

July 22, 2022 (rev. 07.28.22)

Received By:
Grove City Development
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I. GENERAL PROVISIONS

- A. **Applicability:** This Zoning Text (the “Text”) establishes the standards and provisions for development of Hickory Creek (the “Development) upon 30.25+/- acres of real property located 2,335’+/- east of Harrisburg Pike (US 62) on the north side of Orders Road, Franklin County Parcel ID# 040-009246-00 (the “Property”). Other provisions of the Codified Ordinances of the City of Grove City, Ohio (the “Code”), including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters. Any use not permitted herein shall be considered prohibited, unless approved by City Council as part of the development plan. Any deviations from the standards outlined in the text may be granted by City Council through the development plan.
- B. **Severability:** All provisions of this text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be affected by that decision.
- C. **Conflicts:** Where there is or appears to be a conflict between the approved Text and Development Plan, the more restrictive requirements shall apply. Where there is or appears to be a conflict between the Text and the Code, the Zoning Text shall control.

II. DEVELOPMENT OVERVIEW

- A. **Intent:** The Development will provide new residential options to meet the growing demand for empty nesters and active adults who are looking to “right size” their home choice and to reduce their property maintenance responsibilities.
- B. **General Character:** The Development will provide an enclave of single-family homes set in a landscaped site and organized around large open space reserves. Homes will have a traditional architectural character and will be oriented to take advantage of views into the large open space areas. Homes will generally be one or one and one-half stories. A landscape treatment will provide buffering of the homes from Orders Road. A large open space area at the main entrance will include an entry feature to welcome residents and guests.
- C. **Features and Amenities:** The Development will feature free standing, owner-occupied ranch-style homes in either a condominium or alternatively fee-simple homes on public streets. To limit intensity of use on the site, the homes are mainly designed for “first-floor living” with two bedrooms on the first floor and limited spaces on the second floor (if a second-floor option is chosen by the customer). The homes will include some combination of community lifestyle services such as lawn and landscape maintenance and snow removal and mandatory association dues/fees paid to a Homeowner’s Association or Condominium Association established for the community.

The empty nester/active adult lifestyle and living in communities and homes designed to fit or accommodate that style of living are in high demand in the area and central Ohio generally. A community that includes such patio home designs provides an enclave opportunity for this type of living in an area with access to parks and trails in close proximity to children and grandchildren living nearby. Patio homes help lessen school impact, peak traffic and the intensity of daily living with less occupancy per home and fewer people on the site overall.

The proposed Development will be comprised of 2 subareas. Subarea A, located along the eastern property line, will feature 80' wide homesites. Subarea B will comprise the remainder of the Development with 57'-60' wide homesites.

III. DEVELOPMENT STANDARDS

A. Applicability: The development standards defined in this section shall apply to all subareas, unless specified otherwise.

B. Permitted Uses:

1. One-family dwellings.
2. Accessory uses as permitted in residential districts per the Codified Ordinances (Section 1135.11 or as updated).
3. Parks and open space.
4. Model homes.
5. Parking, in association with permitted uses.

C. Lot Requirements:

1. Area:
 - a. Subarea A: Ten thousand (10,000) square feet minimum.
 - b. Subarea B: Seven thousand one-hundred twenty-five (7,125) square feet, minimum.
2. Width:
 - a. Subarea A: Eighty (80) feet, minimum at the build line, and Fifty (50) feet, minimum, chord length at the right-of-way.
 - b. Subarea B: Fifty-seven (57) feet, minimum at the build line, and Thirty-Five (35) feet, minimum, chord length at the right-of-way.
3. Setbacks
 - a. Front Yard: Twenty-five (25) feet.
 - b. Rear Yard: Twenty-five (25) feet.
 - c. Side Yard: Six (6) feet.
4. Coverage Forty-five (45) percent, maximum, for buildings, and Sixty-five (65) percent, maximum, for buildings and vehicular pavement.

D. Building Requirements:

1. Building Height: Thirty-five (35) feet, maximum at roof peak, measured from ground floor elevation.
2. Floor Area: One thousand six hundred (1,600) square feet, minimum.

