ORDINANCE NO. 04-2000

AN ORDINANCE APPROVING A ZONE CHANGE FOR 123 ACRES
LOCATED AT MILL ROAD AND WAYCROSS ROAD

WHEREAS, after careful consideration of Zone Change 00-01, the Forest Park Planning Commission recommended that City Council approve the zone change by a vote of 6 to 1 on April 25, 2000, and

WHEREAS, upon providing notification as required by law, the City Council of Forest Park scheduled a Public Hearing to consider Zone Change 00-01 on May 1, 2000.

NOW, THEREFORE, Be It Ordained by the Council of the City of Forest Park, Ohio.

SECTION 1.
That rezoning of 123 acres of land at Waycross Road and Mill Road from Office to Special Planning Area-3, as outlined in the Concept Plan and Appendix I, as amended by Planning Commission April 25, 2000, with the following conditions:

1. Landscaped entry features to be approved by Planning Commission are required at the two entrances to the subdivision.

2. The public sidewalk must tie into the existing sidewalk on Mill Road.

3. Stormwater Management for the entire development must be reviewed and approved prior to the issuance of any building permits.

4. Union Central and Surf Cincinnati shall jointly develop a plan addressing requirements for their abutting property.

5. As each project which is adjacent to residential areas is identified and considered before Planning Commission, property owners on both sides of Mandarin Road and Mill Road between Mandarin and Waycross Roads will be provided notice by Cincinnati United Contractors.

SECTION 2.
This ordinance shall be in full force and take effect from and after the earliest date allowed by law.

Passed this 15th day of May, 2000.

[Signature]
MAYOR

[Signature]
CLERK OF COUNCIL

APPROVED AS TO FORM:

[Signature]
LAW DIRECTOR
APPENDIX I: REQUIREMENTS FOR SPECIAL PLANNING AREA NO. 3

I-1 Intent
I-2 Permitted Uses
I-3 Procedures for development plan and zone change review and approval
I-4 Submission requirements for development plan and zone change review
I-5 Design Review Guidelines
I-6 Exhibit I: conceptual development plan

§I-1 INTENT

It is the intent of the SPA-3 District to create an office, high tech industrial and light industrial development while retaining compatibility with the Union Central Life development and while maintaining livability at the surrounding residential districts. This district shall provide for uses which:

1. Have no offensive uses.
2. Conduct business in an enclosed building.
3. Conduct night operation with restrictions.

§I-2 PERMITTED USES

Uses within each of the SPA-3 Subdistricts as depicted on the conceptual development plan shall be governed by this section.

A. SPA-3 Subdistrict A. Office. No building, structure, or land shall be used for any purpose except as indicated below.

1. Principal permitted uses as included in the PO, Planned Office District in Chapter 150.80.

2. Special exceptions, as included in the PO, Planned Office District in Chapter 150.80.

3. Accessory uses. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses and special exceptions on the same lot therewith.

B. SPA-3 Subdistrict B. High Tech. No building, structure, or land shall be used for any purpose except as the following uses:
1. **Principal permitted uses.**

(a) Administrative, engineering, scientific research, design or experimentation facility and general office functions of most uses are principally permitted uses in this Subdistrict.

(b) Manufacturing, fabricating, assembly, testing, repair, servicing and processing of products which have a high value in relation to bulk, from materials, or parts previously produced or processed elsewhere including the following:

