

**CHAPTER 1131
Community Facilities District**

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1131.01 INTENT.

The Community Facilities District (CF) and its regulations are established in order to accommodate large-scale governmental, civic, educational, recreational facilities and other institutional facilities and their associated uses in a manner that:

- (a) Provides for the proper location and development of community facilities on ten (10) or more acres.
- (b) Ensures that such large-scale community facilities are compatible with surrounding single-family neighborhoods by requiring conditional use review and development plan review for proposed development.
- (c) Ensures that large scale institutional uses comply with these objectives by establishing review requirements to ensure that all phases of a large-scale development are consistent with the regulations by:
 - (1) Requiring conditional use review and final development plan review for proposed development of an institution when the proposed development is within 300 feet of a Residential District boundary.
 - (2) Requiring final development plan review for proposed development of an institution when the proposed development is not within 300 feet of a Residential District boundary.

1131.02 USE REGULATIONS.

- (a) Uses Permitted By Right. A use listed in Table 1131.02 shall be permitted by right as a principal use in a district when denoted by the letter "P" provided that all requirements of other city ordinances and this Planning and Zoning Code have been met;
- (b) Conditional Uses. A use listed in Table 1131.02 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Planning Commission

first makes the determination that the requirements of Chapter 1147 have been met according to the procedures set forth in Chapter 1107;

(c) Accessory Uses. An accessory use that is clearly incidental and subordinate to a use listed in Table 1131.02 shall be permitted provided that the requirements of all other City ordinances and this Planning and Zoning Code have been met. Accessory uses are further regulated as noted below.

(1) Off-street parking, as regulated in this district and Chapter 1169.

(2) Signs, as regulated in Chapter 1171.

(d) Table Of Permitted Uses.

Table 1131.02 Permitted Uses		
Land Use Category	CF Community Facilities District	
	Within 300 feet of a Residential Zoning District Boundary	Greater than 300 feet from a Residential Zoning District Boundary ^(a)
(a) Community Facilities		
(1) Cemetery	C	P
(2) Civic facility for public assembly	C	P
(3) Day care facility, adult and/or child, accessory to a permitted or conditional use	C	P
(4) Hospital and associated medical offices	C	P
(5) Libraries, cultural institutions, monuments	C	P
(6) Place of worship	C	P
(b) Educational Facilities		
(1) School, college/university, including associated on-campus student housing and athletic fields	C	P
(2) School facility, public or private – elementary/secondary	C	P
(c) Recreation Facilities		
(1) Golf course	C	P
(2) Outdoor recreation facilities provided by the City of Wooster	P	P
(3) Other outdoor community recreation facilities	C	P

Table 1131.02 Permitted Uses		
Land Use Category	CF Community Facilities District	
	Within 300 feet of a Residential Zoning District Boundary	Greater than 300 feet from a Residential Zoning District Boundary ^(a)
(4) Public park and/or playground	P	P
(d) Residential Facilities		
(1) Residential uses affiliated with a college or university including clubs	C	P
(2) Congregate care facility/Nursing home	C	P
(3) Parish residence, convent or other residential use associated with a place of worship	C	P
(e) Accessory Uses		
(1) Administrative government offices	C	P
(f) Other Uses		
Wireless telecommunications facility	See Chapter 1173	
<p><u>Notes to Table 1131.02:</u></p> <p>^(a) When included as part of a community facilities development for which a general development plan has been approved.</p> <p>P = Principal use permitted by right</p> <p>C = Conditional use</p>		

1131.03 MINIMUM AREA.

The minimum lot size for a CF District shall be ten (10) acres, and the minimum lot width shall be 300 feet.

1131.04 MINIMUM SETBACKS.

All buildings, outdoor activity areas and off-street parking areas shall be located in a manner that maintains the minimum setbacks set forth in this section.

- (a) Table 1131.04: Minimum Setback Requirements.

Table 1131.04 Minimum Setback Requirements			
	Buildings	Outdoor Activity Areas	Off-Street Parking
(1) Setback from public street right-of-ways	35 feet ^(a)	35 feet ^(a)	35 feet
(2) Setback from R-R, R-1, R-2 or R-T district boundary	50 feet ^(b)	100 feet	20 feet
(3) Setback From All Other Lot Lines.	20 feet ^(c)	20 feet	10 feet
<u>Notes to Table 1131.04:</u>			
(a) Or a distance equal to the height of the building or structure, whichever is greater.			
(b) Or a distance equal to the height of the building or structure, or distance equal to one-half the length of the building wall that is parallel to or within 45° of being parallel to the lot line, whichever is greater.			
(c) Or a distance equal to one-half the height of the building whichever is greater			

- (b) Outdoor activity areas shall include structures such as stadiums, tennis courts, swimming pools, picnic shelters and similar types of facilities.
- (c) Off-Street Parking Areas. Off-street parking areas shall conform to the regulations of Chapter 1169.

1131.05 HEIGHT REGULATIONS.

The height of buildings and structures shall not exceed sixty (60) feet unless the Planning Commission determines that the proposed structure complies with the conditional use criteria set forth in Section [1147.02](#).

