

Appendix 3-2 Sample TND Legislation

Village of Whitehouse Traditional Neighborhood Development District

Work Task:

Establish a new mixed-use district to accommodate a mix of commercial, office, and residential land uses employing traditional neighborhood development and new urbanism design concepts for immediate application in the Whitehouse Square area and future applications as determined by the Village or as requested by a developer.

The Comprehensive Plan provides the following guidance for this district:

- Whitehouse Square is a new office and commercial development located on the south side of SR 64 east of RexAm. This development has all utilities and roadways in place (with the exception of proposed parallel access roads, which will be constructed at a later date), and is ready to accommodate businesses. The entrance has a low decorative wall which has been well landscaped and lighted, serving as an attractive entranceway into this upscale commercial office park.

This development should provide space for new businesses for the next five to ten years. Since the concept of parallel roads for ingress/egress has already been adopted for this development, the Village should continue to require all new developments (or phases) to provide easements for parallel access roads, as well, even if the access roads may not be constructed for several years. The Village and Township should decide which crossroads would eventually be signalized, and the parallel access road system should be designed to coordinate with these intersections.

Tying Whitehouse Square into existing and future adjacent land uses is critical to good planning in this area. The proposed parallel access roads need to connect to adjacent future activities on both the east and west sides. Walking and/or bike paths tying into the Blue Creek Conservation Area, Village Park, and the Wabash Cannonball Bike Path, would provide great opportunities for future tenants of Whitehouse Square and the Village, and could serve as attractive marketing material for the complex. (page 3-10)

- The *Wise Farm*, [also] located south of SR 64 across from the RexAm and Sullivan properties, once contained over a hundred acres of farmland. Whitehouse Square, an office and commercial development, was constructed on the eastern portion of this property in 2004.

There has been discussion about the development of the western portion of this land, which could be used for a light industrial and

office park, as it would be bounded by SR 64 and RexAm to its north, Whitehouse Square to its east, and the former Nona France Recreation Area (Blue Creek Conservation Area (BCCA)) to its west and south. This could serve as a natural extension of Whitehouse Square, and buffering from existing residential is provided by the BCCA. Access to the site from a major highway will be greatly enhanced with the construction of the US 24 Bypass, which will be about two miles east of the site. (page 3-2)

- The Wise Farm property contains about the same acreage as Whitehouse Square and is situated directly to its west, as indicated on **Plate 6-6**. Its western and southern boundaries are the Nona France quarry, which was discussed extensively in Development Scenario C. (page 6-6 *et al*)
- Together, these two properties have the potential to create an innovative mixed-use development that combines the residential demand with the commercial retail and office desires of the community. A joint plan for the two properties presents an opportunity to bolster the downtown, connect the Blue Creek Conservation Area with residential developments and new commercial businesses, and reinforce the Village's dedication to pedestrian and vehicular connectivity, all while expanding the Village's tax base. It would appear that the synergies and efficiencies resulting from developing the properties jointly through a coordinated planning effort would enhance the success of both projects.

The Village should encourage both property owners to undertake a joint venture to develop these properties as indicated on **Plate 6-6**. Such an effort would benefit the community as a whole by providing higher-density affordable housing, neighborhood-oriented retail businesses, the much needed professional office space, and innovative housing opportunities mixed with office and commercial uses.

Conceptually, the Steering Committee has agreed that the two properties should be developed jointly as a Traditional Neighborhood

9th Inning: Appendices



Development (TND). This concept was presented to the Steering Committee by an interested developer.

According to the National Homebuilders' Association, a Traditional Neighborhood Development, also referred to as a Neo-traditional Development or a New Urbanist Development, refers to a pattern of land planning and development that emulates the towns and suburbs built in the early to mid-20th century, rather than automobile-oriented conventional design. While the conventional developments built since the 1960s have stressed a separation of uses and greater emphasis on the automobile, TND stresses a walkable scale, an integration of different housing types and commercial uses, and the building of a "village center" with civic uses. (page 6-6 *et al*)

- Generally, TND refers to a project that has a mix of uses and an integrated mix of housing types and price ranges; an interconnecting street network (rather than a reliance on cul-de-sacs); a town center, formal civic spaces and squares; and pedestrian-oriented design that pushes garages to the rear of house lots and places parking lots behind buildings instead of in front of them. (Northwest Ohio has recently witnessed the development of a town center based on TND principles with the Levis Commons Towne Center project in Perrysburg.) (page 6-6 *et al*)
- Commercial and retail businesses should be developed along Whitehouse Square Boulevard as a "main street" type development, with additional retail commercial targeted along SR 64, with access from an internal street network. The east side of Whitehouse Square Boulevard should be a mix of commercial and office uses adjacent to the Boulevard, and higher-density residential uses such as apartments and condominiums behind them. Any building with a mix of uses in it should confine residential uses to the second or third floors to maintain an appropriate commercial facade at street level.

The bulk of the property should be developed as a business park, but designed more like a traditional downtown or village center. This part of the development might benefit from a centralized square with green space. During this planning process, relocation of the local post office branch was discussed. If this branch were to move to a "village center" location, it would provide a local draw to the development and serve as a meaningful anchor. Long-term options may also include the relocation and expansion of the library to this development, as well.

Along the outer edge of the development, a mix of commercial and office uses with alternative residential uses should be planned to transition this entire development into the adjacent Blue Creek Conservation Area Metropark. Throughout the development, streets should be designed with connectivity in mind; a grid-like system is preferable. Walkways should be designed to make the development pedestrian-friendly for those who live and work there, and also to make this development easily accessible to the Downtown, the BCCA, and nearby residences.

Many zoning and subdivision ordinances do not accommodate the development of TNDs because of existing requirements for large lots, extensive setbacks, wide streets, and separation of uses. In some cases, Planned Unit Development ordinances have been used to design and construct TNDs; however, more and more localities are opting to adopt specific TND ordinances, or mixed-use districts, in their zoning codes to provide for this innovative type of development.