1) Advertising Displays, such as signs.
2) Aircraft parts other than engines.
3) Apparel with the exception of leather and fur goods.
4) Audio products.
5) Brooms and brushes.
6) Communication equipment.
7) Costume novelties, buttons and novelties.
8) Diecut paper, paperboard and cardboard.
9) Drugs.
10) Electric lighting and wiring equipment.
11) Electrical industrial apparatus.
12) Electronic components and accessories.
13) Electronic computing equipment.
14) Engineering and Scientific instruments.
15) Envelopes.
16) Fabricated textile products.
17) Fabricated wire products.
18) Furniture and fixtures.
19) Glass containers.
20) Glassware, pressed and blown.
21) Guided missiles and space vehicles.
22) Household appliances.
23) Jewelry, silverware and plated ware.
24) Lampshades except metal.
25) Luggage.
26) Medical instruments and supplies.
27) Musical instruments and parts.
28) Offices machines.
29) Office showroom.
30) Optical instruments and lenses.
31) Paperboard containers and boxes.
32) Pens, pencils and other office/artists supplies.
33) Perfumes, cosmetics and other toilet preparations.
34) Photographic and optical goods, watches and clocks.
35) Plumbing fixtures and heating apparatus.
36) Pottery and related products.
37) Professional, scientific and controlling instruments.
38) Radio and television sets, except communication types.
39) Service industry machines.
40) Sighting and fire control equipment.
41) Small arms.
42) Special industry machinery except metal working equipment.
43) Toys, amusements, sporting and athletic goods.
44) Umbrellas, parasols and canes.

(c) Warehouses directly associated with manufacturing or related operations on site. The square footage of the footprint of the warehouse shall not exceed seventy percent (70%) of the square footage of the footprint of the entire facility.

2. Special exceptions. Any establishment determined by the Planning Commission to be of similar character or compatibility to the above permitted uses.

3. Accessory uses. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses and special exceptions on the same lot therewith.

4. Required Conditions.

(a) Offensive Uses. No use shall be permitted or authorized to be established or maintained which, when conducted under adequate conditions and safeguards, in compliance with the provisions of the Zoning Ordinance and any additional conditions or requirements prescribed by the Planning Commission is, or may become, hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, beat frequency, refuse matter, water carried waste, or any other objectionable uses as determined by Planning Commission. Furthermore, an offensive use is considered such both on and off site.

(b) Closed Buildings. All businesses, services or processing shall be conducted wholly within a completely enclosed building except for
loading and unloading operations and accessory off-street parking, which shall be screened when adjacent to an A or R district.

Night Operation. No building customarily used for night operations shall have any opening, other than stationary windows and required exits, within 150 feet of an R district. Additionally, no space used for loading or unloading vehicles in connections with such an operation shall be located within 150 feet of an R district.

C. SPA-3 Subdistrict C. Light Industrial. No building, structure, or land shall be used for any purpose except as indicated under SPA-1, Subdistrict D, and as modified by this section.

1. Principal permitted uses.

   a. Administrative offices. In addition to the uses in Appendix B, SPA-1, Subdistrict D, general office functions of most uses are principal permitted uses in this Subdistrict.

2. Special exceptions as included in Appendix B, SPA-1, Subdistrict D.

3. Accessory uses. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses and special exceptions on the same lot therewith.

4. Required Conditions.

   a. Offensive Uses. No use shall be permitted or authorized to be established or maintained which, when conducted under adequate conditions and safeguards, in compliance with the provisions of the Zoning Ordinance and any additional conditions or requirements prescribed by the Planning Commission is, or may become, hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, beat frequency, refuse matter, water carried waste or any other objectionable uses, as determined by Planning Commission. Furthermore, an offensive use is considered such both on and off site.

   b. Closed Buildings. All business, services or processing shall be conducted wholly within a completely enclosed building except for loading and unloading operations and accessory off-street parking, which shall be screened when adjacent to an A or R district.
c. **Night Operation.** No building customarily used for night operations shall have any opening, other than stationary windows and required exits, within 150 feet of an R district. Additionally, no space used for loading or unloading vehicles in connections with such an operation shall be located within 150 feet of an R district.

Truck deliveries between the hours of 9:00 p.m. and 7:00 a.m. on properties adjoining residential properties may require special studies and/or sound barriers before approval by Planning Commission.

D. **SPA-3 Subdistrict D. Light Industrial.** No building, structure, or land shall be used for any purpose except as indicated under SPA-1, Subdistrict D, and as modified by this section. The intent of SPA-3 Subdistrict D is to permit uses with limited loading and trucking operations and for said loading and trucking operations to be conducted primarily between the hours of 7:00 a.m. and 9:00 p.m.

1. Principal permitted uses.

   a. Administrative offices. In addition to the uses in Appendix B, SPA-1, Subdistrict D, general office functions of most uses are principal permitted uses in this Subdistrict.