1131.06 ACCESSORY USE REGULATIONS.

Accessory uses permitted in a CF District shall conform to the regulations of this Section as well as any other applicable Sections in this Planning and Zoning Code.

- (a) Accessory Buildings. Accessory buildings shall conform to all lot and setback regulations for principal buildings and shall be reviewed according to the development plan review procedures set forth in Chapter 1107.
- (b) Fences and Walls. Fences and walls shall comply with the regulations set forth below:
 - (1) Location.
 - A. Fences may be built up to, but not on, the property line, and shall be located entirely on the property of the person constructing it, except property owners, with written permission from abutting property owners, may connect to fences on adjoining properties.
 - B. In order to maintain clear vision lanes for vehicles and pedestrians, no opaque fences shall be permitted within ten (10) feet, in any direction, of the following points:
 - 1. At the intersection of a driveway and sidewalk (or front property line if there is no sidewalk);
 - 2. At the intersection of a driveway and public right-of way;
 - 3. At the intersection of any two driveways.
 - C. All fences shall comply with Section 1125.17, Visibility at Intersections.
 - (2) Materials and Construction.
 - A. Approved fencing materials include stone, brick, finished wood, iron, metal, or synthetic look-alike products. Chain link fences shall be permitted provided that they are constructed of a dark, neutral-colored, non-reflective vinyl, as approved by the Zoning Administrator or the Planning Commission; whichever is applicable according to the procedures in Chapter 1107.
 - B. No fence shall be electrified or constructed of barbed or razor wire.
 - C. Only ornamental or decorative fences shall be permitted in front of a building, unless required for screening pursuant to Chapter 1165, Landscaping and Land Use Buffers or other applicable regulations in this Planning and Zoning Code.
 - D. All fences shall be designed, constructed, and finished so that the supporting members face the property of the owner of the fence.

- E. All fences on a single parcel shall have a unified style along a single plane and for all fence segments visible from off the premises from any single direction.
- (3) Height. No fence shall exceed eight (8) feet in height in any rear or side yard, or exceed forty-two (42) inches in height when located in front of a building, unless otherwise required by this Zoning Code.
- (4) Screening and Landscaping.
 - A. Screening and landscaping is not required for ornamental fences.
 - B. All fences, other than ornamental fences, when visible from public streets, shall be visually softened and reasonably screened from the street with appropriate landscaping as follows:
 - 1. Fences that are located within required building and parking setbacks shall be considered appropriately screened when the landscaping required in Section 1165.05, Landscaping along the Street Frontage, is planted within five (5) feet of the fence and between the fence and the property line.
 - 2. Fences that are not located within the required setback areas shall be screened with the following landscape materials, planted not more than five (5) feet from the fence and between the fence and the property line:
 - i. One shade tree shall be provided for every fifty (50) thirty (30) linear feet of fence length or fraction thereof, not including gates or other fence openings. Each tree at the time of installation shall have a minimum caliper of 2.5 inches and a clear trunk height of at least six (6) feet;
 - ii. One shrub, that is twenty-four (24) inches in height at planting, shall be provided for every five (5) feet fence length or fraction thereof, not including gates or other fence openings; and,
 - iii. The landscaping may be flexible in its arrangement by appropriately aggregating the required plant materials.
 - C. All fences shall be maintained in good condition, be structurally sound and attractively finished at all times.
 - D. Any proposed fence shall be approved as part of a Development Plan Review in accordance with Chapter 1107.
- (c) Signs. Signs shall comply with the regulations specified in Chapter 1171.

1131.07 LANDSCAPING AND SCREENING REQUIREMENTS.

Visual screening and landscape buffers shall be provided for all lots in CF districts in accordance with the provisions set forth in Chapter 1165, Landscaping and Land Use Buffers.

1131.08 DEVELOPMENT AND DESIGN GUIDELINES.

The following development and design guidelines are established to ensure that all proposed development in a CF District complies with the purpose and objectives of this Chapter. The Planning Commission shall review plans for a proposed development giving particular consideration to the following:

(a) General Criteria.

- (1) Buildings, structures and landscaping should be designed and located on the site and be of a scale and massing to:
 - A. Enhance and protect the character of the surrounding area, especially adjoining residential areas.
 - B. Minimize any adverse influences.

(b) Specific Criteria.

- (1) Adequate screening, buffering, and landscaping shall be provided to limit the view of the proposed use, reduce the noise between incompatible land uses, and ease the transition from one zoning district to another.
- (2) Natural features, especially mature trees, shall be preserved and supplemented with landscaping to buffer and screen adjacent residential districts. The Planning Commission shall consider the setbacks, building mass and type when determining the extent of landscaping required.
- (3) When the proposed use abuts or is across the street from a single-family residential zoning district boundary, at a minimum, a thirty-five (35) foot buffer and landscape area shall be provided that contains no structures, with the exception of decorative fencing.
- (4) Buildings, which have any facade facing a public street, shall have at least one entrance facing the public street or its tangent, if the street is curved. Any facade or building wall facing a public street or its tangent, if the street is curved, shall have a harmonious building fenestration, and in no case shall a wall devoid of openings be visible from a public street.
- (5) Delivery areas and loading zones shall not face a public street and shall be screened from view of residentially zoned property by the use of walls, berms, and landscaping.

