

**ARTICLE 21            CENTRAL AVENUE OVERLAY**

**2100    PURPOSE**

The purpose of the Central Avenue Overlay District is to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering Central Avenue in Sylvania Township.

Central Avenue (US 20, SR 120) is a designated State Highway and a major corridor in Sylvania Township; therefore, it is the further purpose of the Central Avenue Overlay District to protect the function, capacity, and safety of the highway system and to preserve the aesthetic qualities of those adjacent and bordering properties through the promotion of coordinated parcel development in the District.

**2101    BOUNDARY**

The boundaries of the Central Avenue Overlay District are hereby established as shown on the Zoning District Map which includes those parcels that front along the right-of-way from McCord Road to the Township line to the west. The District shall include a depth of four hundred (400) feet from the centerline of Central Avenue or the entire depth of the lot, whichever is greater.

**2102    PERMITTED USES**

All Permitted uses which are allowed in the specified Zoning District, except those uses expressly excluded by Section 2104 below, are permitted within the Central Overlay District.

**2103    CONDITIONAL USES**

All Conditional Uses which are permitted pursuant to Article 24-BZA in the specified Zoning District are permitted within the Central Avenue Overlay District except uses expressly excluded by Section 2104.

**2104    EXCLUDED USES**

The following uses are not permitted within the Central Avenue Overlay District notwithstanding the fact that such uses may be listed as a Permitted Use or Conditional Use in the underlying Zoning District:

Auto Salvage	Landfill	Used Auto Sales
Billboard	Outdoor Auction Facility	(only when not in conjunction with New Auto Sales)
Dwelling	Self Serve Storage Facility	
Kennel	Truck facility, Truck Repair	

**2105 ACCESSORY BUILDINGS, USES**

All accessory buildings and uses are permitted in the specific Zoning District(s) and any detached accessory building on any lot shall have the same architectural features on all sides or shall be architecturally compatible with the principle building(s) in which it is associated.

**2106 DEVELOPMENT STANDARDS**

All buildings, structures, lots and land uses within the Central Avenue Overlay shall meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setback for Major Roadways, and the following minimum lot and building setback requirements and standards:

- A. Height limits: as specified in the underlying Zoning District.
- B. Trip generation: all uses generating 100 or more peak trip hour, consistent with the Institute of Transportation Engineer (ITE) Generation Manual, shall submit a Traffic Impact Study. See Article 29-Access Management.
- C. All lots shall meet the following minimum area and building setback requirements:

Front:	120 feet minimum from centerline of Central Ave., or 50 feet from right-of-way line, whichever is greater and, when located on a corner lot, 25 feet measured from the right-of-way line of the secondary street.
Rear:	30 feet
Side:	10 feet
Width:	As specified in Zoning District
Area:	As specified in Zoning District
Maximum building height:	45 feet
Maximum accessory height:	45 feet
Landscape:	20 feet depth on Central Avenue frontage 10 feet depth on secondary street frontage of corner lot.

**2107 ABUTTING RESIDENTIAL**

Zone change requests located within the Central Avenue Overlay District and contiguous to an existing Commercial or Industrial District or use shall meet the following requirements:

**A. SETBACK**

Where a proposed zone change request is abutting a single family dwelling or use, the following minimum setback shall be provided for the main building, accessory building, access drive, parking, loading docks, and dumpsters:

- One hundred feet (100) minimum for a proposed commercial or industrial use.

- Fifty feet (50) minimum for a proposed multi-family dwelling(s).

**2107 ABUTTING RESIDENTIAL (cont'd)**

**B. SCREENING**

A minimum thirty (30) foot depth landscape strip shall be required along the perimeter parcel that is abutting a single family residential dwelling or use. See Article 3002 for Landscape Standards.