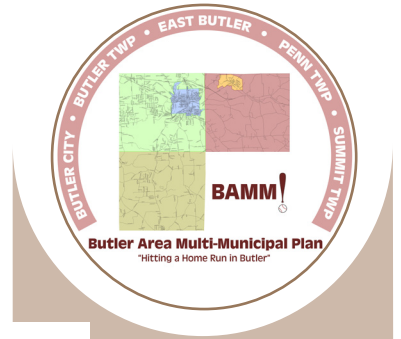
The Village of Whitehouse could utilize existing districts in various areas within the development to accomplish the desired design, or it could use existing Planned Unit Development regulations. However, to best accomplish the intention of the traditional neighborhood development concept, the Village should either make adjustments to applicable sections of its Zoning Code, creating one or two new mixed-use districts, or it should create a new TND district.

Additionally, outside the Wise Farm/ Whitehouse Square development, land within the 100-year floodplain should be maintained as green space. A recommended "open space district" should be created, adopted, and applied accordingly. The parcel directly east of Whitehouse Square, adjacent to SR 64, should be developed as condominiums or a mix of condominiums and apartments. It should be directly connected to the internal roadway system of Whitehouse Square, with no direct access to SR 64.

A 50 foot landscaped area should be maintained on both sides of SR 64, in conformance with the Waterville Street (SR 64) Overlay District (§1250.07) along the width of the entire corridor. The goal is to create a continuous fabric of blended land uses, arranged so that travel between them can be made by a variety of methods (walk or bike) in addition to the usual privately-operated auto. (page 6-6 *et al*)

- Whitehouse Square Boulevard has been constructed roughly 1,000 feet into the project

9th Inning: Appendices



and serves as the access point to SR 64 (**Plate 6-6**). (page 6-6 *et al*)

- Whitehouse Square has set aside easements for an access road, parallel to SR 64 and about 600' to its south. This road has not yet been constructed. (page 4-3)
- Lincoln Drive is proposed as an access road to run parallel to SR 64, about 600' to its south. An easement has been provided for the construction of this access road. Presidential Estates, a condominium subdivision, has been approved for development in the southeastern corner of the property, consuming roughly one quarter of the land area. (page 6-6 *et al*)
- There is the potential for developing several public facilities between the new library and the new Village Hall, creating a walkable public area like a Public Square or Towne Center, tying it closely to the downtown. Whitehouse Square and proposed developments to its west could be a major part of a Towne Center concept. (page 5-2)
- The Steering Committee stated that a college branch should be recruited to located in the Village. Suggestions included Owens Community College, Defiance College, Tiffin University, the Medical College of Ohio (MCO), Lourdes College, and Hiedelberg College. Potential locations for such a facility include the Wise Farm, property around the RexAm facility (which could also serve as a buffer from the residential property to the east), or the 11-acre Village-owned Sandra Park property (the former WWTP site) in the northeast section of the Village, just west of the AWS District high school property.

Besides creating an asset for the community, such a facility would eliminate the drives that residents must presently make to access these kinds of educational opportunities. Medical services and emergency care facilities were also identified as being needed in the area. Possibly a partnership with one of the hospitals should be pursued to develop a medical complex with doctors offices and a nursing training program or education facility. A link between these services and the college branch could likely be made to create the needed synergies to make this an economically feasible option. (page 3-12)

- New districts should be created and adopted for Mixed-use Commercial/Office and Mixed-use Commercial/Residential developments to permit the uses discussed in the Plan for the Whitehouse Square and Wise properties, as well as other areas. (page 5-3)

- Establishing new mixed-use districts to accommodate some of the recommendations in the Plan, specifically in the Wise Farm and Whitehouse Square areas, including: mixed-use commercial and office, and mixed-use commercial and residential. (page 7-2)
- The Village should encourage additional walking path connections to the BCCA park facilities from adjacent subdivisions, both existing and future. The Wise Farm/ Whitehouse Square development should have numerous connection points. Sidewalks should be extended along Providence Street to Stiles Road and Waterville Street to Whitehouse Square to ensure connectivity and walkability between the BCCA and residential and commercial areas. (page 6-4)
- Initiate meetings between Whitehouse Square and the Wise property owners to develop synergies between the two areas, in accordance with recommendations in the Plan. (page 7-2)

9th Inning: Appendices



Proposed Text:

CHAPTER 1 TND: Traditional Neighborhood Development District

1.01 PURPOSE

The purpose of the TND: Traditional Neighborhood District is to utilize new urbanist principles and standards for the development of new urban neighborhoods and the revitalization or extension of existing developed areas. A TND is structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces in a mixed-use neighborhood environment. It recognizes that many daily activities of living should occur within easy walking distance. It offers a mixture of housing types and prices, prominently sited civic or community buildings, and commercial stores, offices and workplaces that foster pedestrian activity and a balanced sense of community. TNDs have a recognizable center and clearly defined edges where many activities of living occur within easy walking distance, generally no more than a quarter mile from center to edge. Land use within the district should also incorporate linkages to the broader community by providing appropriate densities and land uses within walking distance of public uses, and wherever possible, Downtown Whitehouse. Sites as small as two (2) acres can be rezoned TND throughout the Village, but this district should bear a relationship to what surrounds it and may be most applicable to places within the Downtown "pedestrian shed" (½ mile). This TND District is designed to foster a vital public life through use of creative open spaces such as public squares and tree-lined streets overlooked by upper story residential balconies.

1.02 INTENT

The intention behind these standards is not to replicate the past, but to utilize its discipline when designing or redeveloping sites and structures. A TND project has a mix of uses and an integrated mix of housing types and price ranges; an interconnecting street network (rather than a reliance on cul-de-sacs); a town center, formal civic spaces and squares; and pedestrian-oriented design that pushes garages to the rear of house lots and places parking lots behind buildings instead of in front of them. Developments created according to these standards will demonstrate a clear relationship to the longstanding architectural traditions of Whitehouse and the surrounding area. The goal is to create a continuous fabric of blended land uses, arranged so that travel between them can be made by a variety of methods (walk or bike), in addition to the usual privately-operated auto.

