

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

**ADOPTED: April 16, 2008**

**EFFECTIVE: May 16, 2008**

**SECTION 308 CHIPPEWA RESORT OVERLAY (CRO) DISTRICT**

**SECTION 308.01 PURPOSE**

The purpose of this district is to recognize, and encourage the development of an area of the township that because of natural and existing man made attributes is particularly suited to resort style development and a combination of residential and limited commercial uses which are associated with resort style uses.

Specifically, the intent of this district is to:

- Recognize the unique amenities associated with Chippewa Lake, including the scenic quality and natural features which are desirable for a wide range of recreational uses;
- Increase the tourism potential of Medina County, and more specifically, Lafayette Township;
- Allow flexibility in design, density and uses;
- Provide opportunities to preserve scenic quality and natural features through the use of conservation easements, site criteria, setbacks, buffers and other measures that will preserve the natural environment and also assure compatibility with neighboring uses;
- Incorporate an open space system or plan that coordinates with the Medina County Park District plans for the area, as well as providing recreational opportunities, habitat protection and critical area protection;
- Develop in accordance with the goals, objectives and recommendations of the Chippewa Watershed Study (2002) to reduce the potential for flooding downstream; and
- Recognize the limited current and future availability of public facilities and services, such as water and sewer, roads, fire protection and law enforcement, in the establishment of an appropriate range of uses, densities and intensities.

**SECTION 308.02 DISTRICT ESTABLISHMENT**

The Chippewa Resort Overlay (CRO) District is hereby established pursuant to ORC 519.021 C, Planned Unit Developments, and shall consist of the area designated as the

Chippewa Resort Overlay on the Lafayette Township Official Zoning Map (shown on Appendix A) attached herewith and incorporated as part of this Chapter.

**SECTION 308.03 USES**

**A. Permitted Uses**

The following are permitted uses in the Chippewa Resort Overlay (CRO) District, pursuant to any additional standards set forth herein:

1. Residential uses:
  - a. Single-family detached dwellings;
  - b. Single-family attached dwellings (up to four (4) attached dwelling units);
  - c. Single-family dwellings clustered.
  
2. Limited Commercial Uses that are inherent and/or incidental to resort living:
  - a. Hotels and spas;
  - b. Conference centers;
  - c. Meeting and banquet facilities;
  - d. Music, entertainment and/or other performing arts facilities within an enclosed building;
  - e. Permitted uses as stated in Section 303.2. A. 1-3, however, banks may have drive-in windows.

**B. Accessory Buildings and Uses**

1. Fences and walls;
2. Outdoor dining and similar beach facilities;
3. Pools, picnic areas, playgrounds, tennis courts, and similar recreational facilities;
4. Living quarters for caretakers, maintenance facilities, and other accessory uses customarily incidental to a principally permitted use;

5. Accessory off-street parking facilities as regulated and set forth in Article V, Off-Street Parking and Loading Facilities;
6. Signage.

**SECTION 308.04 MINIMUM PROJECT AREA**

The minimum land area required for a development utilizing the Chippewa Resort Overlay District regulations shall be fifty (50) contiguous acres. 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.

**SECTION 308.05 OPEN SPACE AND DENSITY REQUIREMENTS**

- A. Usable Open Space** – at least 25% of the total project area shall be devoted to usable open space. Usable open space shall comply with the following:
1. The types of usable 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;
    - b. Conserve significant natural, historical and cultural features located on the site to the extent feasible;
    - c. Be easily accessible to residents and guests of the Chippewa Resort Development;
    - d. Be interconnected with open space areas on abutting parcels whenever possible.
  2. Usable open space **shall not include** the following:
    - a. Existing lakes and ponds;
    - b. Private and public roads and associated rights-of-way;
    - c. Public or private parking areas, access ways and driveways, except that guest parking areas that use grass pavers or provide screening may be counted as usable open space;

- d. Required setbacks between buildings, parking areas, and project boundaries;
  - e. Required setbacks between buildings and streets;
  - f. Required minimum spacing between buildings and parking areas;
  - g. Private yards within subdivided sublots;
  - h. Land that is subject to preexisting conservation easements or similar limitations on development.
3. Areas designated for usable open space for purposes of a Chippewa Resort development is land:
- a. Preserved in its natural state such as wetlands, woodlands, lakes or ponds;
  - b. Used for active or passive recreation; and/or
  - c. Used for storm water management and/or water supply facilities.
4. Any areas to be designated as usable 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.
5. Future Subdivision and Development of Open Space - All usable 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 Prosecutors Office and duly recorded in the office of the Medina County Recorder. Subject to permanent restrictions as set forth above, usable open space in a Chippewa Resort Development shall be owned by an Owner's Association, Lafayette Township (with its consent), a land trust or other conservation organization recognized by Lafayette Township, or by a similar entity. Usable open space may be held 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, 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 association's bylaws and/or code of regulations require the following:

- a. Membership in the Association shall be mandatory for all purchasers of lots in the development or units in the condominium.
- b. The Association shall be responsible for maintenance, control, and insurance of all common areas, including required open space.

