is required.

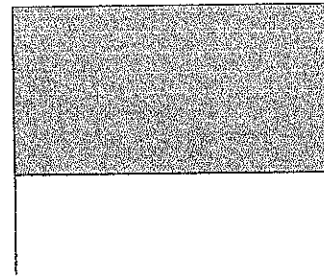
Types:



A – Frame



Banner



Stick Type

Requirements:

1. No moving parts
2. No attached balloons or decorations
3. No air activated devices
4. No sign display area shall exceed 16 square feet (per side)
5. No graphics other than company or event image

INCIDENTAL SIGNS

Definition: A sign that is incidental to the operation of the business or agency providing a service, direction, or courtesy information intended to assist the public and is not for the general purpose of advertising products or services. A permit is not required.

Type: The same as permitted for portable signs.

Requirements:

1. No moving parts
2. No attached balloons or decorations
3. No air activated devices
4. No sign display area shall exceed 4 square feet (per side)
5. No graphics
6. Must be erected within 15 feet of front building edge of business
7. May only be displayed during business hours
8. No store name or product announcement allowed, only "open," "sale," etc.
9. Help wanted or similar signs are excluded provided these requirements are met.