1.03 LAND USE MATRIX

Land Uses	Zoning District	TND
A. Agricultural Uses		
1. Agriculture		
2. Agriculture - Boarding of livestock and domesticated animals		X
3. Agriculture - Cropland uses only		
4. Farm markets		
5. Greenhouses (commercial)		
6. Road side stands		
B. Residential Uses		
1. Boarding house		
2. Dwelling - Single family		P
3. Dwelling - Two-family		P
4. Dwelling - Multi-family		P
5. Nursing home		S
6. Residential unit(s) in the same building as a commercial use, subject to Section 1250.06.C.2.b).18)		P
C. Public and Semi-Public Uses		
1. Cemetery/Memorial Gardens		S
2. Child day care home, Type A		S
3. Child Day care home, Type B		S
4. Child Day care center, only when an integral part of an office building or office complex		P
5. Health care clinics		S
6. Institutional Health Care		S
7. Public service facilities		P

9th Inning: Appendices



Land Uses	Zoning District	TND
8. Public and semi-public uses		P
D. Commercial Uses		
1. Animal care facilities		X
2. Animal hospital		S
3. Auction Markets		
4. Car washes		
5. Hotels / motels principally oriented to trucking patronage		
6. Lodging - Bed and breakfast		S
7. Lodging - Hotels and motels		S
8. Lodging - Tourist home		
9. Mortuary		
10. Offices		P
11. Office Services - Banking, financial, and insurance institutions; including drive-up facilities		
12. Office Services - Banking, financial, and insurance institutions; without drive-up facilities		P
13. Office Services - Banking when included as an integral part of an office building located in a "M-1" Light Industrial/Office Research Facility		
14. Office Services - Professional		P
15. Printing and publishing		S
16. Recreation facilities		P
17. Recreation facilities - Bowling alleys		P
18. Recreation facilities - Indoor courts for tennis and racquetball, and physical fitness centers		P
19. Rental facilities - Equipment		
20. Restaurants/Lounges		P
21. Restaurants principally oriented to trucking patronage		
22. Restaurants with drive-up facilities		X
23. Sales - Agricultural products		
24. Sales - Building supply stores where inventory is substantially enclosed in a building		
25. Sales - Building supply stores where inventory is not substantially enclosed in a building, such as a lumber yard		X
26. Sales - Flea Markets		X
27. Sales - Food stores		P
28. Sales - Garden centers		S
29. Sales - General business		P
30. Sales - Manufactured homes		X
31. Sales - Neighborhood-oriented business		P
32. Sales - Sexually-oriented business, subject to Section 1258.12		X
33. Sales - Shopping centers		P
34. Sales and/or Rental - Motor vehicles		X
35. Service and sales - Agricultural implement		X
36. Service and sales - Aircraft		X
37. Service and sales - Motor fuel service stations, principally oriented to trucking patronage		X
38. Service and sales - Motor fuel service stations, principally-oriented to automobiles		S
39. Service and sales - Motor vehicle		X
40. Service and sales - Watercraft and marine		X
41. Services - Boat Storage		
42. Services - Motor vehicle body shop		S
43. Services - Personal		P
44. Studios - Photography and art		P
45. Warehousing - Building materials/storage garage		
46. Warehousing - Self service, subject to Section 1254.08		X
E. Industrial Uses		
1. Extraction industries		
2. Grain Elevator/Storage		
3. Laboratories - Research		S
4. Laboratories - Service		
5. Manufacturing, General		
6. Manufacturing, Heavy		
7. Manufacturing, Restricted		
8. Metal Stamping / Machine Shop		
9. Truck Transport Terminals		
10. Warehousing		
11. Sales - Wholesale		X

9th Inning: Appendices



Land Uses	Zoning District	TND
F. Accessory Uses		
1. Accessory buildings and uses customarily incident to any of the above uses when located on the same lot		S
2. Accessory uses, including signs, permitted in the C-1 through C-4 or M-1 districts, as well as any others customarily associated with the permitted uses of this district, but excluding those involving outside storage or display		S
3. Home Occupation		S
4. Garages used for storage of vehicles used in conjunction with the operation of the business		S
5. Restaurants when included as an integral part of an office building located in a "M-1" Light Industrial / Office Research Facility		
6. Roof mounted solar collectors, which do not detract from the appearance of the structure. The location of the collector shall be approved in accordance with Section 1244.02 thru 1244.05 and 1258.01 and 1258.02.		P
7. Warehousing when included as an integral part of an office building located in a "M-1" Light Industrial / Office Research Facility		S

1.04 TND: TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

A. General Administration

1. *Preliminary Discussions.*

Each developer intending to create a TND is encouraged to confer with the Village Administrator before preparing a Development Plan in order to become thoroughly familiar with the TND requirements and those of the official plans of the Village affecting the area within which the proposed TND lies.

2. *Rezoning Application Requirements.* Applications for rezoning to the TND District must include:

a) *Concept Development Plan.* A concept development plan indicating the proposed Subdistrict(s): Neighborhood Residence, Neighborhood Center, or Business Center; a conceptual plan of proposed paths and bikeways; a conceptual thoroughfare plan including street types and connection to existing adjacent roadways; location and size of public spaces and any civic building sites; maximum number of residential units and maximum square feet of non-residential uses for each proposed Subdistrict.

b) *Community Context.* A community context diagram and brief narrative demonstrating how the application fits into the surrounding land uses and is consistent with the purpose statement and intent of this Chapter (drawing upon the existing land uses surrounding the development);

c) After approval of the application for rezoning by Village Council, the applicant must submit a Development Plan and any additional documentation requested to support compliance with requirements of the rezoning.

3. *Development Plan Administrative Review.* After approval of the rezoning application by the Village Council, the applicant must submit a Development Plan to be reviewed by the Planning Commission for compliance with the requirements of this Chapter. The purpose of the administrative review is to confirm that submitted documents conform to the requirements of this Chapter.

a) The Development Plan must be in compliance with the boundaries of the zoning districts, maximum number of residential units, and maximum square feet of non-residential uses, as approved by Village Council. Substantial compliance must also be achieved with respect to the conceptual thoroughfare plan, conceptual pathway plan and the location and size of public spaces as shown in the master development plan previously approved by Village Council.

