

ARTICLE 2 OVERLAY DISTRICTS

CHAPTER 6

SEC 2.611 INTERSTATE 71 & STATE ROUTE 123 JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) OVERLAY

2.611.1 Purpose: It is the intent of this section to:

- (A) Promote development that is in accordance with the I-71/SR 123 Area Plan.
- (B) Encourage imaginative design and siting of industrial and commercial development by permitting greater flexibility in zoning requirements than is generally permitted by other chapters of this code;
- (C) Provide for maximum efficiency and greater utilization of development sites;
- (D) Establish development standards which provide compatibility with surrounding residential or other developments; and
- (E) Create uniformity and transition between the underlying base zoning districts within the JEDD.

2.611.2 Applicability: The provisions of this section shall provide the development regulations for the adopted I-71/SR 123 JEDD boundary as identified in the official I-71/SR 123 JEDD Agreement and any subsequent modifications to the original boundary. These regulations shall apply in combination with the underlying base zoning district regulations and all other applicable standards of this Zoning Code. When the JEDD Overlay standards conflict with the underlying base zoning district regulations and other standards of this zoning code, the regulations of the JEDD Overlay will apply.

2.611.3 Relationship to other Zoning Code provisions: All permitted land uses within the Industrial Manufacturing Zone (I1) or the Community Commercial Business Zone (B2) as indicated in the Warren County Rural Zoning Code are permitted throughout the I-71/SR 123 JEDD Overlay District. Select standards of the base-zoning district for side yard setback, lot size, height limits, Floor Area Ratio, and Impervious Surface Ratio are waived, and the regulations shall be those indicated in Section 2.603.4.

2.611.4 Development Standards. The following standards apply to commercial and industrial development within the Interstate 71 and 123 JEDD Overlay:

- (A) **Minimum Lot Size:** Waived.
- (B) **Side Yard Setback:** Industrial development, including mixed-use developments with an industrial component, shall comply with a minimum side yard setback requirement of 20 feet; however, if adjacent to a residential use side yard setback must comply with Section 2.303.3.
- (C) **Maximum Height:** 60 feet.
- (D) **Maximum Impervious Surface Ratio:** 0.8

- (E) **Maximum Floor Area Ratio:** 0.35
- (F) **Relationship of Site to Adjacent Areas:** The design shall take into account the relationship of the site to the surrounding areas. The perimeter shall be so designed as to minimize undesirable impact on adjacent properties, and to minimize undesirable impact of adjacent land use and development on the subject site. The performance standards in Section 1.303.6 apply to the perimeter design.
- (G) **Streets:** All streets within the JEDD shall be constructed with curbs and gutters in accordance with the standards set forth by the Warren County Engineers Office.
- (H) **Utilities:**
 - (1) Electric and telephone service lines shall be installed underground.
 - (2) The size and location of proposed water and sewer lines shall conform to the I-71/SR 123 Area Plan.
 - (3) Minimum easement width: 15 feet.
 - (4) Fire hydrants shall be located and constructed to Turtlecreek Township Standards and Specifications.
- (I) **Grading:**
 - (1) The builder is encouraged to respect the existing ground and utilize natural drainage systems as much as possible.
 - (2) Parking areas: recommended maximum slope of 5%.
 - (3) Open landscaped areas: recommended minimum slope of 1%.
- (J) **Outside Storage:**
 - (1) No storage of any articles, goods, or materials shall be permitted outside of any building without special approval from the Warren County Zoning Inspector and County Commissioners.
 - (2) If permitted, all outdoor storage shall be limited to the rear yard and must be screened from public view by earth mounds, plantings, or opaque fencing not less than 6 ft in height.
- (K) **Construction:** Any construction within 500 ft of residential areas may be limited between the hours of 9 PM to 7 AM.