

CHAPTER VI
SPECIAL PROVISIONS

ARTICLE 41
LAND USE INTENSITY

Section 4101 Land Use Intensity Scale

The Land Use Intensity (LUI) Scale provides a series of density ratings which include floor area, open space, living space, and recreation space for all dwellings and lodging uses ad regulated in the Planned Residential District of this Resolution. The Land Use Intensity has ranges from LUI 3.0 to LUI 8.0 and is expressed in ratios as follows:

Land Use Intensity Rating	Floor Area Ratio	Open Space Ratio	Living Space Ratio	Recreation Space Ratio
LUI	FAR	OSR	LSR	RSR
3.0	.100	8.0	6.5	.25
3.1	.107	7.4	5.8	.24
3.2	.115	6.9	5.2	.23
3.3	.123	6.4	4.7	.23
3.4	.132	5.9	4.2	.22
3.5	.141	5.5	3.8	.21
3.6	.152	5.1	3.5	.20
3.7	.162	4.8	3.3	.20
3.8	.174	4.4	3.0	.19
3.9	.187	4.2	2.8	.19
4.0	.200	3.8	2.6	.18
4.1	.214	3.6	2.4	.18
4.2	.230	3.3	2.2	.17
4.3	.246	3.0	2.0	.16
4.4	.264	2.8	1.8	.16
4.5	.283	2.6	1.7	.15
4.6	.303	2.4	1.5	.15
4.7	.325	2.2	1.4	.14
4.8	.348	2.1	1.3	.14
4.9	.373	1.9	1.2	.14
5.0	.400	1.8	1.1	.13
5.1	.429	1.7	1.0	.13
5.2	.459	1.6	.91	.12
5.3	.492	1.5	.84	.12
5.4	.528	1.4	.77	.12
5.5	.566	1.3	.71	.11
5.6	.606	1.2	.66	.11
5.7	.650	1.1	.61	.10
5.8	.696	1.0	.57	.10
5.9	.746	.91	.53	.10
6.0	.800	.85	.50	.10
6.1	.857	.80	.46	.09
6.2	.919	.74	.43	.09
6.3	.985	.70	.40	.09

Land Use Intensity Rating	Floor Area Ratio	Open Space Ratio	Living Space Ratio	Recreation Space Ratio
LUI	FAR	OSR	LSR	RSR
6.4	1.06	.65	.38	.08
6.5	1.13	.60	.36	.08
6.6	1.21	.56	.34	.08
6.7	1.30	.52	.32	.08
6.8	1.39	.49	.30	.07
6.9	1.49	.46	.29	.07
7.0	1.60	.43	.27	.07
7.1	1.72	.40	.26	.07
7.2	1.84	.38	.25	.06
7.3	1.97	.36	.24	.06
7.4	2.11	.34	.23	.06
7.5	2.26	.32	.22	.06
7.6	2.42	.31	.21	.06
7.7	2.60	.30	.20	.06
7.8	2.79	.29	.20	.05
7.9	2.99	.28	.19	.05
8.0	3.20	.27	.19	.05

Section 4102 Application of Land Use Intensity (LUI)

- A. The purpose of land use intensity is to relate land area and open space to each other. In applying land use intensity, the floor area ratio creates a maximum use of building in relation to land area and the open space requirements based upon and computer from the actual floor area developed on a zoning lot. Where accessory or mixed uses are involved, the open space requirement shall be based on floor area other than that used for commercial purposes. Recreation Space (RS) may be a part of Living Space (LS) and Living Space a part of Open Space (OS). The following is an application of the ratios expressed in the foregoing section:
1. Floor Area Ratio (FAR). The ratio of floor area (FA) to land area (LA) expresses as a percent or decimal. Floor Area Ratio (FAR) X Land Area (LA) = maximum permitted floor area.
 2. Open Space Ratio (OSA). The ratio of space (OS) to floor area (FA) that has been developed, expressed as a percent or decimal. Living space ratio (LSR) X floor area (FA) = minimum required living space which may be part of required open space (OS).
 3. Living space ratio (LSR). The ratio of living space (LS) to floor area (FA) that has been developed, expressed as a percent or decimal. Living space ratio (LSR) X floor area (FA) = minimum required living space which may be part of required open space (OS).
 4. Recreation space ratio (RS). The ratio of recreation space (RS) to floor area (FA) that has been developed expressed as a percent or decimal. Recreation space ratio (RSR) X floor area (FA) – minimum required recreation space which may be part of required living space (RLS).

