



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 12, 2023

CASE NO. 592

REPORT DATE: 2023-12-11

APPLICANT:

Montclair Apartments, LLC
4301 Hunt Road
Suite 300
Cincinnati, OH 45242

PROPERTY OWNER:

Imbus Enterprises
Limited Partnership c/o Steve Hunt
425 Walnut Street
Cincinnati, OH 45242

PARCEL ID:

PIN 182516A083 & 182514A014

ADDRESS OF REQUEST:

5874 Montclair Boulevard, Miami Twp, OH 45040

REQUEST:

Requesting redevelopment of a portion of the former cinema site to a Multi-Family community consisting of 44 apartments in 6 buildings with associated facilities including pool, garages, maintenance facility and other amenities.

HISTORY:

In 2002, the "State Route 28 Urban Village Planned Unit Development" District was created in Miami Township.

CONTENTS OF REPORT:

Attachment A: Township Application
Attachment B: Parcel Map
Attachment C: Zoning Map
Attachment D: Applicant Letter of Intent
Attachment E: Proposal Plans
Attachment F: Chapter 17 of the Miami Township Zoning Resolution "State Route 28 Urban Village Planned Unit Development."

DEVELOPMENT PROPOSAL:

Per the application, the applicant (Montclair Apartments, LLC) on behalf of property owner (Imbus Enterprises, Limited Partnership), requests to redevelop a portion of the former cinema site to a Multi-Family community consisting of 44 apartments in 6 buildings with associated facilities including pool, garages, maintenance facility and other amenities. The proposed site plan aims to add multi-family housing in an area of Miami Township known as the State 28 Urban Village. The site plan shows one parcel being approximately 15.07-acres that will be the location of the six multi-family buildings. The other parcel indicated in this application is an approximately 24.43-acre piece of land that will remain undeveloped preserved open space. The parking lot for one of the building slightly encroaches into the adjacent second parcel, but other than that there is no buildings proposed on it. The proposed development has frontage on Montclair Boulevard, and is adjacent to I-275. The lot that is proposed for preserved open space does not have any access it is only adjacent to the interstate.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

The proposed land use is multi-family, which is zoned under chapter 17 of the Miami Township Zoning Resolution. The zoning states that this Planned Unit Development District is designed to promote diversity and integration of uses and structures in a planned development through flexible design standards that are compact, designed for the human scale, provide a mix of uses, provide a mix of housing styles, as well as multiple other design standards. This is a different kind of housing that is in the area and this location is referred to as the Northwest Neighborhood in the Zoning Resolution, which allows for multi-family dwellings.

Miami Township has their Imagine Miami Vision 2025 and the 2023 Miami Township Land Use Plan. Imagine Miami Vision 2025 shows that this area is near the Route 28 Concept area that calls for an area called the Town Center. A goal of this area is the development of a Town Center with a wide range of business and residential activity. The area is designated as a redevelopment area which are locations where substantial land use change is likely to occur, and where land use change may be appropriate because existing development is being rendered obsolete by changes in the regional economy, traffic patterns, real estate market or other factors. This application will develop a large parcel near this area and provides for residential land use in an area with a variety of commercial land uses creating a mix of uses. The 2023 Miami Township Land Use Plan designates this area as Focus Area 1: State Route 28 Corridor (West) which calls to:

- Medium-High Density Residential may be an appropriate use to complement the existing Mixed-Use environment or as a complement of a new Mixed-Use development.
- A key part of this Focus Area is the west gateway entry to the Township, where Business 28 splits from Bypass 28. Miami Township has previously made public improvements here, including entryway monumentation, landscaped islands, decorative street lighting, sidewalks, and an electronic interstate pylon sign. Additional walkable development

around Wings & Rings and Mike’s Carwash should occur. This commercial development may be complemented by new High Density Residential to the north in the vicinity of Eastside Christian Church. Redevelopment of the northeast quadrant of the State Route 28 and I-275 Interchange would be beneficial as well, possibly as a high-quality hotel site. Development in this Focus Area should be well- integrated and walkable.

The proposal aligns well with these recommendations and action items of Focus Area 1: State Route 28 Corridor (West) in terms of adding medium-high density residential in the area near Eastside Christian Church.