**B. Density Requirements**

1. Maximum overall density of three (3) dwelling units per acre on the portion of the proposed development site devoted to residential use.
2. [Hotel rooms shall not be included in the residential density calculation.](#)

**SECTION 308.06 GENERAL DEVELOPMENT REQUIREMENTS**

**A. Maximum Height of Structures**

1. Residential buildings – 35 feet
2. Commercial buildings, including hotels - 40 feet
  - a. [Additional height](#) to a maximum of 60 feet [may be permitted by the Zoning Commission and the Township Trustees, with written certification of the Township Fire Chief that adequate fire suppression measures are installed.](#)
  - b. For each foot of height in excess of 40 feet, an additional foot of setback from any adjoining residential use or zoning district shall be required.

**B. Utilities**

All 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).

**SECTION 308.07 DESIGN PRINCIPLES**

The following Design Principles shall guide the Township in reviewing site plans pursuant to this Section along with the specific standards that follow this Subsection:

**A. Building and Site Design**

1. Buildings shall be oriented toward, and/or provide views of, Chippewa Lake whenever possible.
2. Pedestrian access to the lake and throughout the development shall be an integrating design theme.
3. All development features, including the principal buildings, open spaces, service roads, driveways and parking areas, shall be so located as to minimize the possibility of adverse effects upon adjacent development.
4. Building location and placement shall be developed with consideration given to minimizing removal of trees, the protection of riparian corridors and wetlands, and change of topography.
5. Maximum visual and auditory privacy for surrounding properties and occupants shall be provided through the design and use of proper building materials, landscaping, and landscape screening such as evergreen trees.

**B. Vehicular Circulation and Access**

1. Circulation systems shall be designed to efficiently facilitate traffic flow, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
2. Street designs are encouraged to incorporate traffic calming devices and techniques.
3. On-site traffic circulation shall be designed to make possible adequate fire and police protection.
4. Safe and adequate site distance shall be provided at all intersections.

5. All public and private streets shall be in conformance with the Medina County Highway Engineer standards for public or private streets.

**C. Pedestrian Access and Circulation**

1. A coordinated pedestrian system shall be provided throughout the development, including connections between uses on the site, and between the site and adjacent properties and rights-of-way.
2. The site shall be connected to adjacent properties and pedestrian facilities to the maximum extent feasible.
3. Decorative sidewalks, such as brick pavers, should be considered for key intersections or streets.

**D. Parking Lot Design and Layout**

1. Adequate parking shall be provided, but excessive parking is discouraged. The standards contained in Article V, Off-street Parking and Loading Facilities, shall be used as a guide, but those standards may be modified based upon other considerations, such as shared parking options as provided in that chapter.
2. The visual impact of parking shall be minimized through the use of interior landscaped islands, and through dividing parking spaces into groupings.
3. The edges of parking lots shall be screened through landscaping or other methods such as decorative fences.

**E. Landscaping and Screening**

Landscaping shall be provided as part of the Final Site Plan submittal. The standards contained in Section 308.10 are considered to be minimum standards for this district, with additional landscaping provided where needed to mitigate off-site visual impacts or to improve the internal landscaping on the site.

**F. Streetscape Improvements**

1. A Streetscape Plan shall be submitted for the entire site as a part of the Final Site Plan. The Streetscape Plan shall address the relationship between vehicular and pedestrian traffic, pedestrian facilities, street and sidewalk lighting, landscaping, and street furniture, if provided.
2. The design of streets, pedestrian ways, landscaping, lighting, and street furniture shall be coordinated and integrated throughout the site.
3. Vehicular streets and driveways shall be designed to be compatible with pedestrian ways to encourage a pedestrian-friendly environment.
4. Site furnishings such as benches, seating, trash receptacles, bike racks, lighting fixtures, and tree grates shall be addressed in the Streetscape Plan, as part of the General Landscape Plan.

**G. Service Area and Mechanical Screening**

1. The location of service areas and mechanical equipment shall be considered as part of the overall site design.
2. Service areas and mechanical equipment shall be screened from public view.