- B. In determining land area, floor area, and open space, the following shall be applicable:
1. Land area. In determining land area, the following shall be included.
 - a. The area of the zoning lot, less any area for which vehicular access has been granted to other properties.
 - b. An area equal to not more than one-half (1/2) of the abutting right-of-way of any public street or alley to which the zoning lot has vehicular access rights. Said abutting right-of-way shall not include freeways, no easements or private streets in which vehicular right-of-way to other properties are granted. On lots abutting intersecting streets, the area shall be determined by the center line extension of the abutting streets connected with the lot line extensions of the zoning lot.
 2. Floor area. In determining floor area, the areas of the several floors of a building measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings and all stairways, balconies, and corridors shall be included. The following areas shall be excluded:
 - a. Attic areas with headroom of less than seven (7) feet.
 - b. Storage rooms.
 - c. Elevator hoist machinery.
 - d. Cooling towers.
 - e. Areas devoted exclusively to air-conditioning ventilating and other building machinery and equipment.
 - f. Parking structures.
 3. Open space. In determining the area of living open space, the following shall be included.
 - a. Land area as determined under number (1) less the building area; and
 - b. Useable roof area.
 4. Living open space. In determining the area of living open space, the following shall be included:
 - a. Land area as determined under (1) less the building area and less the area used for parking or maneuvering of vehicles; and
 - b. Useable roof area.
 5. Recreation space. In determining the area of recreation space, open area for both passive and active recreation facilities shall be included, subject, however, to the following conditions:
 - a. If the recreation space requirement is less than 10,000 square feet, the recreation space, other than roof area, shall be located in a contiguous portion of the zoning lot.

- b. If the recreation space requirement is 10,000 square feet or more, each separate recreation area shall contain at least 10,000 square feet and shall not be less than one hundred (100) feet in least dimensions at any point, except for any space of less than 10,000 square feet constituting the remainder after provision has been made for the 10,000 square foot areas. Modification of these areas and dimensional requirements shall be allowed if the shape or topography of the site prevents compliance or if the recreation space consists of useable roof area.

ARTICLE 42

WHEN EFFECTIVE, REPEAL OF CONFLICTING RESOLUTION, VALIDITY

Section 4201 When Effective

This Resolution shall be in full force and effect on or after May 22, 1974, upon certification by the Clark County Board of Elections. Until such time, the County Zoning Resolution shall be in effect.

Following certification, this Resolution shall be in effect in all portions of Township and provide continuous zoning since it was originally adopted on _____.

Section 4202 Repeal of Conflicting Resolution

The Clark Zoning Resolution now in effect in Springfield Township, Clark County, Ohio, and in conflict with the Zoning Regulations as they are established herein, is hereby repealed. However, all suits at law or in equity and/or prosecutions resulting from violation of any Zoning Resolution heretofore in effect, which are now pending in any of the Court of the State of Ohio or of the United States, shall not be bated or abandoned by reason of the adoption of this Zoning Resolution has not been adopted; and any and all violations of existing Zoning resolutions, prosecutions for which have not yet been instituted may be hereafter filed and prosecuted; and nothing in this Resolution shall be so construed as to be abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted.

Section 4203 Validity

If any article, section, sub-section, paragraph, sentence or phrase of the Resolution is for any reason to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.