The surrounding land uses, zoning districts, and recommendations from the Miami Township Comprehensive Plans make this proposal a development that aligns with both the existing and preferred land uses in this area.

The Housing Chapter of the Clermont County Comprehensive Plan states goals and objectives that this proposal would align with as well. They include:

- Supply and Access to Housing
 - Encourage a mixture of all types of residential units and provide a choice of residential types within each neighborhood as opposed to single housing type neighborhoods.
 - Encourage opportunities for an adequate supply of all housing types in appropriate locations for all Clermont County residents with an emphasis on the needs of the financially disadvantaged and the special needs population.
- Planning and Zoning
 - Encourage residential development at a variety of scales including the range from single- family subdivisions to medium and high density developments.
 - Encourage public amenities such as parks; public plazas; street trees; street lights; community centers; and pedestrian and bicycle connections to the retail centers, water, and nearby trails.

The proposed development will include a unique land use in the area as well as an appropriate one in this PUD with its proximity and plan as an urban village.

A SEGMENT OF THE MIAMI TOWNSHIP ZONING RESOLUTION:

Miami Township Zoning Resolution Chapter 17:

17.01 PURPOSE

Pursuant to Section 519.021, Paragraph “C” of the Ohio Revised Code, Miami Township is establishing Planned Unit Development Regulations for the purpose of implementing certain study recommendations in

the State Route 28 Redevelopment/Transformation Plan adopted by the Miami Township Board of Trustees. The purpose of this Zoning District is to allow development and redevelopment of land within the SR 28 Business Corridor in Miami Township consistent with the urban design principles of traditional neighborhoods and town centers and the adopted SR 28 Redevelopment/Transformation Plan. The Planned Unit Development District is designed to promote diversity and integration of uses and structures in a planned development through flexible design standards that:

- 1. Are compact,*
- 2. Are designed for the human scale,*
- 3. Provide a mix of uses, including residential, commercial, civic, and open space uses, in close proximity to one another within the neighborhood,*
- 4. Provide a mix of housing styles, types, and sizes,*
- 5. Incorporate a system of interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments,*
- 6. Incorporate significant environmental features into the design,*
- 7. Provide architectural design diversity,*
- 8. Are consistent with the study recommendations of the SR 28 Redevelopment/Transformation Plan.*

17.02 LOCATION AND BOUNDARY AREA

The Planned Unit Development District Site shall be located within the SR 28 Business Corridor and shall have the same approximate boundaries as the SR 28 Redevelopment/Transformation Plan shown in Exhibit “A” of this Chapter. A parcel located within the Planned Unit Development District Site that extends outside the boundary shown in Exhibit A may be included in the Planned Unit Development District in its entirety in order to enable the unified development or redevelopment of land in the District through a planned development.

17.03 PROCEDURES

To achieve these purposes and objectives, special supplemental procedures to those applicable in the conventional underlying zoning districts are established in this District, under which development plans specifically designed to meet these objectives shall be submitted for review and/or approval by Miami Township. These special provisions allow for the planned modification of the strict requirements of the underlying zone, an increase in the intensity of development and other modifications to further the purpose of the District.

17.04 LAND USES AND SETBACKS BY DISTRICT

The SR 28 Redevelopment/Transformation Plan is divided into specific districts – The Boulevard, The Town Center, The Civic Center, The Neighborhoods, Retail, and the Auto Sales/ Service Area. Permitted and prohibited uses are shown below:

F. The Neighborhoods – There are three proposed residential neighborhoods.

1. Northwest Neighborhood –

- a. Principle permitted uses, conditional uses and accessory uses are as follows:*
 - Single-family Detached Dwellings*
 - Single-family Attached Dwellings, including duplexes, townhomes and row houses.*
 - Multi-family Dwellings including rental apartments and condominiums and all ancillary structures and services such as management offices, clubhouse, maintenance buildings, garages, trash structures and services, and other elements consistent with residential community use.*
 - Live/Work Units*

- *Small scale retail and service uses.*

b. Single family detached residences will have a front setback between (0 and 20 feet) and a rear yard setback of at least 30 feet. Provision for zero lot line single family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard other than through the principal structure. The minimum distance between single-family detached dwellings shall be 10 feet.

c. The maximum number of attached single family dwellings, townhomes, or row houses that can be contained in one continuous structure is eight (8) units.

d. Multi-family Dwellings in the Northwest Neighborhood may be permitted through an approved development plan with standards that may vary from the requirements of this Chapter upon a determination by the Zoning Commission that the modifications are necessary and appropriate to achieve the purposes of the planned development. Multi-family buildings in the Northwest Neighborhood shall be restricted to a maximum of 80 units within a single structure.