- (6) All power plants, storage or maintenance buildings, which are visible from a public street, shall have a buffer yard of twenty (20) feet. This buffer yard shall contain one major tree for every 30 lineal feet of frontage or as appropriate to provide a tree canopy over the landscaped area. In addition, four feet high shrubs are required per 30 lineal feet of frontage. Ground cover plants must fully cover the remainder of the landscaped area.
 - (7) Ambulance and emergency areas shall not abut a single-family residential district. If an ambulance or emergency area is visible from a public street, it shall have a buffer yard of twenty (20) feet. This buffer yard shall include a six (6) foot high masonry wall along the interior side of the landscaped area. One major tree is required per 30 lineal feet of wall or as appropriate to provide a tree canopy over the landscaped area. In addition, four feet high shrubs are required per 30 lineal feet of wall. Ground cover plants must fully cover the remainder of the landscaped area.
 - (8) To provide connectivity, sidewalks shall be provided from facilities, which are meant for use by the general public like parks and playgrounds, to the sidewalks in the public rights-of-way.
 - (9) Development plans shall include drawings, renderings, or perspectives of a professional quality that illustrate the scale; massing; roof shape; window size shape and spacing; and exterior materials of the structure. Development plans shall also include samples of building materials.
- (c) Design of Parking Areas.
- (1) The layout of parking areas, service areas, entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of residential areas adjacent to the development.
 - (2) Access from public streets to parking areas, service areas, and pedestrian walkways within the development shall be designed to minimize traffic hazards or congestion.
 - (3) Pedestrian connections from the community facilities development to adjacent parcels should minimize adverse intrusions into residential neighborhoods.
 - (4) Off-street, surface parking areas shall be located behind the front building line provided the Planning Commission, at the time of general development plan review, may grant an exception from this requirement on the basis of the depth of the parcel, the proximity of residentially zoned property, the unusual size or shape of the parcel, the location of mature trees, the location of existing principal buildings, or other similar factors.

1131.09 PERFORMANCE STANDARDS.

In addition to the standards in Chapter 1125, General Use Regulations, all land uses shall comply with the following performance standards:

- (a) Lighting. The placement, orientation, distribution patterns and fixture types of outdoor lighting shall comply with the regulations set forth in Chapter 1167. If the use is located 300 lineal feet or less from a residential zoning district boundary, at the close of business, all illuminated signs and lights not necessary for security purposes shall be extinguished.
- (b) Enclosure. All uses and operations, except off-street parking and loading facilities, shall be performed wholly within enclosed buildings, unless specifically permitted otherwise.
- (c) Outdoor Vending Machines. Within 300 feet of a residential zoning district boundary, there shall be no outdoor vending machines.
- (d) Overhead Utility Lines. All utility lines, electric; telephone; cable TV lines; etc., shall be placed underground.
- (e) Overnight Parking. Within 300 lineal feet of any residential zoning district boundary, there shall be no overnight parking and/or outdoor storage of commercial motor vehicles or buses.
- (f) Stormwater Detention/Retention Facilities. Within 300 feet of a Community Facilities zoning district boundary, detention/retention facilities that are visible from a public street shall be integrated into a landscaped area. Such landscaped areas shall contain any combination of the following elements: shade and ornamental trees, evergreens, shrubbery, hedges, and/or other planting materials as well as ornamental fencing.

1131.10 APPROVAL PROCEDURES.

All development within a CF District shall be subject to the development plan review requirements set forth in Chapter 1107, and any additional procedures set forth below:

- (a) A general development plan shall be required for any project that includes multiple buildings or phased development.
- (b) Applications for a proposed conditional use or modifications to an existing conditional use in a CF District shall be reviewed and acted on according to the procedures set forth in Chapter 1107, except as otherwise set forth below for Community Facility Developments.
- (c) Community Facilities Development. Any development that encompasses ten (10) acres or more shall be considered a community facilities development in compliance with the following.
 - (1) Requirements for Community Facilities Development.

- A. The area of a proposed development shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed CF boundaries.
 - B. All land within a development shall be contiguous in that it shall not be divided into segments by any existing tract of land not owned by the applicant(s) of the community facilities development. Parcels that are located directly across the street from one another shall be considered contiguous.
- (2) A general development plan shall be reviewed and approved for the entire community facilities development according to the procedures set forth in Chapter 1107.
- (3) Once a general development plan is approved for a community facilities development, the review and approval of the final development plan(s) for new construction or additions to existing development shall comply with the following:
- A. Whenever the area involved is within 300 feet of a CF district boundary that abuts a residential district, the proposed development shall be approved according to the conditional use procedures set forth in Chapter 1107. A final development plan shall be required for the portion of the development involved.
 - B. Whenever the area involved is more than 300 feet from a project boundary abutting a residential district, a final development plan shall be reviewed by the Planning Commission according to Chapter 1107 and the proposed project shall not be subject to the conditional use procedures.
- (d) Whenever land is rezoned to a CF District at the request of a property owner, a general development plan shall be submitted and approved at the time of rezoning.