2. Special exceptions as included in Appendix B, SPA-1, Subdistrict D.

3. Accessory uses. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses and special exceptions on the same lot therewith.

4. Required Conditions.

   a. **Offensive Uses.** No use shall be permitted or authorized to be established or maintained which, when conducted under adequate conditions and safeguards, in compliance with the provisions of the Zoning Ordinance and any additional conditions or requirements prescribed by the Planning Commission is, or may become, hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibrations, beat frequency, refuse matter, water carried waste or any other objectionable uses, as determined by Planning Commission. Furthermore, an offensive use is considered such both on and off site.

   b. **Closed Buildings.** All business, services or processing shall be conducted wholly within a completely enclosed building except for loading and
unloading operations and accessory off-street parking, which shall be screened when adjacent to an A or R district.

c. **Night Operation.** No building customarily used for night operations shall have any opening, other than stationary windows and required exits, within 150 feet of an R district. Additionally, no space used for loading or unloading vehicles in connections with such an operation shall be located within 150 feet of an R district.

Truck operations and deliveries between the hours of 9:00 p.m. and 7:00 a.m. are discouraged and will require special studies and/or sound barriers before approval by Planning Commission.

d. **Loading Dock Location.** Loading docks shall not occur in the rear elevation of buildings in Subdistrict D.

§I-3 PROCEDURES FOR DEVELOPMENT PLAN AND ZONE CHANGE REVIEW AND APPROVAL

No building permit shall be issued nor any plans be approved for zoning compliance for real estate in any of the “SPA-3” Subdistricts unless a final development plan, as defined and as governed by the procedures contained in this section is approved as being in substantial compliance with the approved conceptual development plan (see attached conceptual development plan, § I-6) and associated standards and requirements contained or referenced in this Appendix. The application for development plan or a zone change approval in the SPA-3 District may be accomplished in one of the following ways: 1) Submission of a conceptual development plan. Note: This option applies only in cases where the proposal is not consistent with the existing approved conceptual development plan; 2) Submission of a preliminary development plan for all or a portion of a tract covered by the existing conceptual development plan; or 3) Simultaneous submission of preliminary development plan and a final development plan for all or a portion of the sites covered by the existing conceptual development plan.

A. **Conceptual development plan and zone change approval procedures.** Every amendment or supplement to the SPA-3 District incorporating a development plan as an integral part of the zoning regulations applicable to the SPA-3 District shall be governed by the procedures included in this section in lieu of the similar procedures set out in § 150.190 through 150.192. Whenever the public necessity, convenience, general welfare, or good zoning practice require, the City Council may, after recommendation thereon by the Planning Commission and subject to the procedure or provided in this section, amend,
supplement, or change the regulations, district boundaries, or classifications of property, now or hereafter established by this section or amendments thereof. It shall be the duty of the Commission to submit to the Council its recommendations regarding all applications or proposals for amendments or supplements. An amendment, supplement, reclassification, or change may be initiated by motion of the Council, by motion of the Commission, or by the filing of a verified application for same by one or more of the owners or lessees of property within the area proposed to be changed or affected by the proposed amendment or supplement.

1. Submission of development plans. Any request for approval of an SPA-3 Conceptual Development Plan or a substantial revision to the existing SPA-3 Conceptual Development Plan shall be submitted to the Planning Commission for its review and shall be accompanied by a development plan as defined by this chapter, covering all parts of the tracts in questions. Applications shall be submitted to the Planning Commission upon such forms specified by the Community Development Director and shall be accompanied by such data and information as will assure the fullest practicable presentation of facts for the permanent record together with the names and addresses of the property owners as found in the real estate department of the County Auditor’s office of all abutting properties, all properties directly across any adjacent street right-of-way and the name and address of the applicant and the nature of his interest in the property. Each application shall be verified by at least one of the owners or lessees of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.

Applications for zone changes initiated by the Planning Commission itself shall be accompanied by its motion pertaining to the proposed amendment. An application initiated by the Council shall be accompanied by its resolution pertaining thereto.