9th Inning: Appendices



- b) The Planning Commission shall have leeway to relax the requirements of this Chapter for a TND development that exhibits creativity and excellence in design quality of the development.
- c) Documents including, but not limited to, the following shall constitute the Development Plan:
 - 1) Development Plan review application;
 - 2) A site plan pursuant to **Chapter 1240.05** (Site Design and Development);
 - 3) Civic space detail plans at one (1) inch = fifty (50) feet minimum, showing landscaping and location of benches and play equipment. Catalog cuts of site furniture. Details and specifications of pads for site furniture. Layout drawings of any playground equipment and manufacturer specifications. Details and specifications of playground surfacing materials;
 - 4) Final homeowners association and public dedication documents;
 - 5) Any additional materials, as required, to document compliance with this Chapter.
- 4. *Conflicts.* Whenever any other resolution, ordinance, standard or regulation, requires a greater width or size of yards or other open spaces, a lower height limit, greater percentage of lot to be left unoccupied, a lower density of population, a more restricted use of land, or imposes other standards than are required in this District, the specific regulations, standards, or requirements of this Chapter shall govern the TND District, subject to the interpretation of the Village Zoning Inspector under the expressed Purpose and Intent of this Chapter, excepting regulations where public health and safety concerns dictate otherwise (e.g. Fire Code).

B. TND Neighborhood Subdistricts.

- 1. *Neighborhood Residence Subdistrict.*

The neighborhood residence Subdistrict is a primarily residential part of a TND development, typically the largest area within the pedestrian shed. It consists of single-family, both attached and detached, houses with one (1) accessory permitted on each lot. Buildings are situated on smaller lots with shorter setbacks to the front and side yards. The narrow lots require that the parking be accessed from the rear by alleys or lanes. Building frontages allow for porches, fences, and small lawns. The streetscape consists of the regular, aligned planting of single tree species. The thoroughfares are roads or streets usually including parallel parking, bordered by curbs equipped with underground storm drains and bordered by sidewalks. Public spaces are parks, greens and squares.
- 2. *Neighborhood Center Subdistrict.*

The neighborhood center Subdistrict is a denser, fully mixed-use part of a TND development. It is typically located at the center of a pedestrian shed or along an important thoroughfare. It consists primarily of commercial and retail businesses developed as a “main street”. Any building with a mix of uses in it should confine residential uses to the second or third floors to maintain an appropriate commercial facade at street level. Attached residential buildings, townhouses and apartment houses without accessory uses may be found as well. The parking must be accessed by rear alley and located behind the front facade of the buildings. The thoroughfares include parallel parking and the public open spaces consist of squares and greens.
- 3. *Business Center Subdistrict.*

The business center Subdistrict is the densest business concentration of the TND development. Buildings are attached and are usually two to three stories tall, situated on a wide range of lot sizes. There is a very short mandatory front setback with wide sidewalks. The majority of required

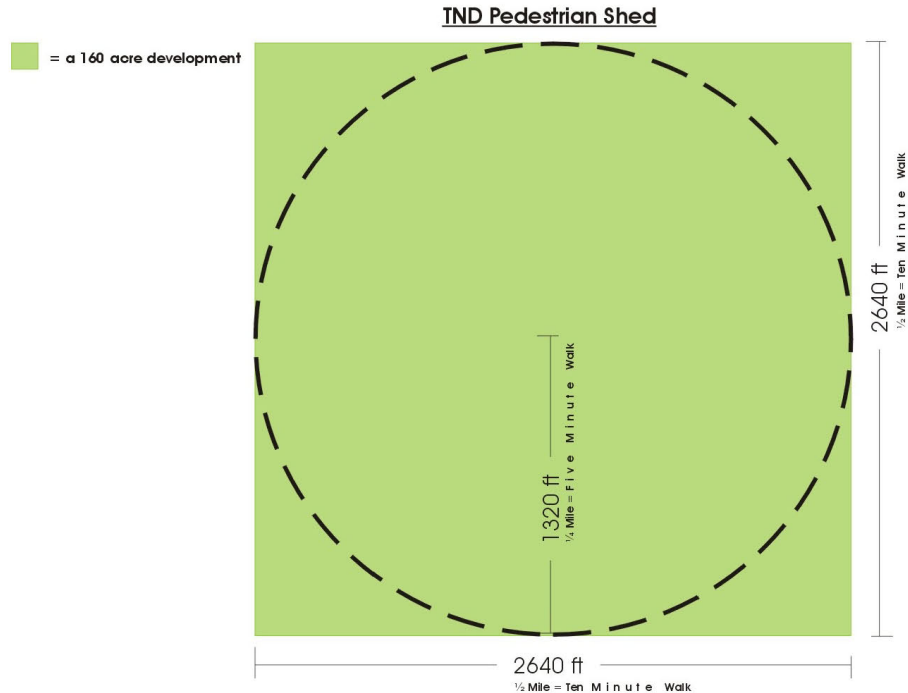
9th Inning: Appendices



parking is to be accessed by rear alley or provided on the street. All uses not considered noxious are permitted within the buildings. Public spaces are squares and plazas.

C. General Site Requirements

1. *Minimum Area.* Two (2) acres.
2. *Maximum Area.* One hundred sixty (160) acres; however, developments larger than one hundred sixty (160) acres may be developed as multiple Traditional Neighborhood Developments, each individually subject to all of the provisions set forth herein.
3. *Boundary.* No larger than one half (½) mile in any one direction to promote a pedestrian orientation and allow a resident to walk from the center of the development to the boundary in five minutes, and from one boundary to another or any internal destination in ten minutes or less.

