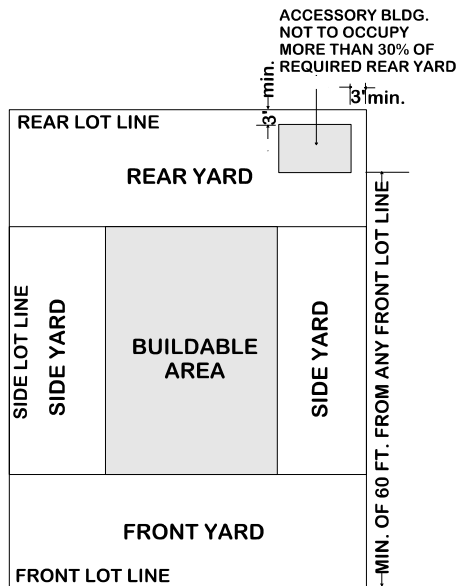
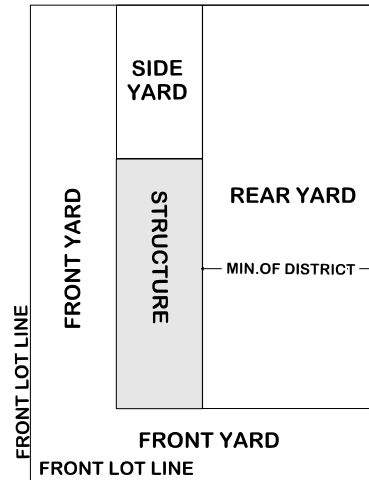
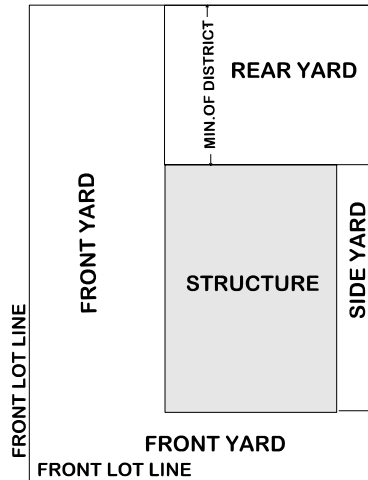


# APPENDIX 1: ILLUSTRATION OF LOT, YARD AND BUILDING REQUIREMENTS

## BUILDABLE AND NON-BUILDABLE AREAS



## REAR YARDS ON CORNER LOTS

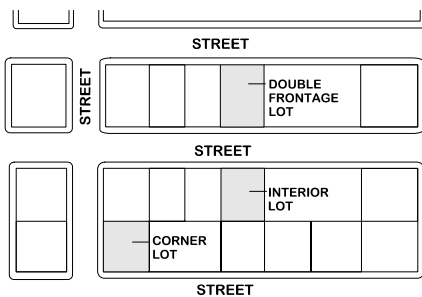


### REAR YARD OPTION 1

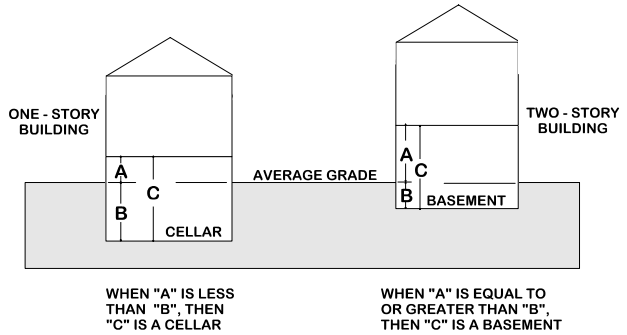
### REAR YARD OPTION 2

On corner lots the rear yard is generally considered to be parallel to the street upon which the lot has its least dimension as depicted in "Rear Yard Option 1". However, the rear yard may be approved parallel to the street upon which the lot has its greatest dimension, if the minimum distance from the structure to the rear property line complies with the minimum rear yard setback required in the zone district as depicted in "Rear Yard Option 2".

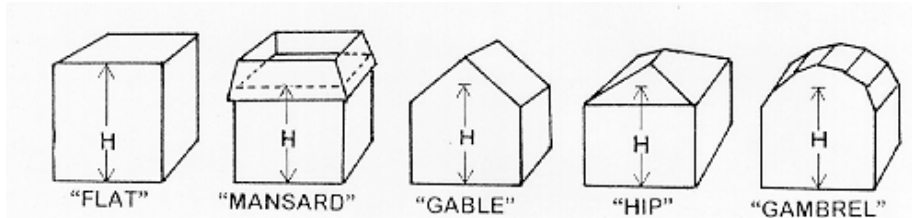
## LOT TYPES



## CELLAR, BASEMENT, AND STORY



## MEASUREMENT OF BUILDING HEIGHTS BY ROOF TYPE



Building Height is measured as the vertical distance from the average grade to the highest point of the coping of a flat roof or to the deck of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs excluding elevator shafts, chimneys and other structures.