E. Density: A maximum of eighty-one (81) dwelling units shall be permitted on the Property.

F. Open Space

1. A minimum of four and forty-two hundredths (4.42) acres shall be provided to meet the open space land dedication requirement in Section 1101.09(b)(2)(B) of the Code.
2. The Holton Run stream corridor shall be preserved where not impacted by required development infrastructure.
3. Open space areas shall be designed to create a cohesive system that preserves existing natural features, incorporates stormwater management and provides pedestrian access and circulation.
4. Reserves central to the site providing recreational space and trail connectivity shall be dedicated to the City to ensure public access. All open space areas and associated improvements shall be maintained by the Hickory Creek Homeowners Association unless otherwise noted on the approved plat.

G. Street Access, Improvements and Circulation

1. Vehicular Access – Orders Road:
 - a. A primary access point along Orders Road shall be provided as a full movement entry point to the development.
2. Vehicular Access - Haley Way Street Stub:
 - a. Haley Way shall be extended from the existing street stub along the northern property boundary to the primary access point along Orders Road.
 - b. Traffic calming measures, such as centerline offsets, planted medians and changes in direction shall be included in the alignment.
3. Vehicular Access – Williamsburg Court Street Stub
 - a. Williamsburg Court shall extend from Haley Way to a point short of the eastern property line and existing street stub. Decorative fencing, landscape planters and bollards shall be installed to restrict vehicular access.
4. Pedestrian Access and Circulation
 - a. A system of public sidewalks and shared-use paths will provide pedestrian access to and

through the Development.

- b. Shared use paths shall connect to existing paths in Holton Run (on Haley Way) and in the Hidden Chase development to the northwest.

H. Street Requirements (Public)

1. Right-of-Way Widths:
 - a. Local Street: Sixty (60) feet, minimum.
 - b. Cul-de-sac Street: Sixty (60) feet, minimum.
 - c. Cul-de-sac Bulbs: One hundred eight (108) feet diameter, minimum.
2. Pavement Widths:
 - a. Local Street: Twenty-eight (28) feet, minimum, face to face of curb.
 - b. Cul-de-sac Street: Twenty-eight (28) feet, minimum, face to face of curb.
 - c. Cul-de-sac Bulbs: Seventy-six (76) feet diameter, minimum, face to face of curb.
3. Drive Lanes: Two (2).
4. Parking Lanes: Parking shall be permitted on one side, opposite the fire hydrants on streets twenty-eight (28) feet in width or wider measured from face to face of curb. No on street parking will be permitted on streets narrower than twenty-eight (28) feet.
5. Tree Lawn: Six (6) feet in width, minimum.
6. Sidewalk: Five (5) feet wide minimum; sidewalks shall be concrete and located on both sides of all streets except where a multi-use path is utilized in lieu of a sidewalk.
7. Multi-Use Path: Eight (8) feet in width, minimum; multi-use paths shall be asphalt or concrete and located in open space reserves or rights-of way to provide a route through the development connecting the northern property boundary and Orders Road.
8. Traffic Calming: Traffic calming measures shall be required where street lengths exceed eight hundred (800) feet in length and shall be determined at the time of final engineering in a manner consistent with other recent developments and in coordination with City staff.
9. Street Lighting: Lighting on public streets shall meet the current Code requirements.

I. Parking:

1. All single-family dwellings shall provide a driveway that permits parking of not less than two (2) automobiles.
2. The parking or storage of boats, trailers or recreational vehicles in any driveway shall be prohibited.

J. Utilities:

1. All utilities shall be designed and constructed to meet the City of Grove City, Ohio standards.
2. All utilities shall be placed in appropriate locations within the Development that will best preserve any existing trees in good or fair condition.

K. Storm Water Management:

1. A comprehensive storm water management system shall be developed, following the Ohio EPA and City of Grove City, Ohio Stormwater Design Manual.
2. Storm water management facilities may be located in any reserve areas or easements. Final design and details will be provided in the Final Development Plan and any deviations to the Stormwater Design Manual identified for consideration with the development plan.
3. The Property owner shall maintain all on-site storm water management areas.

