

**AMENDMENT TO ZONING RESOLUTION OF
LAFAYETTE TOWNSHIP, MEDINA COUNTY, OHIO**

ADOPTED: September 15, 2008

EFFECTIVE: October 15, 2008

309 Overlay District for Golf Community PUD

309.01 Purpose and Intent:

The purpose of this district is to establish provisions for a Golf Community Planned Unit Development (GCPUD) Overlay District subject to the regulations and procedures herein in conformance with the provisions of Section 519.021 (C) of the Ohio Revised Code. The purpose of creating a GCPUD Overlay District is to promote the health and welfare of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to retain for the property owner the development rights of his land and at the same time accept development that maximizes conservation on the golf course property and supports the best interest of Lafayette Township. The objective is to preserve open space on the golf course property through a unified development plan that incorporates creative and imaginative residential development utilizing innovations in the technology of land development that are in the best interest of Lafayette Township.

These GCPUD regulations are intended to achieve these corollary purposes:

- A. To maximize protection of the community's natural resources by:
 - 1. Avoiding development on and destruction of natural areas within the golf course property;
 - 2. Reducing the quantity and improving the quality of storm water runoff both within the golf course property and to surrounding properties as a result of the expected development;
 - 3. Maintaining natural characteristics and unique features (such as woods, hedgerows, natural vegetation, meadows, slopes, ponds and streams) currently existing on the golf course property;
 - 4. Reducing the amount of disturbed land, the conversion of natural golf course areas to landscaped areas for lawns, and the use of invasive vegetation.

- B. Encourage creative, high quality site design practices in the development of residential areas within the golf course property while preserving the unique golf course property.

- C. Provide opportunities to preserve scenic quality, natural features and historic resources through the use of conservation easements, site criteria, setbacks, buffers and other measures.
- D. Promote harmony and integration with surrounding areas and protect adjoining properties from adverse impacts.
- E. Promote safe and efficient pedestrian and vehicular movement.
- F. Encourage more efficient use of land and public services through unified development.
- G. Develop in accordance with the goals, objectives and recommendations of the Chippewa Watershed Study (2002) to reduce the potential for flooding downstream.
- H. Establish development review criteria, which promote creative design solutions in a manner which best conserves the areas' resources.
- I. Establish a review process, which maintains local review and approval of the overall development plan and which results in the timely consideration of an application.
- J. Implement comprehensive, strategic and/or area plans which may be adopted by the Lafayette Township Board of Trustees.

309.02 Golf Community PUD Overlay District

- A. No GCPUD shall be established except subsequent to petition by the owner(s) of land located within the GCPUD Overlay District. The area proposed to be developed shall be held in single ownership, or if in multiple ownership, the application shall be filed jointly by all owners of the properties included in the proposed development.
- B. This GCPUD regulation is intended solely for use on the land comprising what is currently known as Medina Country Club, 5588 Wedgewood Road and 6717 Lake Road, Lafayette Township, Ohio. No GCPUD shall be created unless a determination is made that such development is within the designated GCPUD Overlay District as shown on the Zoning District Map of Lafayette Township and the plan is in conformance with the provisions herein.
- C. The residential dwelling units within the GCPUD shall be served by an approved public water supply system and an approved public sanitary sewer system.

- D. The retention of as much storm water as possible is encouraged to promote the recycling of storm water for irrigation purposes.
- E. No GCPUD shall be established which does not preserve open space and protect sensitive environmental areas.
- F. The GCPUD shall be developed in conformance with a site plan, which has been reviewed and approved by the Lafayette Township Zoning Commission and the Lafayette Township Board of Trustees in accordance with the provisions set forth herein.
- G. Until such time as a property owner applies for and receives final approval for development of a GCPUD as provided herein, the underlying provisions of the Rural Residential District shall apply.
- H. The Lafayette Township Zoning Commission shall review the Preliminary Subdivision Site Plan and upon approval shall forward the plan and recommendation to the Lafayette Township Board of Trustees. The Lafayette Township Board of Trustees will review and approve the Preliminary Subdivision Site Plan by means of a Resolution at which time the Rural Residential District will officially change to the GCPUD Overlay District. The township map will be updated accordingly. Such land may only be developed in accordance with the approved GCPUD or may revert back to its original zoning upon application by property owner or through referendum by the township.