The remainder of the “State Route 28 Urban Village Planned Unit Development” Regulations are included in Attachment F of this Report.

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township <i>(Fire/EMS/Service)</i>		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)	X	X
Water Management & Sediment Control (WMSC)		
Soil and Water Conservation District (SWCD)		
Ohio Department of Transportation (ODOT)		
School District		

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- The proposed final development plan aligns with the zoning and comprehensive plans of Miami Township.

Engineer's Office Comments:

- Our office previously reviewed and accepted the Traffic Impact Study for this site. As recommended in the study, a Southbound left turn lane is required at the intersection of BUS 28 and Montclair Blvd. to mitigate the impacts from this

development. Our office has no further objections or comments to offer at this time.

Water Resources Department Comments:

- Currently, the public sanitary sewer to the south (located behind scene 75 building) does have available capacity; however a public easement(s) will be required to access and extend the public sewer.
- Currently, the existing public 8” water main located along Montclair Blvd does have capacity to meet the domestic water demand for the proposed 335 apartment development.

Water Management & Sediment Control Comments:

- Water Management and Sediment Control will be reviewed according to the Clermont County Regulations once a permit application has been submitted.

ODOT Ohio Department of Transportation Comments:

- This proposal is not on an ODOT road.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Miami Township Zoning Map Amendment Case 592 and its request to redevelop a portion of the former cinema site to a Multi-Family community consisting of 44 apartments in 6 buildings with associated facilities including pool, garages, maintenance facility and other amenities.

The proposed development enclosed in this application, as it is submitted is in alignment with Township Comprehensive Plans and preferred land uses, as well as being compatible with the surrounding mix of existing land uses. Within the northwest neighborhood area of the PUD zoning district, the multi-family development would be a permitted use and complement and move forward the State Route 28 Urban Village Planned Unit Development District.

Staff sees this as an opportunity to further the Clermont County Comprehensive Plan Housing Goals and Objectives.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, APPROVAL WITH CONDITIONS of Miami Township Zoning Map Amendment Case 592 requesting to redevelop a portion of the former cinema site to a Multi-Family community consisting of 44 apartments in 6 buildings with associated facilities including pool, garages, maintenance facility and other amenities.

1. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

Attachment A

592



Office Use Only	
Fee	<u>800</u>
Check #	<u>575</u>
Receipt #	<u>46430</u>

**MIAMI TOWNSHIP
COMMUNITY DEVELOPMENT
APPLICATION FOR SITE PLAN REVIEW
6101 MEIJER DRIVE, MILFORD, OHIO 45150
www.miamitwpoh.gov (513)248-3731**

Application Date: 9-28-23

Applicant Name: Montclair Apartments, LLC Phone: 513-984-0300

Mailing Address: 4301 Hunt Rd., Ste 300, Cincinnati, OH 45242

E-mail: Jimo@hillsinc.com

Representative Name: Jim Obert Phone: 513-477-7003

Mailing Address: 4301 Hunt Rd., Ste 300, Cincinnati, OH 45242

E-mail: Jimo@hillsinc.com

Property Owner Name: IMBUS ENTERPRISES LIMITED PARTNERSHIP c/o Steve Hunt

Mailing Address: 425 Walnut St, Cincinnati, OH 45202

E-mail: srhunt@arh-law.com

Address of Subject Property: 5874 Montclair Blvd., Miami Twp, OH 45040

Parcel Number: 182516A083 & 182514A014

Description of Project: Redevelopment of a portion of the former cinema site to a Multi-Family community consisting of 344 apartments in 6 buildings with associated facilities including pool, garages, maintenance facility and other amenities.

Zoning Classification: SR 28 Urban Village PUD & R-2

Has the subject property been considered in a previous site plan review? Yes No

If yes, please provide a brief explanation of the prior project and date.