## APPENDIX 2: RECOMMENDED PLANT MATERIAL LIST

### Recommended Canopy Trees

Botanical/Common Name	Height at Maturity
Acer rubrum (Red Maple)	65'
Acer saccharum (Sugar Maple)	90'
Fraxinus americana 'Rosehill' (Rosehill Ash)	90'
Fraxinus pennsylvanica 'Marshall's Seedless (Marshall's Seedless Ash)	80'
Gleditsia triacanthos inermis 'Shademaster' (Shademaster Honeylocust)	70'
Quercus rubra (Red Oak)	90'
Tilia cordata (Littleleaf Linden)	60'
Ulmus hollandica (New Dutch Elm)	70'
<b>Fraxinus quadrangulata (blue ash)</b>	<b>80'</b>
<b>Acer saccharinum (silver maple)</b>	<b>90'</b>
<b>Tiliaceae americana (American Basswood)</b>	<b>75'</b>
<b>Ulmaceae americana (American Elm)</b>	<b>120'</b>
<b>Carya cordiformis (Bitternut Hickory)</b>	<b>100'</b>
<b>Fagus grandifolia (American Beech)</b>	<b>90'</b>
<b>Quercus macrocarpa (Bur Oak)</b>	<b>70'</b>

### Recommended Understory Trees

Botanical/Common Name	Height at Maturity
Amelanchier laevis (Allegheny Serviceberry)	30'
Crataegus species (Hawthorne)	15-28'
Koelreutaria paniculata/Goldenraintree)	30'
Malus species & cultivars (Crabapple)	10-30'
Pyrus calleryana 'Aristocrat' (Aristocrat Pear)	30'
<b>Viburnum prunifolium L. (Blackhaw)</b>	<b>10-20'</b>
<b>Aesculus glabra Wild. (Ohio Buckeye)</b>	<b>30'</b>
<b>Ginkgo biloba (Ginkgo)</b>	<b>20-30'</b>
<b>Cornus alternifolia (Alternate Leaf Dogwood)</b>	<b>20-30'</b>
<b>Asimina triloba (Paw Paw)</b>	<b>15-20'</b>

### Recommended Evergreen Trees

Botanical/Common Name	Height at Maturity
Picea abies (Norway Spruce)	90'
Pinus nigra (Austrian Pine)	80'
Pinus strobus (White Pine)	100'
<b>Larix deciduas (European Larch)</b>	<b>70-75'</b>
<b>Picea glauca (White Spruce)</b>	<b>50'</b>
<b>Juniperus virginiana (Eastern Redcedar)</b>	<b>35'</b>
<b>Pinus virginiana (Virginia Pine)</b>	<b>35-45'</b>

### Recommended Deciduous Shrubs

Botanical/Common Name	Height at Maturity
Forsythia intermedia (Border Forsythia)	8'
Hamamelis virginiana (Common Witchhazel)	12'
Hydrangea quercifolia (oakleaf Hydrangea)	5'

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**APPENDIX 2: RECOMMENDED PLANT MATERIAL LIST**

Ligustrum obtusifolium regelianum (Regal Privet)	6'
Lonicera fragrantissima (Winer Honeysuckle)	10'
Myrica pennsylvanica (Northern Bayberry)	12'
Spiraea vanhouttei (Vanhoutte Spirea)	6'
Viburnum dentatum (Arrowwood Viburnum)	8'
Viburnum prunifolium (Blackhaw Viburnum)	10'
<b>Salix discolor (Pussy Willow)</b>	<b>15-20'</b>
<b>Festiva maxima (Peony)</b>	<b>3-5'</b>

**Recommended Evergreen Shrubs**

<b>Botanical/Common Name</b>	<b>Height at Maturity</b>
Juniperus pfitzeriana (Pfitzer Juniper)	8'
Taxus media 'densiformis' (Dense Yew)	4'
Taxus media 'Hicksii' (Hick's Yew)	10'
<b>Thuja occidentalis 'woodardi' (Arborvitae)</b>	<b>5'</b>
<b>Kalmia latifolia (Mountain Laurel)</b>	<b>5-10'</b>
<b>Tamarix chinensis Lour. (Saltcedar)</b>	<b>18'</b>
<b>Ilex opaca Ait. (American Holly)</b>	<b>10'</b>
<b>Elaeagnus commutata (Silverberry)</b>	<b>5-10'</b>

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## APPENDIX 3: GUIDELINES

### I. AUTOMATIC TELLER MACHINES (ATM'S)

The specifications for the ATM should achieve the public interest in safe movement of pedestrian and vehicular traffic, visibility, convenience, identification, community character and proper integration with the surrounding area through acceptable compliance with the following standards:

