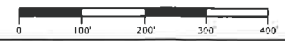




Permitted Use and Standards for Buildings
 The following chart outlines permitted uses, required setbacks and other restrictions applicable to each building permitted in the proposed development. **Bold buildings are pre-existing and existing buildings are proposed.**

Buildings	Maximum Sq. Ft.	Minimum Setbacks	Permitted Use
Building A - Banquet Barn (70' x 180' banquet area, 32' x 72' entry area and two (2) 8' x 20' areas including restrooms)	18,224 sq. ft.	F = 600 ft. S = 200 ft. R = 000 ft.	Wedding Event Gathering Space, Restrooms, & Changing Rooms
Building B - Offices & Hospitality (existing house)	3,150 sq. ft.	F = 1,000 ft. S = 200 ft. R = 000 ft.	Office for business activities relative to Emerald Farm and temporary lodging for up to 12 people (including party)
Building C - Storage Barn (20' x 70')	1,400 sq. ft.	F = 1,000 ft. S = 500 ft. R = 700 ft.	Storage of agricultural equipment, supplies and property maintenance equipment.
Building D - Chicken Coop (10' x 14')	140 sq. ft.	F = 1,200 ft. S = 200 ft. R = 500 ft.	Animal Husbandry, limited to poultry (chickens, turkeys, quail, pheasant, etc.)
Building E - Maintenance Building (24' x 150')	3,600 sq. ft.	F = 1,200 ft. S = 200 ft. R = 600 ft.	Storage and maintenance of agricultural equipment, supplies and property maintenance equipment. Seasonal horticultural activities.
Building F - Maintenance Building (24' x 150')	3,600 sq. ft.	F = 1,200 ft. S = 25 ft. R = 300 ft.	Storage and maintenance of agricultural equipment, supplies and property maintenance equipment. Seasonal horticultural activities.
Building G - Prep Kitchen (24' x 20')	720 sq. ft.	F = 250 ft. S = 200 ft. R = 1,000 ft.	Area for prep and preparing food before it is cooked and before it is served to customers.
Building H - Banquet Storage (24' x 60')	720 sq. ft.	F = 300 ft. S = 200 ft. R = 550 ft.	Storage of tables, chairs, decorations, linens and other non-food supplies for the banquet facility.

F = Front Setback measured from centerline of State Route 257 South.
 S = Side Setback measured from nearest property line.
 R = Rear Setback measured from rear of the property, opposite of State Route 257 South.



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 PROJECT NAME
 Emerald Farm
 CLIENT
 Emerald LLC, Chantelya Oates & Amanda Oates
 970 Dearborn Dr., Worthington, OH 43085
 SITE INFORMATION
 9310 State Route 257 South, Delaware, OH 43015 (1.41 ± acres)
 Parcel No. 500-020-0215-0001 & 500-020-0217-0000
 PRINTED
 August 8, 2024

Emerald Farm
SITE PLAN - OVERVIEW