2. Establishing Council public hearing. The Community Development Director shall forward the application to the Clerk of Council who shall, upon receipt of such application, set a Council public hearing on such proposed amendment or supplement, which date shall be not more than 60 days from the filing date.

(a) Hearing notice. Notice of such public hearing shall be given by the Council at least 30 days prior to the hearing by each of the following methods:
1. Newspaper. By one publication in a newspaper of general circulation in the city.

2. Mail. Notices shall be mailed by first class mail to the landowners required to be listed on the application and to the applicant.

(b) Planning Commission staff review and worksession.

1. During the period between initial application and the scheduled Planning Commission worksession, the Staff Review Committee (SRC) shall review the development plan and other required submissions to determine their compliance with the provisions of this Appendix, generally accepted planning principles, plus Commission policies and other reviewing agencies. The Commission may adopt any existing publications as standards for use by the SRC.

2. The SRC will then work with the applicant in an attempt to eliminate any conflicts which were detected in the above review prior to the date of the worksession at which time the SRC will report to the Commission the progress to date and any remaining unsolved problems or concerns.

(c) Planning Commission recommendations. The Planning Commission shall, after receipt of application and all necessary plans and data required by this chapter, recommend the approval or denial of the proposed amendment, supplement, district change, or approval of some modifications thereof and shall submit such recommendation together with such application, the text and map pertaining thereto to the Council in accordance with the requirements of Appendix F. Failure to meet the deadline shall be interpreted as a positive recommendation. Exception: City Council may, upon its own motion, extend the time limitation for specified periods of time when it considers the extension is warranted.

(d) Council action. No later than the second council meeting after the required public hearing, the Council shall either adopt or deny the recommendations of the Planning Commission or adopt some modification thereof by a majority vote of all members of Council.

(e) Zone change. If the boundary of the revised conceptual plan is different from the existing boundary of the SPA-3 District; the zoning map shall, upon approval of the revised conceptual development plan, also be amended indicating the exact boundaries of the zone change approved.
(f) SPA basic requirements. The ordinance approving the conceptual development plan shall comply with the requirements of the SPA District requirements contained in § 150.100 through 150.105.

B. Preliminary development plan approval procedures. The preliminary development plan approval is similar to that of the conceptual with the exception that the required Council public hearing and approval are waived when the preliminary development plan is in substantial conformance with the approved conceptual development plan.

1. Submission of the development plans. Any request for approval of an SPA-3 development plan shall be submitted to the Planning Commission for its review and shall be accompanied by a development plan as defined by this chapter, covering all parts of the tracts in questions. Application shall be submitted to the Planning Commission upon such forms specified by the Community Development Director. Each application shall be verified by at least one of the owners or lessees of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications. Applications initiated by the Planning Commission itself shall be accompanied by its motion pertaining to the proposed amendment. An application initiated by the Council shall be accompanied by its resolution pertaining thereto.

2. Staff Review Committee. During the period between initial application and the scheduled Planning Commission worksession, the Staff Review Committee (SRC) shall review the development plan and other required submissions to determine their compliance with the provisions of this Appendix, generally accepted planning principles, plus Commission policies and other reviewed agencies. The Commission may adopt any existing publications as standards for use by the SRC. The SRC will then work with the applicant in an attempt to eliminate any conflicts which were detected in the above review prior to the date of the worksession at which time the SRC will report to the Commission the progress to date and any remaining unsolved problems or concerns.

3. Planning Commission action. The Planning Commission shall, after receipt of application and all necessary plans and data required by this chapter, approve or deny the preliminary development plan or approve some modification thereof no later than the third regularly scheduled Planning Commission meeting date following the date of a complete submission. Failure to meet the deadline shall be interpreted as a positive recommendation. Exception: City Council may, upon its own motion, extend the time limitation for specified periods of time when it considers the extension is warranted.
C. Final development plan approval procedures. The final development plans and improvement plans shall be approved by the Commission only if it is found to be in substantial agreement with the approved conceptual development plan and preliminary development plan. The approval process is identical to that of a preliminary development plan.