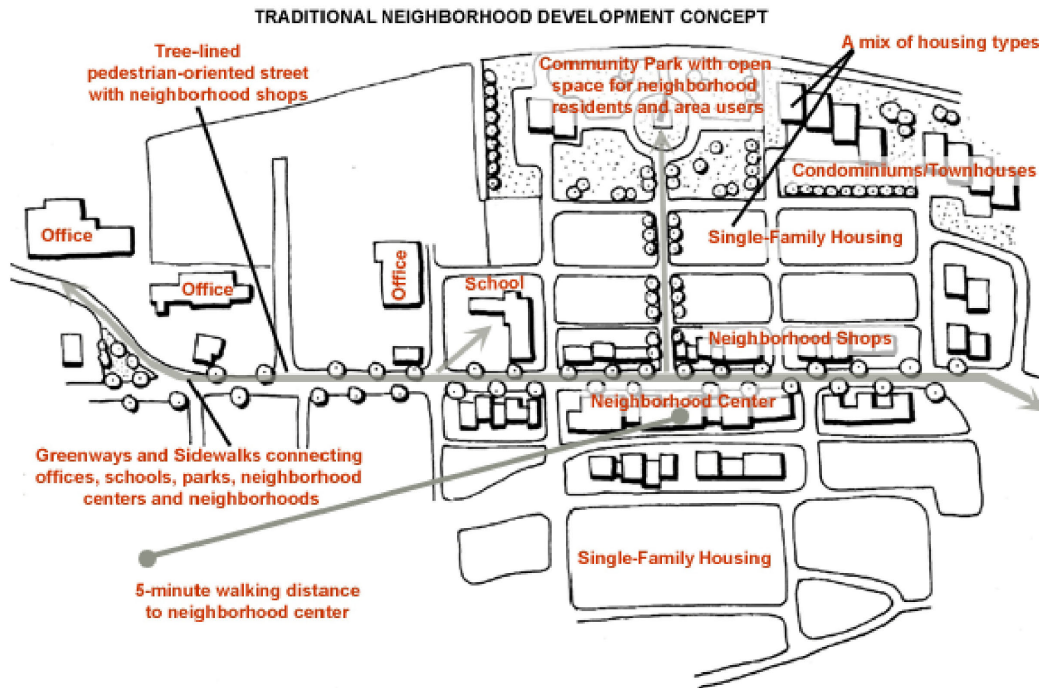


4. *Density.* The arrangement of uses and their densities are site specific. There should be a synthesis of the site design with the existing built environment in order to blend with the aesthetics and density of the existing community.
 - a) There should be a central focus or neighborhood center to development such as a park, public open space, or special placement of civic uses or sites. This central focus shall be incorporated into the Neighborhood Center Subdistrict or Business Center Subdistrict of the development. Density should progressively decrease as development moves away from the central focus, but at all times should be relative to and consistent with the density of the existing development patterns that surround the TND. The central focus of the development shall not be designed around or front any existing expressway, principal arterial, minor arterial, or major collector streets. This is to maintain the desired pedestrian orientation of the development and to minimize future traffic congestion and/or conflict.

9th Inning: Appendices



- b) Uses should transition from more dense and intense commercial and office uses in the Neighborhood Center and Business Center Subdistricts of the development to less dense and intense residential uses in the Neighborhood Residence Subdistrict of the development. This transition should move outward away from the most intense existing uses, or outward from the central focus of the development.



5. *Maximum Block Length.* Maximum block length shall reflect traditional development patterns in the Village of Whitehouse (generally no greater than 300 - 500 feet) to maintain historical connectivity of streets and variety in the pedestrian experience.
6. *Land Use.*
 - a) Compatible mixed-uses is encouraged. A variety of uses is required to create vitality, synergy, and enhance the pedestrian experience, especially within core areas.
 - 1) Projects of fifty (50) acres or more must incorporate all three TND Neighborhood Subdistricts and shall designate no less than twenty (20) percent of the total project area to any one neighborhood Subdistrict.
 - 2) No more than fifty (50) percent of any TND development may be allocated to the Neighborhood Residence Subdistrict.
 - b) As much as forty (40) percent of the land in the Neighborhood Residence Subdistrict of a TND development may be developed for detached single-family dwellings with lot widths

9th Inning: Appendices

greater than fifty (50) feet, provided the proposed density is compatible with the surrounding existing or proposed density to assure appropriate transition.

- c) In any TND Neighborhood Subdistrict, the developer will not permit the placement of single-family houses substantially similar in design next to or directly across the street from each other.

7. *Pedestrian Orientation.*

- a) TND developments shall provide connectivity through an interconnected street grid network which disperses traffic and encourages a greater use of non-motorized transportation. It shall have a high-quality pedestrian environment to make walking pleasurable.
- b) Pedestrian crossings and pedestrian walkways in parking lots with ten (10) parking spaces or more shall be clearly delineated by pavement scoring, various pavement materials intended to slow traffic, and changes in texture such as stamped concrete, pavers, and/or changes in color, etc. Private sidewalks shall be provided between the public sidewalk and building entrances and between connecting parking areas and the public sidewalk.
- c) Pedestrian connections to neighboring streets and paths are recommended where possible. Paths and walkways should be designed throughout to make the development pedestrian-friendly for those who live and work there, and also to make this development easily accessible to the adjacent land uses.

8. *Landscaping.* Streets shall be lined with trees and landscaped in accordance with **Chapter 1226.10** (Improvements, Street Tree Requirements). Special consideration should be given to any proposed commercial storefronts when determining appropriate size and species. Removal of trees six (6) inches in diameter or greater, measured four feet above ground requires approval of the Planning Commission.

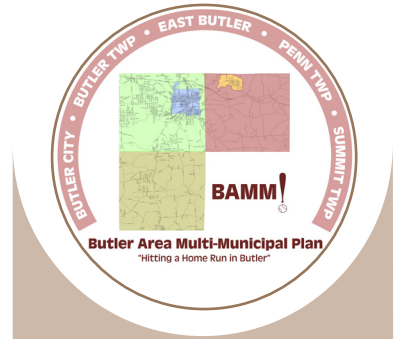
9. *Lighting.* Street lighting shall be provided along all streets. More, smaller lights, as opposed to fewer, high-intensity lights, shall be used. Street lights shall be installed on both sides of the street at intervals of no greater than seventy-five (75) feet. Lighting fixtures are subject to Planning Commission approval shall be distinctive via decorative lampposts, and shall be designed on a human scale for pedestrian utility. Security lighting may be placed on walls or in-ground, however, such illumination shall not cause glare upon the street or adjacent residential properties.

10. *Signage.* Signage shall adhere to the regulations and requirements set forth **Chapter 1262** (Signs). A comprehensive sign program is required for the entire TND which establishes a uniform sign theme. Signs shall share a common style (e.g., size, shape, material).