**** Please attached three copies of Site Plan Review documents and plans**

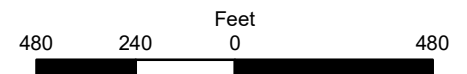
Applicant Signature: 

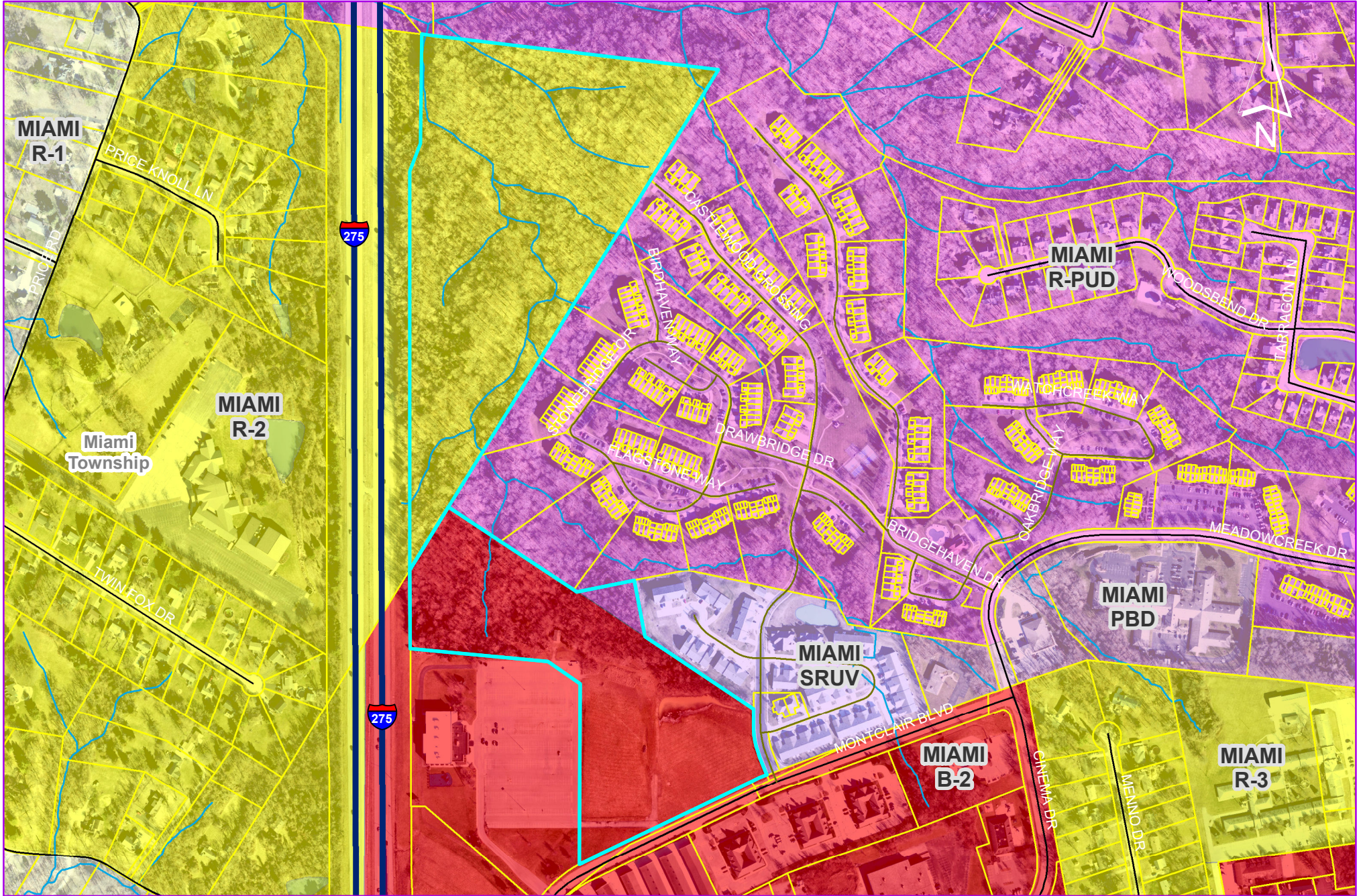


PROPERTY INFORMATION:

Parcel Numbers: 182516A083 & 182514A014

Total Site Area: +/- 39.5 ac.