D. Revision to approved plan. After the final development plan has been approved by the Commission, the following provisions will apply to any changes to that plan:

1. Minor revisions. In the course of carrying out this final plan, adjustments or minor rearrangements of buildings, parking areas, loading areas, entrances, heights of structures, or yards may be requested by the proponents, and provided the requests conform to the standards established by the conceptual development plan and this chapter, such adjustments or rearrangements may be authorized by the Staff Review Committee. The SRC may, on its recommendations, defer approval of specific minor revisions to the Planning Commission.

2. Substantial variations. Any application for a substantial variation from the approved preliminary or final development plan involving a new plan, additional buildings or structures, changes in land use or density increases shall be submitted to the same review process as the final development plan. When changes are such that the resulting plan would not be consistent with the existing conceptual development plan, the applicant must start at the conceptual development plan stage.

E. Time limitations of approvals.

1. Zoning. Once the SPA-3 District has been created, it can be changed only through the zoning code provisions for a zone change.

2. The conceptual development plan. The plan shall remain in effect until changed by ordinance of Council through the process described herein for the review and approval of a conceptual development plan.

3. Preliminary development plan. Approval of the preliminary development plan shall be an approval of the design features of the tract only and the City Engineer or other officials having jurisdiction may modify engineering or construction details as may be necessary for the protection of public interest. The preliminary development plan approval shall be valid for a period of 12 consecutive calendar months only. The preliminary plat shall be subject to
required annual review to bring the remaining portions of the preliminary development plan not currently part of an approved final development plan, record plat or approved improvement plan into compliance with the zoning ordinance in effect on the date of the renewal.

4. Improvement plan. Improvement plan (when required by the subdivision rules and regulations), within five years of the approval of the improvement plans, construction shall be initiated on same. Construction of all improvement approved as part of the improvement plan shall be completed within three years from the date of approval of the commencement of the work, unless good cause can be shown for the granting of an extension of time, which extension shall be made by Council.

5. Final development plan. The final development plan shall remain valid for a period of three years after it is approved. An extension of time may be authorized by Council provided that the request is first referred to the Planning Commission for study and recommendation (Ord. 10-1986, passed 5-19-86).

§ 1-4 SUBMISSION REQUIREMENTS FOR DEVELOPMENT PLAN AND ZONE CHANGE

Specific submission requirements may be waived by the Staff Review Committee (SRC) if the Committee judges the requirement to be inappropriate for the particular situation.

A. Conceptual development plans.

1. Conceptual development plans drawn to a scale not smaller than one inch equals 100 feet shall include the following as a minimum:

   (a) Legal description. Metes and bounds description of parcels if the submission is not within the boundaries of the existing SPA-3 District.

   (b) Circulation. Basic route of major pedestrian and vehicular ways within the project and their intersection with existing right-of-way.

   (c) Topography. Topography at a minimum of five feet intervals.

   (d) Land use. Schematic presentation of basic land uses and their relationship to existing vegetation, topography, and other natural unusual aspects of the site including a description of proposed uses in the nonresidential portions of the site.
(e) Protected Areas. Existing treeed areas to be protected from construction.

(f) Transition. Description of how transitions will be accomplished between the SPA-3 District and adjacent districts.

2. The aforementioned information required may be combined in any suitable and convenient manner so long as the data required is clearly indicated. A separate plan or drawing for each element is not necessary, but may be provided at the option of the applicant.

3. It should be noted that, at the applicant’s option, the official request for a zone change could be submitted after approval of the conceptual development plan. This would eliminate the need for metes and bounds descriptions with the conceptual development plan application.

B. Preliminary development plan. Preliminary development plans drawn to a scale not smaller than one inch equals 100 feet shall be in general conformity to the conceptual development plan and shall include the following as a minimum:

1. Area. The total area in the project;

2. Zones. The present zoning of the subject property and all adjacent properties;

3. Rights-of-way and easements. All public and private rights-of-way and easement lines located on or adjacent to the subject property which are proposed to be continued, created, enlarged, relocated, or abandoned;

4. Topography. Existing topography and approximate delineation of any topographical changes shown by contour with intervals not to exceed five feet;

5. Uses. Location and types of all uses including approximate number of acres, gross floor area, and heights of buildings.