L. Entry Feature:

1. One (1) entry feature shall be provided at the primary entrance at Orders Road. The feature shall be a minimum of five hundred (500) square feet in area and consist of landscaping and/or hardscape material as well as signage.
2. One (1) double sided identification sign is permitted and shall be incorporated into the entry feature design. The general design of the sign shall be illustrated on the development plan.
3. Identification signage shall be setback from public rights-of-way a minimum of ten (10) feet.
4. Identification signs shall not exceed twenty (20) square feet in area message area, per side.
5. Identification signs may be externally illuminated by concealed or screened ground mounted lighting. Internally illuminated signs are prohibited.
6. Entry features shall be irrigated.

M. Landscaping:

1. Screening of Service Structures
 - a. Service structures shall be screened per Code (Section 1136.08)

2. Site Trees

- a. There shall be three (3) trees planted per single-family lot.
- b. Trees may be small, medium or large species, and may be single or multi-stemmed trees. Single-stem trees shall be a minimum two (2) inches in caliper at install. Multi-stem trees shall be a minimum six (6) feet in height at install.
- c. Trees shall be arranged within the front, side or rear yard areas with emphasis on the front facades.

3. Foundation Plantings

- a. A minimum of one-third (1/3) of the façade, or facades in the case of corner lots, fronting the public street shall be landscaped adjacent to the foundation with a minimum of five (5) shrubs, ground cover of ornamental plantings.
- b. The average height of foundation plantings at installation shall be twenty-four (24) inches minimum.

4. Perimeter Landscape Treatments

a. Orders Road Frontage

- i. A landscape treatment shall be provided to screen the rear and sides of homes along Orders Road. The landscape treatment shall include the following:
 - A continuous earthen mound ranging between four (4) and six (6) feet in height, and
 - A double, staggered row of evergreen trees, six(6) feet in height minimum, at twenty (20) feet maximum spacing, and
 - One deciduous tree, two (2) inch caliper minimum per forty (40) feet of frontage, and
 - Two (2) deciduous shrubs or ornamental grasses, eighteen (18) inches in height minimum per forty (40) feet of frontage.
- ii. This treatment shall be located in an open space reserve area of not less than twenty-five (25) feet in width or within a landscape easement when located on individual lots and shall be maintained by the owners' association.

b. Eastern Boundary Landscape Treatment

- i. A landscape treatment shall be provided to augment the existing vegetation and tree row that exists along the eastern property line by filling in gaps with additional plants. The landscape treatment shall include any combination of the following:
 - Deciduous trees, two (2) inch caliper minimum, or
 - Evergreen trees, six (6) feet in height minimum.
- ii. Plants shall be located to not damage the existing vegetation or root zones.

- iii. This treatment shall be located in an open space reserve area of not less than twenty (20) feet in width or within a landscape easement when located on individual lots and shall be maintained by the owners' association.

5. Street Trees

- a. Trees shall be planted along all proposed streets. At least two genera of trees shall be planted per street to provide diversification.
- b. Spacing shall not exceed fifty (50) feet on center.
- c. Trees shall be deciduous trees, two (2) inch caliper, minimum.

6. Retention Area Planting

- a. Retention basins shall be landscaped and shall meet the landscape design requirements as outlined in the Stormwater Design Manual. These plantings shall be owned and maintained by the Homeowner's or Condominium Association.
- b. In addition to options outlined in the Stormwater Design Manual, jute matting is permitted as an option for basic shoreline protection.

7. Grass and Groundcover

- a. Sod and/or seed shall be placed upon the ground in all barren areas after vertical home construction is completed in order to protect such areas and allow growth.
- b. Single-family lots shall be sodded to cover the front yard, side yards, and ten feet of rear yard.
- c. The sod or seed shall be a species normally grown as permanent lawn in central Ohio.
- d. Sod shall be laid solid.
- e. Seed shall be spread evenly and covered with a protective covering wood cellulose or hydro-mulch.
- f. Sod or Seeded areas shall be properly maintained to establish a dense turf, free of noxious pests, weeds and disease. All dead sod or seeded areas shall be replaced, at the earliest planting season, and properly watered and maintained to establish a dense turf, free of noxious pests and disease.
- g. For steep banks or areas where groundcover is preferred, groundcover may be used in lieu of grass. Groundcovers shall be planted at a consistent spacing to achieve a finished well-developed appearance within two growing seasons.