11. *Streets, Alleys and Sidewalks*

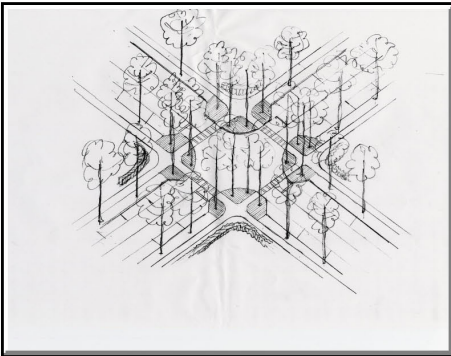
- a) Streets shall adhere to the regulations and requirements set forth **Section 1226.03** (Design Standards, Streets) and **Section 1228.03** (Improvements, Streets) of the Village's Subdivision Regulations.
- b) Wherever possible, a traditional grid pattern shall be used when designing new interior streets for developments in the TND District. Streets shall be coordinated with existing, proposed, and anticipated streets outside the development or outside the portion of a single tract that is being divided into lots. The street layout shall connect to all adjacent public stub streets, including public stub streets, to facilitate connections to adjacent future development sites. Substantial internal connections shall also exist within the site. The street layout shall

9th Inning: Appendices

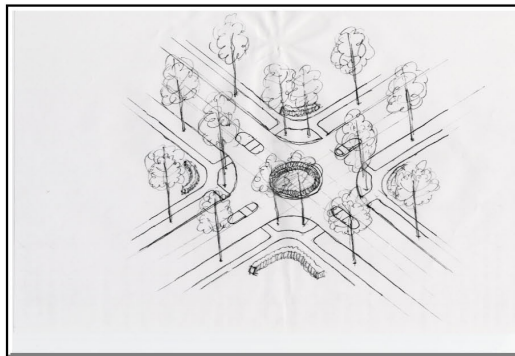


contain no cul-de-sacs, or other unconnected streets, unless a determination is made by the Planning Commission that the provision of connected streets is infeasible or inappropriate.

- c) On long, straight roads that are unimpeded for 800 feet or more, traffic calming measures shall be required to reduce excessive vehicular speeds. Streets should have traffic calming elements to direct and slow traffic, including but not limited to:



Nubs: Street corners may be extended to slow traffic by forcing a 90° turn. This will shorten the crossing distance for pedestrians.



Traffic Circles: Installation of this measure in the center of an intersection may discourage infiltration traffic in residential neighborhoods. Circles should be large enough to slow traffic, but not impede it. Circles should be mounded in the center, landscaped, and enclosed by a curb or divided from the street by some form of masonry wall.

The actual pavement and right-of-way width shall be determined by the Planning Commission who shall make a decision based on site circumstances. In making this determination, Planning Commission shall consider the type and degree of traffic calming techniques applied to ensure the walkability and safety of the area. The Planning Commission shall consider the following criteria when reviewing such plans:

- 1) Accessibility to all modes of transportation (automotive, pedestrian, bicycle, and/or public transit);
 - 2) Street network connectivity;
 - 3) Potential conflict between pedestrian and vehicles or vehicles and vehicles (i.e. location of parks, open space, schools, institutions, et cetera). Particular attention should be paid to line of sight issues and intersection design.
 - 4) Street design regarding the minimization of infiltration traffic and encouragement of reduced speeds;
 - 5) Adjacent conditions, streets, and properties regarding the mitigation of any possible negative impacts (noise, infiltration traffic, reduced safety) to these existing streets and/or neighborhoods
 - 6) Conformance with existing community plans;
- d) Alleys. All lots less than 50 feet in width and that fronts a street or a square shall provide rear alley access for off-street parking. Direct vehicular access from a single lot to a street is not encouraged.

9th Inning: Appendices



- e) Sidewalks. Sidewalks shall be required on both sides of the street. Sidewalks shall adhere to the regulations and requirements set forth **Chapter 1228.09** (Improvements, Sidewalks) of the Village's Subdivision Regulations. Adding sidewalks provides continuous path service to the site's amenities.
 - 1) The sidewalks required by this section shall be at least four (4) feet in width in residential areas and eight (8) feet in width in commercial areas. Where a sidewalk occurs adjacent to a parking lot in a residential area, such sidewalk shall be at least six (6) feet in width unless wheel stops are used to prevent vehicle overhang.
 - 2) Wheelchair ramps for the handicapped shall be provided at intersections and other major points of pedestrian flow. Wheelchair ramps and depressed curbs shall be constructed in accordance with published standards of the State of Ohio. Construction for the handicapped shall conform to the requirements of ORC 729.12 (Ramped curbing for Handicapped).

12. *Parking*

- a) All parking in the Neighborhood Center and Business Center Subdistricts shall be on-street or is located in mid-block parking lots or in parking lots located behind the buildings accessed from an alley connected to other alleys. Parking lots shall not be located between streets and building entrances. Common driveways shall be created wherever possible to serve commercial facilities. The intent is to reduce curb cuts.
- b) The Planning Commission may determine that the required number of off-street parking spaces may be reduced by implementing a shared parking policy based on "Shared Parking" © 1983 by The ULI (The Urban Land Institute) or successor documents.
- c) On-street parking within the frontage of the building shall be counted toward on-site parking requirements of apartment buildings and townhouse buildings and other attached residential uses, but not apartment residences located above commercial uses. Subject to approval by the Planning Commission on-street parking may not be counted toward the maximum parking requirements of retail uses if requested by the applicant.
- d) Reduce the Visual Impact of Parking. The goal is to reduce visual impact of parking and promote design features which support alternative forms of transportation, such as bike racks, bus stops, benches, and walkways. Where off-street parking is required, it shall be partially screened from adjacent rights-of-way.

13. *Required Open Space*

Required public open space shall adhere to the regulations and requirements set forth in **Chapter 1226.05** (Design Standards, Public Spaces) of the Village's Subdivision Regulations. Developed open space shall be designed to provide active recreational facilities to serve the residents of the development. Undeveloped open space shall be designed to preserve important site amenities, scenic vistas, and environmentally sensitive areas.