- A. Size  
Will not exceed maximum 8 ft. length, 3 ft. width, 8 ft. height.
- B. Location  
The location of such drive-in and/or walk-up ATM will be so designed that it will not interfere with the circulation of pedestrian or vehicular traffic on the surrounding parking lot or the adjoining streets, alleys, or sidewalks.
- C. Signage  
Will not exceed maximum 15% of surface area positioned on the structure (name & logo)
- D. Lighting  
Will utilize existing lighting plan, and supplemented only with self contained operational/security lighting.
- E. Stacking & Circulation  
Will provide minimum of four spaces designed to not prohibit use of required parking.
- F. Number of Stations  
Will not exceed maximum of one per Planned District.
- G. Parking  
Will maintain parking requirements for the existing district.

### II. MONUMENT SIGNS IDENTIFYING FREESTANDING BUILDINGS

The specifications for the monument sign should achieve the public interest in safe movement of pedestrian and vehicular traffic, visibility, convenience, identification, community character and proper integration with the surrounding area through acceptable compliance with the following standards:

- A. Size  
Will not exceed maximum of 30 sq. ft. (per side), 10 ft. length, 3ft. height.
- B. Location  
Will be at least 10 feet from any right-of-way and located and designed so that it will not interfere with the circulation of pedestrian or vehicular traffic on the surrounding parking lot or the adjoining streets, alleys, or sidewalks; will be located within 12 inches of ground level or on mounds of 12 inches or less.
- C. Lighting  
Will utilize enclosed lighting or an exterior lighting source of size and location which does not glare on adjacent lots, businesses, or streets.
- D. Number of Signs  
Will not exceed maximum of one sign per freestanding building.

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## APPENDIX 3: GUIDELINES

### III. OUTSIDE LIGHTING

#### A. Height Range by Activity Level\*

low: 10 ft. to 16 ft. medium: 10 ft. to 24 ft. high: 10 ft. to 32 ft.  
(also should not exceed permitted building height)

#### B. Average Illuminance by Activity Level\*

low: 1.0 footcandle medium: 2.0 footcandle high: 3.0 fc

#### C. Maximum Illumination (footcandles) by Activity Level\*

low: 5.0 footcandle medium: 10.0 footcandle high: 15.0 footcandle

#### D. Uniformity of Illumination (maximum/minimum footcandle ratio)

should not exceed 15:1

#### E. Illumination of Access Drive

should not exceed average footcandles maintained at adjacent public road

#### F. Color Rendition

#### G. Metal Halide or Quartz Incandescent Luminaires should be used where color quality may affect the public interest.

- (1) High Pressure Sodium Luminaries should only be used where cost and energy efficiency are essential and color quality will not adversely affect the public interest.
- (2) Mercury Vapor and Low Pressure Sodium Luminaries are unacceptable if within public view.

#### H. Glare Control

- (1) All outdoor lighting for non-residential uses should be located, screened, or shielded so adjacent lots in residential districts are not directly illuminated.
- (2) No outdoor lighting should be of such an intensity or brilliance as to cause glare or to impair the vision of drivers, pedestrians, employees or neighbors.
- (3) Perimeter lighting should be a cut-off ("shoe box" type) fixture that results in not more than .5 footcandle at adjacent residential property lines.

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#### NOTES:

\*Examples of Activity Levels for Open Parking Facilities

High: Regional shopping centers, motorist services at expressway interchanges, major league athletic facilities, major cultural or civic facilities, airports

Medium: Community shopping centers, multi-family dwellings, office parks, hospitals, commuter lots, community facilities (cultural, civic, recreational)

Low: Neighborhood shopping centers, educational facilities, churches, local commercial and industrial uses.

### IV. CONTINUOUS OUTSIDE STORAGE OF MERCHANDISE AT SELF-SERVICE GASOLINE/CONVENIENCE STORE FACILITIES

The specifications for outside storage should achieve the public interest in safe movement of pedestrian and vehicular traffic, visibility, convenience identification, community character and proper integration with the surrounding area through acceptable compliance with the following standards:

#### A. Location

- (1) Outside storage should comply with all required building setbacks.
- (2) No outside storage should be permitted directly in front of the building (i.e., pedestrian or vehicular access
- (3) Outside storage areas should only be permitted at each end of each pump island; areas between pumps should be retained for customer circulation.

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## APPENDIX 3: GUIDELINES

- (4) Remove locations should be permitted when in compliance with item A above, and when effectively screened and landscaped.
- (5) Outside storage should be located so that the dispensing area is at all times in clear view of the attendant and so such storage does not create any obstacle between the dispensing area and the attendant control area.