309.03 Permitted Uses

Within a GCPUD Overlay District no building, structure or premises shall be used, arranged to be used, or designed to be used, in whole or in part, except for one or more of the following uses specifically enumerated as permitted, conditionally permitted, or accessory and further provided that each such use is identified on and approved as part of the site plan:

- A. Permitted Uses:
 - 1. Detached single-family dwellings;
 - 2. Single-family cluster dwellings;
 - 3. Public or private parks and recreation facilities, including golf courses, golf driving ranges, club houses, swimming pools, and tennis courts;
 - 4. Restaurant as part of golf course clubhouse;
 - 5. Retail store for professional golf shop items.
- B. Accessory Uses:
 - 1. Common and/or guest parking areas;
 - 2. Detached storage buildings and buildings used in the maintenance of or incidental to golf course operations, provided that the maximum

size of such buildings shall be as established by the Lafayette Township Zoning Commission as part of the site plan approval;

3. Fences;
4. Type 1 home occupations, subject to Section 215 A & B;
5. Signs as regulated by Article IV. of the Lafayette Township Zoning Resolution;
6. Parking as regulated by Article V. of the Lafayette Township Zoning Resolution.

309.04 Minimum Area for GCPUD Overlay District

The GCPUD shall have a minimum area of not less than fifty (50) contiguous acres. All land within the GCPUD Overlay District shall not be divided into segments by (1) a limited access highway or (2) any tract of land other than streets, parks, or rights-of-way for pipelines or transmission lines not owned by the developer of the GCPUD.

309.05 Open Space and Density Requirements

- A. The maximum density of dwelling units for the GCPUD Overlay District shall in no case be greater than one unit per two acres (1 unit/2 acres). Building lots shall be developed with a degree of flexibility in order to effectively utilize the natural topography and landscape. No rear lots are permitted.
- B. Open Space Requirements: A minimum of forty percent (40%) of the total project area shall be devoted to open space. Open space shall comply with the following:
 1. The types of open space, uses, function, location and design shall be approved as part of the site plan and shall:
 - a. Be sufficiently aggregated to create large areas of open space and any linear open space shall be a minimum of fifty (50) feet in width;
 - b. Conserve and protect significant natural features inherent to the golf course including wetlands, mature trees, woodlands, streams, lakes, historic features and environmentally sensitive areas;
 - c. Be easily accessible to all residents of the GCPUD;
 - d. Be interconnected with open space areas on abutting parcels whenever possible;
 - e. Parking areas and drive aisles may be counted as part of the open space requirement when they serve the recreation use and areas.
 2. Open space shall not include the following:
 - a. Private and public roads and associated rights-of-way;

- b. Required setbacks between residential dwelling units, parking areas and project boundaries;
 - c. Required setbacks between residential dwelling units and streets;
 - d. Required minimum spacing between residential dwelling units and parking areas;
 - e. Private yards within subdivided sublots;
 - f. Land that is subject to preexisting conservation easements or similar limitations on development.
3. Any areas to be designated as open space that are disturbed during construction or otherwise not preserved in its natural state shall be landscaped with vegetation that is compatible with the natural characteristics of the site and contoured to approximate the original land.
4. No land once dedicated to open space or recreational facilities as part of a GCPUD shall thereafter be counted as open space for any expansion of said development, or any other planned development, or reduced in area for the original planned development by conversion to another use.
5. Future Subdivision and Development of Open Space: All open space shall be restricted from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to Lafayette Township and the Medina County Prosecutor's Office and duly recorded in the office of the Medina County Recorder.
6. Ownership of Open Space: Subject to permanent restrictions as set forth above, open space in a GCPUD Overlay shall be owned by an Owner's Association, Lafayette Township (with its' consent), a land trust or other conservation organization recognized by Lafayette Township and/or by a similar entity. Open space may be owned by the individual members of a Homeowner's Association as tenants-in-common or may be held in common ownership by a Homeowner's Association, Community Association, golf club, country club or other similar legal entity. To obtain township approval of the ownership of open space the association must submit documents with the development plan showing that the associations' bylaws and/or code of regulations require the following:
 - a. Membership in the Association shall be mandatory for all purchasers of lots/units in the development.
 - b. The Association or golf club shall be responsible for maintenance, control and insurance of all common areas, including open space.

- c. Provision for non-interrupted maintenance should the legal entity go out of business or become insolvent.
- d. A proportionate amount of the open space shall be created with each phase of the subdivision plat.