N. Architectural Standards:

1. **Applicability:** The architectural character of the homes shall comply with the standards outlined in this text and provide the general character shown in the exhibits entitled *Pulte Homes Architecture Portfolio prepared for the Hickory Creek PUD* submitted with this application. Final building elevations shall be approved with building permits. Plans and/or elevations in addition to those submitted with this text, and after Final Development Plan approval may also be approved with such approvals not to be unreasonably withheld, to allow for alterations based on changes in market demand and customer preferences and selections over time, so long as they are consistent with the quality, character and proportions of the building elevations as submitted with this text and subject to the following standards being met:
2. **Exterior Materials**
 - a. **Cladding Materials:** Shall be limited to brick, thin brick, stone, cultured stone, wood, engineered wood, fiber-cementitious, stucco, composite, polymer, cellular PVC and vinyl (min. 0.044" thickness).
 - b. **Trim Materials:** Shall be limited to any permitted primary cladding material and EIFS, pre-finished metal, urethane foam and cellular PVC.
 - c. **Roofing Materials:** Shall be limited to architectural grade asphalt shingles (25-year minimum warranty) or pre-finished metal. Metal, wood, slate, concrete, or tile are permitted as accents.
3. **Exterior Colors**
 - a. **Cladding Colors:** Shall be limited to muted colors, natural earth tones, neutrals and/or whites. High-chroma colors are not permitted.
 - b. **Trim Colors:** Shall be limited muted colors, natural earth tones, neutrals and/or whites, complementary or contrasting to the primary color. High-chroma colors are not permitted.
 - c. **Roofing Colors:** Shall be limited natural earth tones and/or neutral colors, including black, complementary or contrasting to the primary color. High-chroma colors are not permitted. Roof penetrations shall be painted to match the color of the roof material.
4. **Configuration of Materials**
 - a. Front building elevations shall present a minimum of twenty-five (25) percent masonry cladding (brick, thin brick, stone, cultured stone and/or fiber-cementitious products), exclusive of windows, doors and garage doors. Homes may be permitted that do not meet this minimum masonry requirement provided they are compatible with or complementary to the built environment, include appropriate massing, are traditional in character and design and include a minimum of two architectural elements from the following: window mullions, window trim wrap, bay window or bay elements, vertical board and batten or shake style siding elements (provided such elements are compatible with the design, style and character of the home and subject elevation), shutters, or decorative louvers of at least three (30) square feet.

- b. Similar materials, design elements and detailing shall be consistent on all elevations in a manner that creates continuity, cohesive design and balance among all facades.
 - c. Blank facades (without fenestration) are not permitted.
5. Architectural Elements
- a. Required Elements and Details
 - i. All homes shall have at least two (2) of the following elements on each elevation:
 - Door
 - Porch
 - Window or grouping of windows of at least six (6) square feet
 - Window mullions
 - Window trim wrap
 - Faux shutters
 - Dormers (active and inactive)
 - Bay window or bay elements
 - Chimney
 - Water table
 - Decorative louvers of at least three (3) square feet
 - Other design elements and materials used as accents, including but not limited to accent siding, bandboards, brackets, corbels, and/or decorated A- frames; subject to approval of the Development Department.
 - b. Roof Types and Details
 - i. Pitched roof types are required and shall present as the primary roof structure type.
 - ii. Flat roofs are permitted as secondary roof structure types and in no case shall present as the primary roof structure type. Flat roofs but must integrate strong cornice lines.
 - iii. Pitched roof structures shall have a minimum slope of 5:12 rise over run. Secondary pitched roof structures, including architectural elements such as gables, dormers and porch pediments shall be permitted to have a minimum slope of 3:12 rise over run.
 - iv. Shed-type roof structures are permitted when integrated into the primary roof structure or as accents. Shed-type roof structures shall have a minimum slope of 1:12 rise over run.
 - v. All roofs shall have a minimum twelve (12) inch overhang at the eave.
 - c. Windows
 - i. Windows shall be constructed either of wood, aluminum, fiberglass, composite materials or vinyl. Painted aluminum clad and vinyl clad windows are permitted.
 - ii. Windows shall be single hung, double hung, operable casement, awning or transoms

oriented horizontally with vertically proportioned panes of glass.