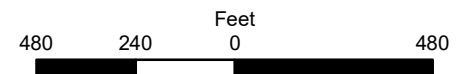




PROPERTY INFORMATION:

Parcel Numbers: 182516A083 & 182514A014

Total Site Area: +/- 39.5 ac.



Attachment D

HILLS PROPERTIES®

October 17, 2023

Miami Township Zoning Commission
c/o Brian Elliff
6101 Meijer Drive
Miami Township, OH 45150

RE: Imbus Property
Montclair Blvd.

Dear Commission:

We are indeed excited to be submitting the development plan for Township approval for this exciting new residential community. As anticipated by the text amendment we proposed, and as passed by the Township, we believe the proposed plans are in conformance with Chapter 17 of the Miami Township Zoning Resolution.

We appreciate the cooperation in coordinating the meetings with Township Staff and especially the Fire Department so we can be aware of and address their concerns early in the process of preparing our plans.

Attached is a Narrative of how we see the development proposal fitting into the ideals of the *"Miami Township - S.R. 28 Redevelopment/Transformation Plan, A New Urban Village"*. We also include the report you prepared with our embedded responses in red from our Site Plan Review meeting on September 28, 2023.

Sincerely,

Sincerely yours,
HP Acquisitions, LLC



James D. Obert

Attachment E

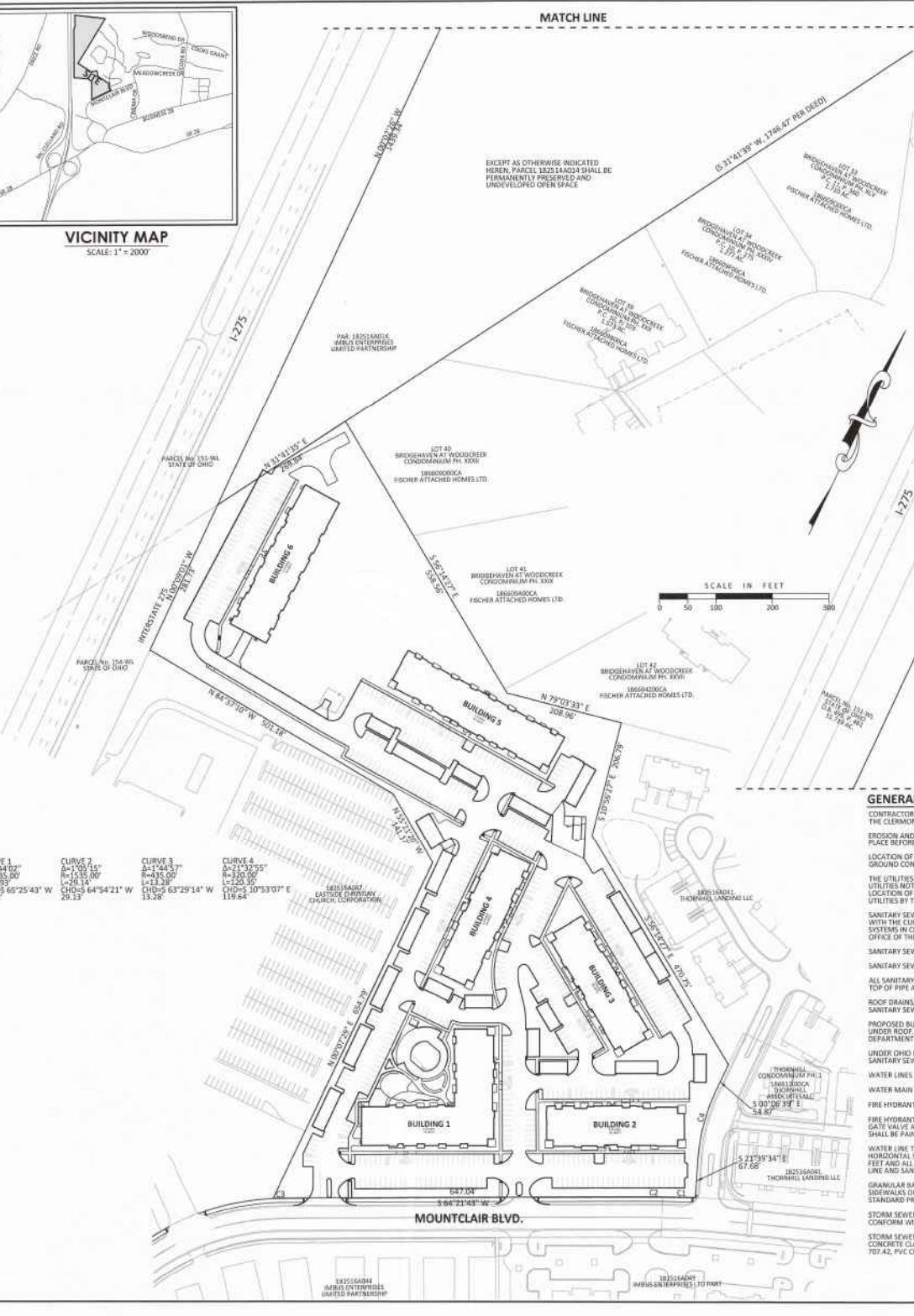
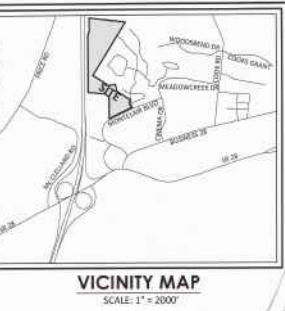
SHEET INDEX