309.06 General Development Requirements

- A. **Maximum Height of Structures:** No building or structure shall exceed thirty-five (35) feet in height. Fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, water tanks or similar structures may be erected above the height limit herein. The above exceptions may not be erected to exceed more than fifteen (15) feet over the height limit nor shall such structure be used for any purpose other than a use incidental to the main use of the building.
- B. **Utilities:** All proposed utilities shall be installed underground. Any access boxes or terminals that must be installed above ground shall be screened and landscaped as required in Section 307.4 F.5.
- C. **Building and Site Considerations:**
 - 1. The comprehensive nature and design of the site plan, including appropriate design of the physical, aesthetic and economic relationships among its parts;
 - 2. The anticipated effects of the proposed development upon Lafayette Township and upon adjoining and proximate neighbors and properties, including the impacts of traffic, storm water, noise, lighting, utilities, aesthetic values, property values and other impacts;
 - 3. The adequacy of existing and planned roads, drives and parking areas to meet the projected demand for such facilities and to integrate with existing and planned facilities in Lafayette Township;
 - 4. The suitability of the location, dimensions, access to streets and utilities of each proposed dwelling unit;
 - 5. The adequacy of utilities to serve the proposed development and the suitability of the proposed utility design;
 - 6. The proper orientation and relationship of the proposed elements of the development with natural and historic features and resources both on and off site, the degree to which the development has been designed to protect and enhance such features and resources, and the measures taken to mitigate negative impacts on such features and resources both on and off site;
 - 7. The relationships of the architectural and site design characteristics among the areas of the development and with surrounding properties;
 - 8. The availability of recreation and open space sites and facilities proposed for use by the residents of the development;

9. The nature and extent of proposed landscaping, existing vegetation and landform to be retained, and of proposed screening and buffering, particularly perimeter buffer;
10. The suitability of the proposed separations between buildings, including any proposed setbacks or yards;
11. The suitability of the total acreage and total floor area proposed for each type of dwelling unit, and the number and bulk of buildings proposed;
12. The suitability of proposed condominium or homeowners' association agreements, deed restrictions, protective covenants, and other legal statements or devices intended to provide for the future use, ownership, operation and maintenance of areas of the GCPUD and its improvements; and
13. The ability of each proposed phase of the development, or of any group of developed phases, to meet the standards established in this Lafayette Township Zoning Resolution.

D. General Street Design:

1. All public and private streets shall be designed and constructed in conformance with the Medina County Highway Engineer standards for public or private streets.
2. Any open parking area (including parking spaces and interior access lanes, but excluding loading, unloading and storage areas) that contains more than six thousand square feet (6,000 sq. ft.) of area or twenty (20) or more vehicular parking spaces shall provide interior landscaping in addition to any other required perimeter landscaping. The amount of this interior parking area landscaping shall not be less than five square (5 sq. ft.) of landscaped area for each one hundred square feet (100 sq. ft.), or fraction thereof, of off-street parking area.
3. Boulevard entrances are encouraged within the GCPUD.
4. Landscaped islands within cul-de-sacs are encouraged within the GCPUD.
5. The placement of driveway curb cuts into arterial or collector streets is discouraged.

E. Parking Lot:

1. Parking as regulated by Article V. of the Lafayette Township Zoning Resolution.

F. Pedestrian Access and Circulation:

1. A pedestrian circulation system shall be included in the GCPUD Site Plan and shall be designed to ensure that pedestrians can walk safely and easily throughout the development.
2. The pedestrian system shall provide connections between properties and activities or special features within the restricted open space system and need not always be located along streets.

3. Trails are encouraged as part of the pedestrian circulation system.

G. Landscaping, Service Area and Mechanical Screening:

1. Landscaping shall be provided as part of the preliminary and final site plan submittal. The standards contained in Section 309.09 are considered to be minimum standards for this district.
2. The location of service areas and mechanical equipment shall be considered as part of the overall site design.
3. Service areas and mechanical equipment shall be screened from public view.

309.07 Development and Site Planning Standards:

A. Dwelling units may be located on traditional subdivision lots or in a cluster arrangement.

1. Units are not required to be on individual sublots. However, when sublots for standard detached single-family dwellings or single-family dwelling units are included, as part of the GCPUD Overlay District development, such sublots shall be of sufficient size and shape to accommodate dwelling units in compliance with the spacing requirements of this section.
2. The applicant shall depict on the site plan the maximum, parameters or building envelopes, to indicate where buildings shall be located, and shall demonstrate that such building locations will be in compliance with the spacing requirements of this section.
3. Minimum Lot Area:
 - a. Single-family dwelling – Eight Thousand Four Hundred (8,400) square feet.
4. Minimum Lot Frontage:
 - a. Single-family dwelling – Seventy (70) continuous feet.
5. Minimum Lot Width at the Building Line:
 - a. Single-family dwelling – Seventy (70) continuous feet.
6. The minimum lot frontage requirements shall be fifty (50) continuous feet in cul-de-sac bulbs, measured along the arc of the setback line.
7. A structure shall not be built on lots off the cul-de-sac bulb until the lot width reaches seventy (70) feet .
8. No rear lots are permitted.