- a) Minimum Open Space. Thirty (30) percent of the gross acreage.
- b) For every five (5) acres of neighborhood-oriented commercial area, one (1) acre of the required open space area shall be integrated into or adjacent to the neighborhood oriented commercial area. This five (5) to one (1) ratio shall apply in any acreage combination.

9th Inning: Appendices



- c) For residential lots, required open space shall adhere to the regulations and requirements set forth in **Chapter 1226.05, A), 3.** (Design Standards, Public Spaces) of the Village’s Subdivision Regulations.
- d) Incorporation of bike paths, walking paths, increased green space, and green buffer zones between vehicular and pedestrian areas is required in site design. Internal public space and open spaces should connect by path or walkway, or by adjacency to existing open space or
- e) Where no other option exists, the developer shall follow the formula for fees in lieu of dedication as set forth in **Chapter 1226.05, D)** (Design Standards, Public Spaces) of the Village’s Subdivision Regulations
- f) The Planning Commission may permit minor deviations from open space standards for any given project of up to ten (10) percent of the required usable open space, when it determines that the objectives underlying these standards can be met without strict adherence to them; and/or because of peculiarities in the tract of land or facilities proposed, it would be unreasonable to require strict adherence to these standards.

14. *Utilities.* Utilities shall be provided via underground lines or at the rear of lots in an easement located in an alley right-of-way.

D. Lot Requirements.

<i>Minimum Dimensional Requirements - Lots</i>		
Dwelling	Minimum Lot Width	Maximum Lot Coverage
Single	40 feet	60%
Two Family Dwelling	75 feet	80%
Commercial & Multifamily	None Specified	100%

1. *Design Requirements for Commercial and Multi-Family Residential Lots*

- a) Land Use: Storefronts and retail uses at the first floor level may be combined with restaurant, lodging, and office uses, while residential or office uses are permitted on upper floors. A mix of commercial and residential uses shall be sited in close proximity to encourage pedestrian activity.
 - 1) Ground-floor spaces should be used for activities that generate pedestrian traffic, such as retail, restaurants, and personal service businesses.
 - 2) Upper floors of buildings should contain a mix of apartments, offices, and miscellaneous compatible nonresidential uses.
 - 3) The location of civic buildings (e.g. town hall, post office, library, school, or houses of worship, etc) should be promoted in visually prominent central locations.
 - 4) Large-scale, single use facilities (e.g. conference spaces, theaters, athletic facilities, etc.) should generally be sited behind or above smaller scale uses of pedestrian orientation.
- b) Location and Continuity. Commercial and multi-family residential development shall occur in areas that abut arterial and collector streets.

9th Inning: Appendices



- c) **Property Lines:** New buildings shall be located near the front property line and not separated from the street by parking, utilizing access from rear service roads.
- d) **Public Outdoor Spaces Are Encouraged:** Public outdoor space such as eating and seating areas, plazas, retail alcoves and inner courtyard spaces are encouraged and may meet the requirements for public open space subject to the discretion of the Planning Commission. Entry alcoves and outdoor spaces may be located between the building and the sidewalk, provided such outdoor spaces do not obstruct pedestrian traffic. Seasonal flower plantings are encouraged, such as hanging baskets, oak barrels, and pots.
- e) **Location and Screening of Service Areas:** Service areas shall be located away from streets and pedestrian areas, and shall be screened to reduce the visual impact of service activities. The following shall be screened completely with obscuring material: mechanical equipment (regardless of location), containers, recycling containers, utilities, and/or outside storage associated with a business.
- f) **Fences:** Chain link fencing is prohibited.
- g) **Deed Restrictions / Property Maintenance.**
 - 1) The developer shall be required to provide deed restrictions for the use of the commercial portion of the property to those uses approved by the Planning Commission.
 - 2) The developer shall also provide restrictive covenants or other provisions guaranteeing the perpetual maintenance of open spaces, sidewalks and walkways, and other spaces dedicated to public use.

E. Yard Requirements

Dimensional Requirements - Yards					
Dwelling	Front Yard Depth		Minimum Rear Yard Depth	Minimum Side Yard Width	
	<u>Minimum</u>	<u>Maximum</u>		<u>Either Side*</u>	<u>Sum of Side Yards</u>
Single or Two Family	None	15 feet	25 feet	0, 5, or 10	10
Commercial & Multifamily	None	5 feet	20 feet	0, 5, or 10**	10**

Footnotes: * Lots with no side yard are subject to the regulations set forth in Chapter 1256.03, G. (Zero Lot Line Development).
 ** Applies to each end unit

F. Building Requirements.

Dimensional Requirements - Buildings					
Dwelling	Building Height				Minimum Floor Area
	<u>Minimum (in feet)</u>	<u>Maximum (in feet)</u>	<u>Minimum (in stories)</u>	<u>Maximum (in stories)</u>	
Single or Two Family	20 feet	35 feet	2	2	1,000 square feet for each floor above finished grade.
Commercial & Multifamily	20 feet*	45 feet	2*	3	

Footnotes: * First floor ceiling heights shall be taller than upper stories.

9th Inning: Appendices



1. *General Design Requirements*

- a) An architectural typology shall be used that is consistent with or complementary of the local character. Building design shall reflect and compliment the identity and visual character of the existing architecture within ½ mile.
- b) Building layout, facades, and roof lines shall maintain the relationships of buildings to one another, the design of the spaces between the buildings, and basic architectural "syntax" (i.e. proportions, openings, glazing, roof types and pitches, materials) are to be uniform or complimentary.



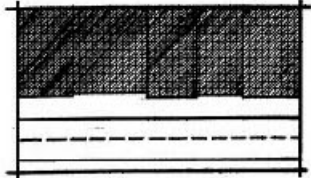
- c) New buildings which exceed the scale and density of existing buildings shall demonstrate compatibility by varying the massing of buildings to reduce perceived scale and density to integrate larger buildings with pre-existing smaller buildings.
- d) Building Entries: Building entries shall be located on the street side of the building. If the building does not front on a public street then the entry must be visible from a public street. Porches, windows and doors should be oriented and drawn toward the street.