### B. Size

- (1) Outside storage should be limited to a maximum of ten (10) percent of the building interior sales floor area measured in square feet.
- (2) A maximum of ten (10) sq. ft. should be permitted at the end of each pump island and no higher than the pump nozzle receptacle.
- (3) No single outside storage area should contain more than fifty (50) percent of the square footage allowable.

### C. Advertising

- (1) Advertising of merchandise located in outside storage areas should be contained within the cubic area of the allowable outside storage space.
- (2) Vehicles should not be part of the outside storage display nor be part of the advertising associated with such display of merchandise.

## V. SEASONAL OUTSIDE STORAGE OF MERCHANDISE

The specifications for outside storage should achieve the public interest in safe movement of pedestrian and vehicular traffic, visibility, convenience, identification, community character and proper integration with the surrounding area through acceptable compliance with the following standards:

### A. Duration

- (1) The Final Development Plan should specify that a zoning certificate for a temporary use is required prior to each seasonal merchandise display. Dates of initiation and termination of the temporary use should be specified on the Final Development Plan.

### B. Parking

- (1) The parking lot for the principal use (excluding any spaces to be used for outside display area) should provide one parking space for each 20 square feet of outside display area in addition to complying with minimal parking requirements for the principal use.
- (2) Parking spaces should not be utilized as display areas if the parking spaces are necessary to comply with the minimum parking requirements for indoor or outdoor retail areas.
- (3) Outdoor merchandise areas in retail centers should not encroach into the required parking spaces provided for either the principal or adjacent retail uses in the common parking lot.

### C. Location

- (1) Outside merchandise area locations should comply with all required building setbacks. Therefore, no outside storage should be closer than fifty (50) feet to any street line or closer than thirty-five (35) feet to any other boundary line of the tract that abuts a more restricted district.
- (2) No outside storage should be permitted directly in front of the building (i.e., pedestrian or vehicular access areas).
- (3) Location of outdoor merchandise area in the parking lot area should not impede safe pedestrian or traffic circulation.

### D. Advertising

- (1) Temporary signs should be contained within the permitted display area and should not exceed the height of the displayed merchandise.
- (2) Advertising of merchandise should not be displayed on vehicles.

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## APPENDIX 4: PETITION FOR ZONING REFERENDUM

### (see Ohio Revised Code Section 3501)

The form of a petition calling for a zoning referendum and the statement of the circulator shall be in substantially the following form:

#### "PETITION FOR ZONING REFERENDUM"

(if the proposal is identified by a particular name or number, or both, these should be inserted here).

A proposal to amend the zoning map of the area of Sycamore Township, Hamilton County, Ohio, adopted (date) (followed by a brief summary of the proposal).

To the Board of Township Trustees of Sycamore Township, Hamilton County, Ohio:

We, the undersigned, being electors residing in the Township, included within the Township Zoning Plan, equal to not less than eight per cent of the total vote cast for all candidates for governor in the area at the preceding general election at which the governor was elected, request the Board of Township Trustees to submit this amendment of the zoning resolution to electors of the Township, residing within the Township included in the Sycamore Township Zoning Resolution, for approval or rejection at a special election to be held on the day of the next primary or general election to be held on (date) pursuant to Section 519.12 of the Ohio Revised Code.

Signature Street Township Precinct County

#### STATEMENT OF CIRCULATOR

(name of circulator) declares under penalty of election falsification that (s)he is an elector of the state of Ohio and resides at the address appearing below his/her signature hereto; that (s)he is the circulator of the foregoing part petition containing (number) signatures; that (s)he witnessed the affixing of every signature; that all signers were to the best of his/her knowledge and belief qualified to sign; and that every signature is to the best of his/her knowledge and belief the signature of the person whose signature it purports to be.

Signature of circulator

Address  
City/village/township, zip code

“THE PENALTY FOR ELECTION FALSIFICATION IS IMPRISONMENT FOR NOT MORE THAN SIX MONTHS, OR A FINE OF NOT MORE THAN ONE THOUSAND DOLLARS, OR BOTH.”

## **APPENDIX 5: APPLICATION FORMS**

### **ZONING COMMISSION**

1. Special Public Interest - Strategy

### **ZONING COMMISSION**

1. ZONING CERTIFICATES
  - (a) Permitted use
  - (b) Redevelopment Exception
  - (c) Temporary Use
  - (d) PUD Compliance Plan
  - (e) BZA Compliance Plan
  - (f) Non-conforming use
  - (g) Compatible non-conforming use
2. MAP AMENDMENTS
  - (a) Single letter rezone (Legislative)
  - (b) PUD-1 (Administrative)
  - (c) PUD-2 (Administrative)
  - (d) Special Public Interest (Legislative)
  - (e) Specific Plan-PUD (Legislative)
3. ADMINISTRATIVE
  - (a) PUD Minor Adjustment
  - (b) PUD Major Adjustment
  - (c) PUD Modification
  - (d) SPI Modification
  - (e) Landscape Modification
  - (f) Waiver of buffer yards
  - (g) Landscape & Buffer Credits
  - (h) Administrative Interpretation