B. Perimeter Building Regulations

1. The minimum setback from an existing road right-of-way shall be seventy-five (75) feet, mounded and landscaped.
2. The minimum setback from the project boundary shall be fifteen (15) feet.

C. Interior Building Setback/Spacing Regulations

1. Minimum setback from interior street, dedicated or private, shall be fifty-five (55) feet, except that uncovered porches or steps may be forty-five (45) feet from the street centerline.
2. All State and U.S. Routes must be seventy-five (75) feet, excluding uncovered porches or steps.
3. Minimum Side Yard Width – seven and one-half (7 1/2) feet but in no case shall two units be less than twenty (20) feet apart.
4. Minimum Rear Yard Depth – fifteen (15) feet.
5. The minimum distance between buildings shall be twenty (20) feet, unless sprinklers are provided and then the separation between buildings can be reduced to fifteen (15) feet.

309.08 Site Plan Requirements

Application for a Golf Community Planned Unit Development Site Plan shall be made pursuant to the provisions set forth herein.

A. Pre-application Meeting:

In order to promote the orderly and appropriate development of a site plan consistent with the goals and objectives of the GCPUD Overlay District, the Lafayette Township Board of Trustees and/or the Lafayette Township Zoning Commission may encourage and engage in public discussions with the applicant prior to formal submission of the site plan. The purpose of this pre-application meeting is to discuss the criteria and standards, to familiarize the applicant with the GCPUD Overlay District process, and to review the applicant’s proposed general approach to development of the site.

B. Site Plans Required:

1. Review of a Preliminary Subdivision Site Plan and/or Final Subdivision Site Plan shall be conducted in compliance with the following:
 - a. Preliminary Site Plan: A Preliminary Site Plan that indicates the general concept of development for an entire development site, including the general location of use areas, open space and circulation patterns shall be required.
 - b. Final Site Plan: A Final Site Plan that indicates among other things – the approximate location of buildings, parking areas, access drives, restricted open space, easements, signs and outdoor storage areas shall be required.
2. A site plan is required when any new construction, alteration or modification is proposed prior to the issuance of a zoning certificate.

C. Site Plan Approval:

1. Preliminary Site Plan Submission Requirements:

- a. An application for Preliminary Site Plan review shall include a plan for the entire area of the proposed project and a written description of the project.
- b. The application may be filed by the developer on behalf of the landowner(s) or by a group of owners of the land within the development area acting jointly upon receipt of written approval by property owner(s).
- c. The written description of the proposed development shall include:
 - 1) The applicant's name, address and phone number;
 - 2) A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf;
 - 3) The address and parcel number(s) of the property;
 - 4) The name and address of the property owner(s) of record, if the applicant is not the owner;
 - 5) The name and address of the engineer, architect and/or surveyor;
 - 6) The project description, including the proposed use(s), total number of buildings/units, square feet, parking spaces, and similar related project-specific information;
 - 7) The project completion schedule/development phases;
 - 8) The proposed cross-access easement documents, if applicable.
- d. Fifteen (15) sets of the application including the plans and the application fee shall be submitted to the Lafayette Township Zoning Inspector. Application for Preliminary Site Plan review shall disclose all uses and their general locations proposed for the development and shall include the following maps, plans, designs and supplementary documents:
 1. All maps and plans shall be drawn to an appropriate scale of 1" = 100';
 2. A property location map;
 3. The location of existing structures within the development area and access points;
 4. The general location of existing buildings, parking and access drives on parcels within one hundred (100) feet of the site;
 5. A topographic survey of the proposed development area with contours lines at two-foot intervals;
 6. Existing major vegetation features and wooded areas;
 7. Location of wetlands, the 100-year floodplain boundary and floodplain elevation as delineated by the Federal Emergency Management Agency, rivers and streams and their related river or stream bank, ponds and water courses;