2. *Commercial and Multi-Family Residential Building Design:*

- a) Upper floors may have a mix of uses, including: office, retail, and/or residential.
- b) Building design shall not serve to communicate or reflect the corporate identity or product marketed. Corporate identity and product marketed shall be communicated by signage, not by building color or architecture.
- c) Windows. Windows shall be repeated across the façade on both bottom and upper stories. First floors shall have larger storefront windows and taller ceilings than upper floors. First floor uses shall be pedestrian-oriented and include substantial shop windows. New construction shall provide a minimum of fifty percent (50%) of the first story wall surface in windows on walls that face a street. Windows shall not be darkened by use of any material or coloration. Drive-through windows are not permitted.
- d) Building Style. Architectural detailing of new buildings shall incorporate various design details appropriate to existing local architectural character including, but not limited to:
 - 1) Patterned wall surfaces: eg. patterned shingles and siding, brick patterns, terra cotta details;
 - 2) Focal windows; window grouping patterns; window pane patterns; window surrounds and trim; transom windows above street level;
 - 3) Shutters; awnings; door surrounds and top pieces;
 - 4) Columns and supports; balustrades; dormers; cupolas; towers; cornices; parapets; roof brackets; chimneys; and
 - 5) Decorative lighting.

9th Inning: Appendices



- e) **Building Style Consistency:** A single architectural style is not required for new development, but a building's style shall be consistent throughout. Buildings shall be designed to withstand the elements (gravity, sun, weather, and time) that also incorporate traditional rules of proportion and massing retain their appeal beyond a simple question of "style."
- f) **Modulate Mass and Elevation:** Modulation is defined as a change in plane. The intent is to create architectural relief and interest. A building's elevation and mass should be modulated to match or replicate the narrow commercial facades and give a sense of human scale. Buildings shall be vertically modulated in no more than 20 foot increments or horizontally in no more than 30 foot increments.
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- g) **Undifferentiated Facades:** Undifferentiated facades shall not exceed 20 feet horizontally or 15 feet vertically. Walls at facades shall be differentiated and relieved through a change in siding or other material, use of detail, projections, or change in color. (Differentiation is defined as visual relief and change.) The intent is to create architectural relief and interest.
- h) **Relieve Blank Facades:** Blank facades shall not be visible to public spaces. Treatments to alleviate blank facades may include windows, architectural detail, or materials with texture (e.g., brick, siding, etc.).
- i) **Visual Definition:** Vestibules, entries, windows, and other architectural features shall provide further visual definition and reduce the visual mass of larger buildings. Facades shall reflect the scale and massing of structures and achieve proportions that give a sense of human scale.
- j) **Appropriate Building Materials:** Exterior materials may include brick, wood siding and/or stucco. All building materials shall express their specific properties. For example, heavier more permanent materials (i.e. masonry) support lighter materials (i.e. wood). Building materials for new buildings shall support the existing character of existing buildings within one-half (½) mile. The following street front siding materials are prohibited (although they may be permitted in other parts of the building):
- 1) Plain concrete masonry block,
 - 2) Unfinished tilt-up concrete slab,
 - 3) Corrugated metal,
 - 4) Aluminum, vinyl or plastic siding.
- k) **Neon Is Prohibited:** Use of neon is prohibited as exterior building ornamentation.
- l) **Buildings Located on Street Corners:** Buildings located on street corners shall have additional architectural detailing to emphasize the street corner, which may include, for example: corner entry, balcony, integrated signage, public art, murals, and pedestrian amenities. Buildings or public amenities located on corners shall abut the property line on each side of the corner. Buildings that are located at major intersections of streets shall provide some form of visual interest such as: placement of the primary entry; articulation; towers; plazas; distinctive roof forms; ornamentation; or other distinctive architectural features.
- m) **Horizontal Moldings:** Alignment of horizontal moldings should be considered and relate to the moldings of adjacent buildings.

9th Inning: Appendices



n) Awnings: Awnings and marquees are encouraged where appropriate: Awnings may be provided along the entire frontage of commercial buildings. Marquees are encouraged where appropriate. They shall be of a size, scale and shape appropriate to the specific building, window and door trim. Back lighted awnings are prohibited. Awning materials must be opaque if lighting is used underneath; however, canvas awnings are permitted and shall be opaque to the extent feasible. Awnings may have building or business names or street address on the apron, but may not function as signs, with extensive text areas. Awnings or canopies shall be hung above the display window space at least ten (10) to fourteen (14) feet above the public walkway with a minimum of an eight (8) foot vertical clearance. They may extend six (6) to eight (8) feet over the walkway from the building's face.

3. Integrate Sign Design with Building Design:

a) Signage design shall be considered as part of with building design. Signs may be mounted on the face of the building, provided the advertising does not detract or overpower the building architecture and scale. Signs may incorporate graphic symbols, logos, and other elements to provide visual interest and theme continuity. Painted wood with external lighting is the preferred sign material. Reader boards are prohibited.

b) Illuminated Sign Regulations:

- 1) An illuminated sign shall be defined as a sign in which a lighting device such as an incandescent bulb, florescent bulb, LED or neon tube are used on the sign plane itself and not as a means for making a sign visible using reflected light, such as a spotlight sign.
- 2) The total permitted area for an illuminated sign shall be seventy-five (75) percent of the total permitted sign area. In the event the area for an illuminated sign is irregular in outline, then the area shall be defined as the area of the smallest rectangular perimeter drawn around the sign. If the sign is composed of separate illuminated elements (i.e. widely spaced letters in individual components), then the area of the sign shall be defined as the sum of the areas of the elements, each element's area calculated as the area of the smallest rectangle perimeter drawn around each element.

c) Prohibited Signs:

- 1) Internally illuminated dagger board perpendicularly projecting signs and hanging signs. Unlighted dagger board signs are appropriate.
- 2) Bare tube neon signs mounted on an opaque mounting board in dagger board (blade sign) and perpendicularly hanging form. All other forms are permitted, such as a hanging neon sign with a clear plastic mounting board.
- 3) Signs with mirrors or other highly reflective surfaces when combined with on-sign lighting devices.