**H. Signage**

1. A master sign plan shall be included with the General Landscape Plan illustrating the location, type, size, and materials of all signage.
2. In addition to signage permitted by Article IV Sign Regulations, up to [two \(2\) entrance signs may be placed at each of the main entrances to a CRO development. The location, dimensions, and design of all signs shall be depicted on the General Landscape Plan for any development, which shall be approved by the Township Trustees.](#)

**I. Lighting**

1. A lighting plan shall be included with the General Landscape Plan.

2. Lighting shall be designed to avoid spillover onto adjacent properties through the use of cutoff shields or other similar features.

**J. Storm Water Management**

When development involves disturbing more than one (1) acre of total land area, a Storm Water Pollution Prevention Plan (SWP3) shall be submitted. A SWP3 plan shall be prepared with the same essential requirements as required by the Ohio Environmental Protection Agency. Grading and surface drainage provisions shall be designed to minimize adverse effects on abutting properties, streams, and public streets, and to minimize the possibility of erosion in a manner consistent with the requirements of the SWP3. The Board may request that the Medina County Soil and Water Conservation District, County Engineer, or other registered engineer review such grading plans, with any costs borne by the developer. The costs to alleviate surface drainage problems on adjacent property due to development shall be borne by the developer of the property causing the problem.

**SECTION 308.08 DEVELOPMENT AND SITE PLANNING STANDARDS**

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

**A. Traditional Lot Requirements**

Dwelling units on traditional lots shall comply with the setback requirements below:

1. Minimum Setbacks:
  - a. Setback from existing right-of-way – 50 feet. This figure may be reduced through the use of additional landscaping and mounding as demonstrated on the Site Plan.
  - b. Front Yard Setback :
    - 1.) 25 feet from the street right-of-way, or 40 feet from centerline on a private street to the garage door.
    - 2.) Front yard setbacks may be reduced as much as five (5) feet with review of the Site Plan. However,

there must be twenty (20) feet between the garage door and street edge or sidewalk.

3.) If the garage is not at the front of the lot, the dwelling may be 15 feet from the street right-of way or 30 feet from the centerline of a private street.

c. [Rear Yard Setback – 15 feet](#)

d. [Side Yard Setback – 10 feet](#)

**B. Cluster-Style Dwelling:**

1. Minimum Lot Area:

a. There is no minimum lot size.

b. [All Cluster Units shall be developed in envelopes large enough to allow room for additional items, such as add-on rooms, fenced patios, etc.](#)

c. The envelope must contain at least 10% more usable square feet than the footprint of the dwelling built in that envelope.

2. Setbacks from Interior Street:

a. Public Street - 25 feet [from the street right-of-way.](#)

b. Private Street – 40 feet [from centerline](#) to the garage door.

c. Front yard setbacks may be reduced as much as five (5) feet with review of the Site Plan. However, there must be twenty (20) feet between the garage door and street edge or sidewalk.

d. Rear Yard Setback – 15 feet.

e. If the garage is not at the front of the lot, the dwelling may be 15 feet from the street right-of way or 30 feet from the centerline of a private street.

f. Separation between buildings [– 20 feet](#) unless sprinklers are provided and then the separation between buildings can be reduced to 15 feet.

**C. Commercial and Non-residential Development**

Setbacks:

- Front Yard Setback – 80 feet
- Side Yard Setback – 25 feet
- Rear Yard Setback – 50 feet

The front, side and rear yard setbacks for commercial use can be reduced where the site plan justifies.

**SECTION 308.09 SITE PLAN REQUIREMENTS:**

**A. Site Plans Required**

1. A Site Plan is required when any new construction, alteration or modification is proposed prior to the issuance of a zoning certificate.
2. In order to promote the orderly and appropriate development of a Site Plan consistent with the goals and objectives of this Zoning District, the Board of Township Trustees or the Township Zoning Commission may encourage and engage in public discussions with the applicant prior to formal submission of the Site Plan.
3. Review of a Preliminary Site Plan and/or Final 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 for all proposed Chippewa Resort Developments.
  - b. Final Site Plan. A Final Site Plan that indicates, among other things, the exact location of buildings, parking areas, access drives, restricted open space, easements, signs and outdoor storage areas shall be required for all proposed Chippewa Resort Developments.

**B. 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.) Name and address of the engineer, architect and/or surveyor;
  - 6.) Project description, including the proposed use(s), total number of buildings, square feet, parking spaces, and similar related project-specific information;
  - 7.) Project completion schedule/development phases;
  - 8.) 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 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 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, wooded areas and large isolated trees, one foot or more in diameter;
- 7.) Location of wetlands (and potential 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 structures of known historic or archeological significance;
- 14.) Existing views 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. Approval of the Preliminary Site Plan shall be followed by adoption of a resolution re-designating the property with the Chippewa Resort Overlay District designation.
  - f. Following Preliminary Site Plan approval and Chippewa Resort Overlay District designation, the applicant may proceed with Preliminary Plan (Subdivision) approval from the Medina County Planning Commission.