8. Delineation of existing drainage patterns on the property, existing wells and well sites;
 9. The general location of development areas identified by use, including any fee simple lots and usable open space areas;
 10. The general layout of the proposed circulation system for vehicles and pedestrians, other proposed public ways, access points, and the parking and service system;
 11. A summary table showing total acres of the proposed development, the number of acres devoted to each type of use, including streets and open space and the number of dwelling units by type;
 12. Proposed phases, if the project is to be developed in stages, indicating the phase(s) during which any common facilities are anticipated to be constructed;
 13. Areas or structure of known historic or archeological significance;
 14. Existing view and identification of unique vistas;
 15. The location, size, number of units and density of cluster areas;
 16. Natural features to be conserved and any required buffer areas;
 17. Any proposed recreational, other non-residential, and commercial facilities.
- e. Following Preliminary Subdivision Site Plan approval and Golf Community Planned Unit Development (GCPUD) Overlay District designation, the applicant may proceed with Preliminary Plan (Subdivision) approval, concurrently from the Medina County Planning Commission and from Lafayette Township.

2. Final Site Plan Submission Requirements:

- a. The Final Site Plan for each phase of the project must be submitted within five (5) years of the Preliminary Site Plan approval or the Preliminary Site Plan expires and the process must begin anew.
- b. An application for Final Site Plan review shall be required for each phase of the site. Fifteen (15) sets of the application and the application fee shall be submitted to the Lafayette Township Zoning Inspector. The application shall include the following maps, plans, designs and supplementary documents.
- c. All applications for Final Site Plan approval shall contain the following information:

- 1) A written description of the proposed development that includes:
 - a) The applicant's name, address and phone number;
 - b) A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf;
 - c) The address and parcel number(s) of the property;
 - d) The name and address of the property owner(s) of record, if the applicant is not the owner;
 - e) The name and address of the engineer, architect and/or surveyor;
 - f) The project description, including the proposed use(s), total number of buildings, square feet, parking spaces, and similar related project-specific information;
 - g) The project completion schedule/development phases;
 - h) The proposed cross-access easement documents, if applicable.

- 2) Site Plan Drawing(s), which illustrate the following information:
 - a) A vicinity map drawn at a scale of 1"= 2000' with north arrow indicated;
 - b) The acreage of all parcels in the project;
 - c) Land uses, zoning classification, and existing structures on the subject parcel and approximate location of existing structures on contiguous and adjacent parcels;
 - d) Location of proposed and/or existing property lines, dimensions and setback lines;
 - e) Existing topographic elevations at two-foot intervals, proposed grades, and direction of drainage flows;
 - f) Location and elevations of existing watercourses and water bodies, including natural and/or man-made surface drainage ways, floodplains and wetlands;
 - g) Location of existing and proposed buildings and intended uses thereof as well as all dimensions including height;
 - h) Proposed location of accessory and service structures, buildings, and uses and the method of screening where applicable;

- i) Location of existing public and private roads, rights-of-way and private easements of record and abutting streets;
- j) Location and dimensions of proposed streets, drives, curb cuts and access easements as well as acceleration, deceleration and passing lanes (if any) serving the development;
- k) Location, design and dimensions of existing and/or proposed curbing, barrier-free access, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof;
- l) Location and design of all sidewalks, walkways, bicycle paths and areas for public use;
- m) Location, size and characteristics of all loading and unloading areas;
- n) Location of water supply lines including fire hydrants and shut-off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines and connection points;
- o) Location of all other utilities on the site including but not limited to fiber optic cables, natural gas, electric, cable TV and telephone;
- p) Location, size and specifications of all signs including lighting for the signs;
- q) Exterior lighting;
- r) Exterior elevations.

3) General Landscape Plan (See Section 309.09)

D. Application Approval Process:

1. All applications for site plan approval shall be submitted to the Lafayette Township Zoning Inspector or Zoning Commission Secretary. Once deemed to be complete, the said township official shall submit the site plan and all accompanying information and drawings to the Lafayette Township Zoning Commission and the Medina County Planning Commission for concurrent review.
2. The Lafayette Township Zoning Commission shall review the application and make a recommendation to the Lafayette Township Board of Trustees within forty-five (45) days after the last public meeting at which the site plan is reviewed. The site plan application and the Lafayette Township Zoning Commission's recommendation shall then be forwarded to the Lafayette Township Board of Trustees for their consideration.