### **BOARD OF ZONING APPEALS**

1. APPEALS
2. VARIANCES
3. CONDITIONAL USES
4. COMPATIBLE NON-CONFORMING



## APPENDIX 6: GUIDELINES FOR SPECIFIC PLAN DISTRICTS

### I. Community Unit Plan Overlay District

- A. The location and planning of building sites and the amount, arrangement and treatment of open space will ensure a satisfactory living environment and should be carried out in consideration of property adjacent to the area included in the plan and insure that such adjacent property will not be adversely affected.
- B. The plan should further the best use of the land in relation to its size, configuration, location and physiography, and produce a residential environment of sustained desirability.

### II. "DD" Planned Multiple Residence District

#### A. Height and Area:

- (1) No building should exceed three (3) stories or forty (40) feet in height unless such building is set back from the street line a distance of not less than its height and is set back from all other property lines a distance of thirty (30) feet plus two (2) feet for each foot in height in excess of forty (40) feet.
- (2) No building should be closer than forty (40) feet to any front or rear lot line, or closer than fifteen (15) feet in the case of a one or two-story building, or closer than thirty (30) feet in case of a three-story building, to any side lot line.
- (3) The lot area per apartment should not be less than: twenty-five hundred (2500) square feet for an apartment of two bedrooms or more; two thousand (2000) square feet for one-bedroom apartment and fifteen hundred (1500) square feet for an efficiency apartment.

Where part or all of the off-street parking spaces required for a multi-family dwelling are provided within the principal building or buildings, the minimum lot area per dwelling unit specified in this section may be reduced by a maximum of twenty percent (20%), in accordance with the following formula:

$a/b \times 20\%$ , where

a = the number of spaces provided within the building, and

b = the number of spaces required for the multi-family dwelling

#### B. General:

- (1) The size and location of the tract in relation to surrounding property should be such that in the proposed development, including landscaping and screening and other adjustments to the abutting land uses, can be made to harmonize with the neighborhood.
- (2) In furthering this objective, the location and arrangement of buildings, parking structures and areas, walks, lighting, and appurtenant facilities should be adjusted to the surrounding land uses, and any part of the site not used for buildings or other structures, or for parking, loading or access-ways should be landscaped with grass, trees and shrubs or pedestrian walks.
- (3) No signs or displays or advertising of merchandise and services offered in the shops should be visible from outside the building.

## APPENDIX 6: GUIDELINES FOR SPECIFIC PLAN DISTRICTS

### III. "OO" Planned Office District

#### A. Height and Area:

- (1) No building should exceed thirty-five (35) feet in height unless such building is set back from the street line an additional distance of not less than one-half (1/2) its height and is set back from all other property lines a distance of ten (10) feet, plus two (2) feet for each foot of height in excess of thirty-five (35) feet.
- (2) No building should be closer than forty (40) feet to any front or rear lot line, or closer than ten (10) feet to any side lot line.

#### B. General:

- (1) The size and location of the tract in relation to surrounding property should be such that the proposed development, including landscaping and screening and other adjustments to the abutting land uses, can be made to harmonize with the neighborhood.
- (2) In furthering this objective, the location and arrangement of buildings, parking structures and area, walks, lighting, and appurtenant facilities should be adjusted to the surrounding land uses, and any part of the site not used for buildings or other structures, or for parking, loading or accessways should be landscaped with grass, trees and shrubs or pedestrian walks.
- (3) Signs should be limited to identifications signs relating solely to the occupants and use of the premises, and all such signs should be attached to the building so as to extend not more than eighteen (18) inches therefrom in any direction, except that a separate sign when approved in location, treatment and design as an integral part of the development plan may be permitted. Such signs should not exceed a total of fifty (50) square feet for any premises, and if illuminated, the source should not be visible from adjoining property.

### IV. "EE" Planned Business District

#### A. Height and Area:

- (1) No building should exceed thirty-five (35) feet in height, unless such building is located at a distance of not less than its height from all side and rear lot lines, and occupies no more than ten (10) percent of the total area of the tract.
- (2) No building should be closer than fifty (50) feet to any street line or closer than thirty-five (35) feet to any other boundary line of the tract that abuts any more restricted district.
- (3) The aggregate ground area occupied by all buildings should not exceed twenty-five (25) percent of the entire area of the tract.