2. Final Site Plan Submission Requirements.

- a. The Final Site Plan for each phase of the project must be submitted within three (3) 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 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.) [Name and address of the engineer, architect, and/or surveyor;](#)
  - f.) Project description, including the proposed use(s), total number of buildings, square feet, parking spaces, and similar related project-specific information;
  - g.) Project [completion schedule/development phases;](#)
  - h.) 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.) [Identify any riparian corridors on the parcel\(s\) and label the required stream bank buffer setback accordingly;](#)
  - g.) [Location and elevations of existing watercourses and water bodies, including](#)

- natural and/or man-made surface drainage ways, flood plains, and wetlands;
- h.) Location of existing and proposed buildings and intended uses thereof, as well as all dimensions including height;
  - i.) Proposed location of accessory and service structures, buildings, and uses and the method of screening where applicable;
  - j.) Location of existing public and private roads, rights-of-way and private easements of record, and abutting streets;
  - k.) 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;
  - l.) 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;
  - m.) Location and design of all sidewalks, walkways, bicycle paths, and areas for public use;
  - n.) Location, size, and characteristics of all loading and unloading areas;
  - o.) 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;
  - p.) Location of all other utilities on the site including but not limited to fiber optic cables, natural gas, electric, cable TV, and telephone;
  - q.) Location, size, and specifications of all signs including lighting for the signs;

- r.) Exterior lighting;
  - s.) Exterior elevations;
- 3.) General Landscape Plan (see Section 308.10).

**C. 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 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 Zoning Commission shall review the application and make a recommendation to the Lafayette Township Trustees within forty-five (45) days after the last public meeting at which the Site Plan is reviewed. The Site Plan application and the 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 Planning Commission's recommendation shall then be forwarded to the Lafayette Township Zoning Commission and to the Lafayette Township Trustees for their consideration and final determination.
5. The Lafayette Township Board of Township Trustees shall review all submitted materials, and the recommendations of the Lafayette Township Zoning Commission and the Medina County Planning Commission. The Trustees may Approve, Approve with Modifications, or Disapprove a Site Plan.
6. At any time during the Site Plan review process, the Board 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 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 Board of Trustees may submit any or all Site Plans and proposals to the 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 Board of Zoning Appeals may consider such matters concurrently with Site Plan approval, provided all other applicable hearing and notification requirements are met.

**D. Conformance with Approved Site Plans**

**L.** All aspects of the development shall substantially conform to the approved Site Plans.

**E. 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.

**M.** **F. 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

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3. Upon a finding by the Board of Trustees that all preceding phases conform to all requirements of this District and conform to all approved Site Plans.

**SECTION 308.10 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 material to prevent erosion. Slopes on earth mounds shall be no greater than three to one (3:1) with a generally flat crest.
- 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. Stabilization 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."

**SECTION 308.11 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.
- B. There shall be no production of noise at any CRO District boundary of any use in excess of the average intensity of street and traffic noise found in the adjacent area.
- C. There shall be no emission of dust, dirt, odors, smoke or toxic gases and fumes.
- D. There shall be no production of heat, glare or vibration perceptible beyond any CRO District boundary.
- E. There shall be no outdoor storage.
- F. There shall be no off-site release to soil or surface drainage ways of water borne or liquid pollutants.

**SECTION 308.12 FLOOD HAZARD AREAS**

Areas within the Flood Plain District are also subject to the requirements of Section 305 of this Resolution.

**ARTICLE XII      DEFINITIONS**

**Athletic Court** - a paved or otherwise prepared surface used for engaging in athletic activities.

**Boardwalk** – a pedestrian walkway made of thick boards.

**Cabana** – a small cabin or cottage used as a bath house.

**Conference Center** - a building and related ground designed and used for meetings and events which may or may not include food service.

**Marina** – a boat basin offering dockage and other services for small watercraft.

**Meeting/Banquet Facilities** – a building and related grounds designed and used for meetings and events, which includes food services.

**Performing Arts Facilities** – a facility for the showing or performing of plays, motion pictures, musical performances or other entertainment within an enclosed building.

**Resort** – a location to which people go for rest or relaxation or vacation.

**Spa** – a health resort or place of business with equipment and facilities for exercising, massage, and improving health, appearance and physical fitness; such facilities including but not limited to indoor and outdoor pools of any type, Jacuzzis, steam rooms, saunas, exercise rooms, and the like.

**Usable Open Space** - open space within the Chippewa Resort Overlay District that is of sufficient size and shape to meet the minimum zoning requirements, and on which further development is restricted.