3. The Medina County Planning Commission may simultaneously review the application as a site plan and/or as a subdivision.
 4. The Medina County Planning Commission shall review the site plan application and make a recommendation at its next regularly scheduled meeting. The Medina County Planning Commission's recommendation shall then be forwarded to the Lafayette Township Zoning Commission and to the Lafayette Township Board of Trustees for their consideration and final determination.
 5. The Lafayette Township Board of Trustees shall review all submitted materials and the recommendations of the Lafayette Township Zoning Commission and the Medina County Planning Commission. The Lafayette Township Board of Trustees may Approve, Approve with Modifications, or Disapprove a Site Plan.
 6. At any time during the site plan review process, the Lafayette Township Zoning Commission may seek expert advice or cause special studies to be made for input to its review of any plans or proposals submitted. Proposed building plans shall be reviewed by an authorized representative of the Lafayette Township Fire Department to assure conformance with appropriate fire codes.
 7. The applicant may be required to provide additional information or re-study all or part of the proposal, or to have additional studies done, the costs of securing expert advice or studies shall be borne by the applicant. The Lafayette Township Board of Trustees may submit any or all site plans and proposals to the Medina County Soil and Water Conservation District or any other similar organization for review and recommendations prior to acting on any such plan.
 8. When a particular site plan involves a variance request and/or conditional use approval, the Lafayette Township Board of Zoning Appeals may consider such matters concurrently with site plan approval, provided all other applicable hearing and notification requirements are met.
- E. Conformance with Approved Site Plans: All aspects of the development shall substantially conform to the approved site plans.
- F. Amendments to Approved Site Plans: Amendments to approved site plans may be made in the same manner as an original site plan approval, except that an applicant need not resubmit information that has already been submitted and approved as part of a previous site plan review process.
- G. Phased Site Plans: The site plan(s) for a project may be submitted indicating development in phases, if such project can logically be divided into phases. The entire project will be reviewed for conformance with all applicable regulations and shall be given preliminary approval to the entire project if it so conforms. Approval of subsequent phases shall be given subject to the following:

1. Substantial compliance with the site plan(s) given preliminary approval;
2. Conformance with all applicable regulations of this Zoning Resolution; and
3. Upon a finding by the Lafayette Township Board of Trustees that all preceding phases conform to all requirements of this district and conform to all approved site plans criteria.

309.09 General Landscape Plan

A General Landscape Plan shall be submitted as part of the Final Site Plan incorporating the following design standards:

- A. Trees and other plant materials or landscape elements are permitted near structures and driveway intersections provided such trees, plant materials or landscape elements do not present a traffic visibility hazard.
- B. The proposed landscape materials should complement the form of the existing trees and plantings as well as the general design and architecture. The degree of shade or sun should be considered in selecting plant materials.
- C. Earth mounds may be used and shall be constructed with plant materials to prevent erosion. Slopes on earth mounds shall be constructed to be easily mowed and maintained.
- D. Artificial plants shall not be used to meet landscaping requirements and all plant materials used to comply with provisions of this section shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under state regulations.
- E. All initial landscaping materials shall be installed in a sound, workmanship-like manner and according to accepted, good construction and planting procedures.
- F. Planting Season: Weather permitting, all required grading and landscaping shall be completed within ninety (90) days of substantial completion of construction.
- G. Erosion control measures necessary shall conform to standards and specifications outlined in the manual “Rainwater and Land Development, Ohio’s Standards for Storm Water Management, Land Development, and Urban Stream Protection.”

309.10 Performance Standards

The following provisions shall apply to all uses within this district:

- A. There shall be no storage or handling of hazardous, explosive, or highly flammable materials, which would cause fire, explosion or safety hazards, except for materials used in the maintenance of or incidental to golf course operations. All storage shall comply with pertinent EPA regulations.
- B. There shall be no production of noise at any GCPUD Overlay District boundary of any use in excess of the average intensity of street and traffic noise found in the adjacent area, except noise produced in the general maintenance of the golf course property.
- C. There shall be no production of heat, glare or vibration perceptible beyond any GCPUD Overlay District boundary.
- D. There shall be no outdoor storage, except for that used in the maintenance of or incidental to golf course operations.
- E. There shall be no off-site release to soil or surface drainage ways of water borne or liquid pollutants except as noted in Section 309.02 C. for irrigation purposes.

309.11 Flood Hazard Areas

Areas within the Floodplain District are also subject to the requirements of Section 305 of the Lafayette Township Zoning Resolution.

ARTICLE XII DEFINITIONS

Invasive Vegetation – Any plant material either native or imported that spreads beyond its intended area.