#### B. General:

- (1) The size and location of the tract in relation to surrounding property should be such that the proposed development, including landscaping and screening and other adjustments to the abutting land uses, can be made to harmonize with the neighborhood.
- (2) Adequate provision should be made for traffic circulation into and out of the development, in addition to the provision for through traffic movements on the access street or streets, and to this end, the means of location of all ingress and egress and the provisions for traffic movement and circulation, including additional traffic lanes, where needed, should be subjected to approval of

## APPENDIX 6: GUIDELINES FOR SPECIFIC PLAN DISTRICTS

the County Engineer. The installation of additional lanes for deceleration or turning movements may be required, and traffic controls, as needed, may be imposed to provide for safe and efficient traffic circulation by and within the development.

- (3) Service drives or other areas should be provided for off-street loading, in such a way that trucks will not block the passage of other vehicles or impede circulation on any other public or private drive or street.
- (4) All drives, parking areas, loading areas, and walks should be paved with hard surface material meeting the approval of the County Engineer.
- (5) The location and arrangement of building, parking areas, walks, accessways, lighting and appurtenant facilities should be adjusted to the surrounding land uses, and no part of any area for parking should be located within twenty (20) feet of any side line of a residential lot, either existing or to be created in the future. Any part of the area not used for building or other structures or for parking, loading or accessways, should be landscaped with grass, trees and shrubs or pedestrian walks.
- (6) All advertising signs should be attached to the building so as to project no more than eighteen (18) inches therefrom, except that one free-standing sign for identification of the center and entrance-exit markers may be permitted for each planned district, and a filling station identification sign may be permitted where a filling station is a part of the approved development plan. No such free-standing sign should be permitted within two hundred (200) feet of the boundary of a Residence District or within ten (10) feet of the street line. The area of one surface of the sign should not exceed one hundred fifty (150) square feet in the case of the center identification sign.
- (7) All mechanical equipment for heating, cooling, air conditioning or similar purposes, which may create either noise or fumes, if not within the main building should be located at least one hundred (100) feet from all property lines within or adjacent to a Residence District.

### V. "FF" Planned Light Industrial District

#### A. Height and Area:

- (1) No building should exceed thirty-five (35) feet in height, unless it is set back from all property lines a distance not less than two times the building height.
- (2) No part of any building or structure should be closer than one hundred (100) feet to any Residence District boundary or closer than fifty (50) feet to any other boundary line of the tract, other than the boundary of an existing Industrial District, or to any street line.
- (3) The aggregate ground area occupied by all buildings should not exceed thirty-five (35) percent of the entire area of the tract.

#### B. General:

- (1) In general, the development should be related to major or secondary highways or to other industrial or business districts to avoid access over residential uses, and to this end no "FF" Planned Light Industrial District should be located where the main vehicular approach thereto is over a residential street (not a major or secondary highway) or through a residential district, unless the character and operation of the use are such, and it can be clearly demonstrated, that no more than fifty (50) vehicles in both direction combined would travel to and from the use daily.

## APPENDIX 6: GUIDELINES FOR SPECIFIC PLAN DISTRICTS

- (2) Ingress and egress to the development and the location and arrangement of buildings, parking areas, walks, lighting and appurtenant facilities should be adjusted to the surrounding land uses. No part of any parking and loading area and access drives thereto should be located within fifty (50) feet of any Residence District, and no parking or loading area should be closer than fifty (50) feet to any street line. All drives, parking areas, loading areas, and walks should be paved with hard surface material, and any part of the site not used for buildings or other structures, or for parking, loading or accessways should be landscaped with grass, trees and shrubs.
- (3) No open storage of materials or equipment should be permitted on the tract.
- (4) No advertising signs should be permitted other than a sign identifying the establishment or its products or services attached flat to the building and projecting not more than eighteen (18) inches therefrom, provided, however, that entrance-exit markers and directional signs, aggregating no more than ten (10) square feet may be permitted.
- (5) Provisions should be made, subject to approval of the County Sanitary Engineer, for satisfactory disposal of all liquid and solid waste concomitant with the development.

### A. Height and Area:

- (1) No building should exceed thirty-five (35) feet in height, unless it is set back from all property lines a distance not less than two times the building height.
- (2) No part of any building or structure should be closer than two hundred (200) feet to a Residence District boundary line, or closer than fifty (50) feet to any other boundary line of the tract, other than the boundary of an existing Industrial District, or to any street line.
- (3) The aggregate ground area occupied by all buildings should not exceed forty (40) percent of the entire area of the tract.