- iii. All double-hung windows shall have the appearance of divided light.
- iv. Window grids are to be proportionally similar on all windows with vertical orientation.
- v. Window surrounds and/or trim appropriate to the architectural character of the building is required.

d. Garages and Garage Door Details

- i. All dwellings shall include an attached garage, providing storage for at least two cars.
- ii. Garage door openings, as a percentage of the width of the front facade, shall be limited to a maximum of forty-five (45) percent.
- iii. Garage doors shall be paneled and shall be of one color and material.

6. Architectural Diversity

- a. The same home design with the same front elevation shall not be constructed on lots that are adjacent to or directly across the street from one another. A lot shall be deemed to be directly across the street from any other lot that is located in whole or in part between two imaginary straight-line extensions of the side lot lines for the first lot which extend to the opposite side of the public right-of-way on which the first lot has frontage, as illustrated on and subject to the conditions noted on the Attachment "A" *Pulte Homes Façade Diversity Standard Exhibit*. On corner lots, the diversity requirement shall be applied to the street on which the home's front façade is located. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial."

O. Fencing:

1. "Off-Lot" Site Fencing

- a. Off-lot fences may be located at development entry features and within reserve areas.
- b. Off-lot fences shall be similar in character to a three or four rail horse fence.
- c. Off-lot fences shall be constructed of painted/stained wood, vinyl, composite or other weather resistant material.

2. "On-Lot" Yard Fencing

- a. On-lot fencing may be installed for decorative purposes or for the creation of privacy around patios, hot tubs, decks, etc.

- b. On-Lot decorative fencing:
 - i. Shall be similar in character to an ornamental, wrought iron picket-style fence, and
 - ii. Shall be constructed of painted or pre-finished metal, and
 - iii. Shall not exceed forty-eight (48) inches in height.
 - c. On-Lot privacy fencing:
 - i. Shall be constructed of painted/stained wood, vinyl, composite or other weather resistant material, and
 - ii. Shall not exceed seventy-two (72) inches in height.
 - d. All on-lot fences must be erected along straight lines at consistent heights so as to provide a clean, professionally installed appearance; and all fence approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the fence in good condition, including replacement of damaged, broken or missing fence boards, and painting/staining as appropriate from time-to-time (including gate hardware visible from the outside of the fenced yard). The ‘standard’ for fence maintenance and appearance is the general appearance of other fences and improvements within the same community.
3. Pool Fencing: shall be provided as required by applicable governmental rules and regulations and owners’ association documents.

P. Model Homes:

1. Model Homes shall be permitted under City Code standards and regulations and the following additional standards shall apply:
 - a. Individual homes may be used as model homes by the Developer(s)/Builder(s) for the purpose of marketing and sale of new homes.
 - b. Manufactured and/or modular buildings are permitted for use as sales office during the development of the project and the construction of residential units herein.
 - c. Model home parking may be established on lots adjacent to model homes for safety and convenience during the sales process.

Q. Homeowners Association:

1. Prior to the occupancy by any residents in the patio/condominium subarea the developer will establish a Patio/Condominium Owners’ Association (COA) or Homeowners Association (HOA). (COA) Control of the association shall be turned over to the residents according to Ohio Law. The homeowners will be members of a Condominium or Homeowners Association for maintenance of the open spaces, required tree installations, maintenance and replacement of street trees and the entryway after the development period and turnover date. The

Patio/Condominium Owners' or Homeowners Association responsibility shall include lawn and landscape maintenance, and other duties as agreed to by members and specified in association documents. All association responsibilities and obligations shall be set forth in the COA or HOA declaration prepared and recorded by the developer prior to occupancy.