7. Streets. Location of proposed streets, identifying approximate dimensions of pavement, right-of-way widths, and grades.
8. Utilities. Location of all existing and proposed water, sanitary sewer, and storm drainage lines, indicating approximate pipe size. Indication should also be given regarding the provision of electric and telephone service.

9. Utility available. Certification from appropriate water, sewer, gas, and electric agencies that services will be available at the expected time of development.

10. Soil types. Identification of the soil types and geological formation of the subject property, indicating anticipated problems and proposed methods of handling said problems.

11. Other. Other information that may be determined necessary for description or to insure proper integration of the proposed project in the area.


13. Open space. The approximate amount of area proposed for open space, including the identification of unique natural features to be retained.

C. Final development plan.

1. The final development plan drawn to scale of not smaller than one inch equals 50 feet shall be in substantial conformity to the conceptual development plan and shall include the following as a minimum:

   (a) Topography. The existing and proposed finished topography of the subject property shown by contours with intervals not to exceed one foot. Where conditions exist that may require more detailed information on the proposed topography, contours with intervals of less than five feet may be required by the Planning Commission.

   (b) Nonresidential. Location, height, arrangement, and identification of all nonresidential buildings and uses of the subject property and, where applicable, location and arrangement of all lots with lot dimensions.

   (c) Open space. Location and arrangement of all open space areas.
(d) Landscaping. Landscaping features, including identification of planting areas, tree preservation groves and the location, type, and height of walls and fences. See Section I-5, B. 7. for the definition of tree preservation grove.

(e) Signs. Location of signs indicating their orientation, size, and height in enough detail to assure reasonable compatibility throughout the project.

(f) Utilities. All utility lines and easements. All utility lines must be underground.

1. Water. Water distribution systems, including line sizes, width of easements, type of pipe, location of hydrants and valves, and other appurtenances.

2. Sanitary sewer. Sanitary sewer system, including pipe size, gradients, type of pipes, invert elevations, location and type of manholes, width of easements, the location, type, size, and capacity of all lift or pumping stations.

3. Other utilities. Other utilities (for example, electric, telephone, cable TV, and the like) including the type of service and the width of easements.

(g) Parking and loading. Location of all off-street parking, loading or unloading, and driveway areas, including cross-sections, the type of surfacing, dimensions, and the number and arrangement of off-street parking, and loading and unloading spaces.

(h) Circulation system. Pedestrian and roadway circulation must be illustrated.

1) Pedestrian. Pedestrian walkways, including alignment, grades, type of surfacing, and width.

2) Streets. Public and private streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typical cross-section.

3) Street lighting. Location of street lights and project lights.
2. The aforementioned information may be combined in any suitable and convenient manner that clearly presents the required data.

§I-5 DESIGN REVIEW GUIDELINES

Reasonable additional requirements as to landscaping, lighting, signs or other advertising devices, screening, accessways, building placement, building setback and height limitations may be imposed by the Planning Commission for the protection of adjoining property and to maintain a quality project.

A. Architectural Character.

1. Facade organization. All sides, including the rear elevation, of a building shall be treated as a front elevation by continuing the same colors and detailing to all sides.


(a) Colors must be natural. Brown and gray tones are permitted with accent colors permitted with approval.

(b) Building materials must consist of quality material such as the following:

- Metal with a factory finish is permitted as follows:
  - Subdistrict A may not contain metal structures.
  - Subdistrict B may have metal siding on rear elevations (i.e., facing Union Central Life) and a maximum of 2/3 temporarily on walls designed to be removed for expansion. In the case of temporary expansion walls, trees may be planted 15 feet on center at a height of thirty percent (30%) of the building along the side of the wall in lieu of the masonry requirement. Metal is not permitted on the front elevation or the side elevations except as discussed above.
  - Subdistrict C permits 2/3 maximum of the side elevations to be metal. Metal is not permitted on the front elevation.
  - Subdistrict D permits 2/3 maximum of the side elevations to be metal. Metal is not permitted on the front elevation.