### B. General:

- (1) The development should be located in relation to major or secondary highways or to other industrial or business districts in a way to provide easy access to the use and to avoid the use of residential streets. The development should be related to major or secondary highways or to other industrial or business districts to avoid access over residential uses, and to this end the District should be located where the main vehicular approach thereto is over a residential street (not a major or secondary highway) or through a residential district, unless the character and operation of the use are such, and it can be clearly demonstrated, that no more than fifty (50) vehicles in both direction combined would travel to and from the use daily.
- (2) Ingress and egress to the development and the location and arrangement of buildings, parking areas, drives, walks, lighting and appurtenant facilities should be adjusted to the surrounding land uses. No part of any parking and loading areas or access drives there to should be located within fifty (50) feet of any Residence District, and no parking or loading area should be closer than fifty (50) feet to any street line. All drives, parking areas, loading areas, and walks should be paved with hard surface material, and any part of the site not used for buildings or other structures, or for parking, loading or accessways should be landscaped with grass, trees and shrubs.
- (3) No open storage of materials or equipment should be permitted within two hundred (200) feet of any Residence District; any other open storage of materials or equipment visible from any property line of the tract should be screened by a solid masonry wall not less than eight (8) feet in height, the design of which is approved by the ~~Rural~~ Zoning Commission.
- (4) In order that the operation of the use may not have an effect on surrounding property, all odor,

## **APPENDIX 6: GUIDELINES FOR SPECIFIC PLAN DISTRICTS**

dust, smoke, gas, noise, or other industrial concomitants should be so abated or the use should be so located on the tract that such use is free from offense at all boundary lines of the tract, and evidence should be submitted, based on testimony or certified statements by competent authorities in the fields affected, to clearly demonstrate that the use will be free of offense.

- (5) Provision should be made, subject to approval of the County Sanitary Engineer, for satisfactory disposal of all liquid and solid wastes concomitant with the development.

**APPENDIX 7: FEE SCHEDULE**

**ZONING MAP AMENDMENTS**

<b>ZONE DISTRICTS</b>	<b>FEE</b>
<b>RESIDENTIAL</b>	
Zoning Map Amendments - Single Family Districts	\$1,000.00
Zoning Map Amendments - Multiple Family Districts	\$1,000.00 plus \$300.00 per acre (\$9,000.00 cap)
<b>NON-RESIDENTIAL</b>	
Zoning Map Amendments	\$1,000.00
<b>SPECIAL PUBLIC INTEREST</b>	
Zoning Map Amendments	\$1,000.00

NOTES:

1. Make checks payable to Sycamore Township.
2. Amendment processing fees are nonrefundable.
3. Approved by the Township Trustees on May 2, 2002.

## APPENDIX 7: FEE SCHEDULE

### PLANNED UNIT DEVELOPMENTS

	FEE
<b>PUD PLANS</b>	
Processing fees for PUD-1 applications	\$1,000.00
Processing fees for PUD-2 applications	\$1,200.00
S-PUD Recording/Deed of Acceptance fees	\$100.00
<b>ADJUSTMENTS TO PUD PLANS (PUD-1, PUD-2, AND S-PUD)</b>	
Minor Adjustments	\$200.00
Major Adjustments	\$1,000.00
<b>APPEAL OF PUD DECISIONS</b>	
Appeal of Zoning Commission Decision (PUD-1)	\$300.00
Appeal of Administrative Official's Decision (PUD-1, PUD-2 and S-PUD)	\$300.00

NOTES:

1. Make checks payable to Sycamore Township.
2. PUD processing fees are nonrefundable.
3. Approved by the Township Trustees on May 2, 2002.

**APPENDIX 7: FEE SCHEDULE**

**LOCALIZED ALTERNATIVE SIGN REGULATIONS**

	<b>FEE</b>
<b>APPLICATIONS</b>	
Application Fees for Localized Alternative Sign Regulations	\$700.00
<b>ADJUSTMENTS TO LOCALIZED ALTERNATIVE SIGN REGULATIONS</b>	
Minor Adjustments	\$200.00
Major Adjustments	\$700.00

NOTES:

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2. Processing fees are nonrefundable.
3. Approved by the Township Trustees on May 2, 2002.



**APPENDIX 7: FEE SCHEDULE**

**CONDITIONAL USES**

	<b>FEE</b>
<b>CONDITIONAL USES</b>	
Conditional Uses	\$500.00 plus \$100.00 per acre
<b>MODIFICATIONS</b>	
Modifications to approved Conditional Uses	\$500.00 plus \$100.00 per acre

NOTES:

1. Make checks payable to Sycamore Township.
2. Fees do not include cost of legal ad.
3. Processing fees are nonrefundable.
4. Approved by the Township Trustees on May 2, 2002.

**APPENDIX 7: FEE SCHEDULE**

**VARIANCES AND APPEALS THROUGH THE BOARD OF ZONING APPEALS**

<b>VARIANCES</b>	<b>FEE</b>
<b>RESIDENTIAL</b>	
Proposed improvements valued up to \$25,000	\$150.00
Proposed improvements valued over \$25,001	\$200.00
<b>COMMERCIAL</b>	
Proposed Improvements valued up to \$500,000	\$750.00
Proposed Improvements valued between \$500,001 and \$1,000,000	\$1,000.00
Proposed Improvements valued between \$1,000,001 and \$10,000,000	\$1,250.00
Proposed Improvements valued above \$10,000,000	\$2,000.00
<b>ZONING CERTIFICATE</b>	
Issuance of a Zoning Certificate	Fees are based on the Use type shown in Appendix 10 - Zoning Certificates (Minimum \$50.00)
<b>PENALTIES</b>	
The Board of Zoning Appeals may invoke a penalty fee of up to two times the application fee when a project is commenced prior to obtaining an approval.	
<b>APPEALS</b>	
Appeal to any order, decision, or determination made by an Administrative Official	\$300.00

**NOTES:**

1. Make checks payable to Sycamore Township.
2. Fees do not include cost of legal ad.
3. Variances and Appeal processing fees are nonrefundable.
4. Approved by the Township Trustees on May 2, 2002.

**APPENDIX 7: FEE SCHEDULE**

**NONCONFORMING USE AND COMPATIBLE  
NONCONFORMING USE APPLICATIONS**

	<b>FEE</b>
<b>NONCONFORMITIES</b>	
Nonconforming Uses of Land and Structures	\$50.00
Noncomplying Structures	No Charge
Nonconforming Lots of Record	No Charge
<b>COMPATIBLE NONCONFORMING USES</b>	
Application for Compatible Nonconforming Uses	\$300.00

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**APPENDIX 7: FEE SCHEDULE**

**ZONING CERTIFICATES**

<b>ZONING CERTIFICATES</b>	<b>FEE</b>
<b>RESIDENTIAL</b>	
New Single Family Structure	\$100.00
New Multi-Family Structure	\$100.00 per unit
Additions	\$60.00
Accessory or Temporary Structure (shed, garage, etc.)	Under 130 square foot- \$25.00 Over 130 square foot- \$60.00
Swimming Pools (in ground and above ground)	\$60.00
Walls, Fences and Retaining walls	\$25.00
Decks (attached or detached)	\$25.00
Antennas and Satellite Dishes	\$60.00
Plan Review of Modified Zoning Certificate previously issued	One half of original certificate cost not to exceed \$150.00
<b>NON-RESIDENTIAL ZONING CERTIFICATES</b>	
Buildings containing 0 to 1,000 sq. ft.	\$200.00
Buildings containing 1,001 to 2,000 sq. ft.	\$250.00
Buildings containing 2,001 to 10,000 sq. ft.	\$0.20 per sq. ft.
Buildings containing more than 10,001 sq. ft.	\$1,500.00 plus \$0.05 per sq. ft. greater than 9,000 sq. ft.
Tents	\$50.00
Awnings and Marquees	\$100.00
Commercial Swimming Pools and Storage Tanks	\$100.00
Commercial Antennas and Satellite Dishes	\$100.00
Walls and Fences	\$100.00
Retaining Walls	\$100.00
New Signs and Billboards	\$100.00 plus \$1.00 per sq. ft. of sign face over 32 sq. ft.; maximum fee not to exceed \$150.00
Signs - Face Change (one fee per property)	\$100.00
Signs – Temporary	\$50.00
Parking Lots (new or re-striping)	\$100.00
Landfill and Excavation (business only)	\$1000.00
Gravel Mining/Extraction	\$500.00
Commercial Alterations (where parking analysis is required)	\$200.00
Tenant Change/New Tenant (where parking analysis is required)	\$200.00
Tenant Change/New Tenant (where no parking analysis is required)	\$50.00
Plan Review of Modified Zoning Certificate previously issued	One half the original certificate cost not to exceed \$200.00
<b>OTHER ZONING CERTIFICATES</b>	
Refusal Letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals)	\$0.00
Zoning Certification Letter (Certifying Zoning on a particular parcel)	\$35.00
<b>PENALTIES</b>	
<b>Failure to obtain a Zoning Certificate prior to the start of construction shall cause the above fees to be doubled.</b>	

NOTES:

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3. Approved by the Township Trustees on May 2, 2002.

**APPENDIX 7: FEE SCHEDULE**

**ADMINISTRATIVE INTERPRETATIONS AND GENERAL MODIFICATIONS BY THE RURAL ZONING COMMISSION**

	<b>FEE</b>
<b>ADMINISTRATIVE INTERPRETATIONS:</b>	
Application for an Administrative Interpretation	\$50.00
<b>GENERAL MODIFICATIONS BY THE RURAL ZONING COMMISSION</b>	
Not Requiring a Public Hearing (including) a. Landscaping for Vehicular Use Areas b. Buffer Yards and Resource Protection c. Credit of Woodland Preservation and Riparian Buffer Areas d. Other	\$300.00
<b>GENERAL MODIFICATIONS BY THE RURAL ZONING COMMISSION</b>	
Requiring a Public Hearing (including) a. Special Purpose and Specific Plan Districts b. Other	\$500.00

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