- Masonry, including brick, tile and architectural CMU – red, brown and gray tones.
- Exposed aggregates and stone – natural brown and gray tones.
- Concrete – brown and gray tones.
• Exterior Insulation Finishing System – in brown and gray tones.

B. Site Design

1. Utilities. All utilities in the SPA-3 District must be located underground.

2. Parking and Loading.
   
   • Number of Spaces & Size – As provided in Appendix D of the Forest Park Zoning Code and Section 150.15, Off Street Loading and Parking Regulations.
   • Location of Spaces. Accessory parking shall be allowed in the front yard setback with the provision for screening such as berming or landscape screen. Parking must be a minimum of 15 feet from the right of way.

3. Landscaping. All parking lots shall contain landscaped areas which total five percent (5%) of the entire parking lot. The area shall contain shrubs or trees. Parking lots shall be screened from the street with a 3 foot high berm or hedge.

4. Ingress & Egress. Curb cuts are limited to one per lot. The requirement may be altered to permit 2 curb cuts on a lot with 250’ of frontage or more to accommodate a separate truck entrance. The apron radius must be wide enough to accommodate trucks.

5. Pedestrian Circulation. Public sidewalks are required on the southern side of the public street.

6. Buffering and Screening. A minimum 50 foot wide buffer shall be provided along the common property line separating all residential and office districts from the SPA-3 District. The buffer shall be augmented in areas where existing trees and shrubs do not provide adequate screening, with a minimum 6-foot high dirt mound, with landscaping consisting of evergreen trees and shrubs staggered, as required, to provide a substantial screen. Within the green space areas as described on the conceptual development plan dated April 25, 2000, existing trees may not be removed. Neither shall grading be performed within the area that will pose a threat to the health of the trees. Any deviation must be specifically approved by the Planning Commission.
7. Tree Preservation Groves. A tree preservation grove is defined as an area where good trees are preserved or a grove of no less than nine trees will be planted in a group. A total of five tree preservation groves must be planted throughout the entire SPA – 3 District as determined by the developer with the exception that a tree preservation grove must be added at the northeast corner of Subdistrict A.

8. Lighting. Lighting within the site must be provided without glare to road right of way or adjoining property owners.

C. Lot Area, Frontage and Yard Requirements

The following minimum requirements shall be observed.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum</th>
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<tbody>
<tr>
<td>Minimum Lot Area:</td>
<td>43,560 square feet per lot</td>
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<tr>
<td>Minimum Lot Width:</td>
<td>150 feet</td>
</tr>
<tr>
<td>Minimum Building Setback Requirements:</td>
<td></td>
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<tr>
<td>Perimeter Front, Side, and Rear:</td>
<td>100 feet when adjoining an R or O District</td>
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<tr>
<td></td>
<td>50 feet when adjoining other Districts</td>
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<tr>
<td>Internal Side:</td>
<td>15 feet</td>
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<tr>
<td>Internal Front:</td>
<td>50 feet</td>
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D. Landscaping

Landscaping is an important consideration in Development Plan approval in the SPA-3 District.

- Existing Trees. Trees must be preserved as regulated in Chapter 98, Tree Preservation of the Forest Park Zoning Code.
- Street Trees. Street trees are required to be located at a minimum every 35 feet along the roadway. The street trees may not be calculated as a replacement tree as required by Chapter 98.
- Foundation Plantings. Plant materials and landscaping is required along the building foundation on those elevations viewed from the street.

E. Signage

Permanent signage within the project will be limited to serve as identification purposes. Signage must be submitted as part of the development plan. One ground or building sign is permitted per lot.
• Ground signs shall be limited to 2 sides.

  Maximum height:  6 feet  
  Area:  72 square feet per face

• Wall signs shall be no larger than 10% of the building elevation on which the sign shall be placed.

• Colors. Signs must be limited to brown and gray tones with limited approved accent colors.

• Lighting. Signs may be illuminated either internally or externally. Signs may not contain animation of any kind, flashing or changeable copy.

• Sight Distance. Ground signs must not obstruct traffic sight lines. Signs must be a minimum of 8 feet from right of way.