1	COVER SHEET
2-3	DEMOLITION PLAN
4-5	LAYOUT PLAN
6-7	UTILITY PLAN
8	OFFSITE SIDEWALK AND FORCE MAIN
9-10	GRADING PLAN
11	DETAILS
12	LIGHTING PLAN

IMBUS PROPERTY
 HAWES M.S. 2800 & GRIFFIN M.S. 590
 MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO
COVER SHEET



James H. Watson



GENERAL NOTES

CONTRACTOR TO ACQUIRE A WATER MANAGEMENT AND SEDIMENT CONTROL PERMIT FROM THE CLERMONT COUNTY BUILDING DEPARTMENT BEFORE BEGINNING SITE WORK.
 EROSION AND SEDIMENTATION CONTROL MEASURES AND SEDIMENTATION BASINS ARE TO BE IN PLACE BEFORE BEGINNING SITE WORK.
 LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS AND EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 THE UTILITIES SHOWN ARE FOR CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 SANITARY SEWER, WATERLINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS FOR WATER WORKS AND SANITARY SEWER SYSTEMS IN CLERMONT COUNTY. COPIES MAY BE OBTAINED AT THE CLERMONT CENTER DRIVE OFFICE OF THE CLERMONT COUNTY SANITARY ENGINEER, BATAVIA, OHIO.
 SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.
 SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE WITH ASTM C-443 EXCEPT AS NOTED.
 ALL SANITARY SEWER PIPE TO BE BEDDED WITH GRANULAR BACKFILL A MINIMUM OF 12" ABOVE TOP OF PIPE AND 6" BELOW INVERT OF PIPE.
 ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
 INDPOSED BUILDINGS SHALL NOT BE CONNECTED TO THE SANITARY SEWER SYSTEM UNTIL UNDER ROOF. 24 HOUR NOTICE IS REQUIRED TO THE CLERMONT COUNTY WATER RESOURCES DEPARTMENT FOR SANITARY SEWER LATERAL INSPECTION.
 UNDER OHIO EPA REGULATIONS, NO PHYSICAL CONNECTION CAN BE MADE TO AN EXISTING SANITARY SEWER MAIN UNTIL THE PROJECT HAS BEEN APPROVED BY THE OHIO EPA.
 WATER LINES SHALL BE 8" C-900 PVC PIPE.
 WATER MAIN VALVES SHALL BE M&H OR EQUAL, WITH CAST IRON BOX.
 FIRE HYDRANTS ARE TO BE PLACED ONE (1) FOOT OUTSIDE OF RIGHT-OF-WAY.
 FIRE HYDRANTS SHALL BE 8&H, BERNEDY OR EQUAL, CLERMONT COUNTY STD., COMPLETE WITH GATE VALVE AND BOX. HYDRANT SHALL BE SELF-DRAINING TRAFFIC MODEL. FIRE HYDRANTS SHALL BE PAINTED FACTORY RED.
 WATER LINE TO BE CONSTRUCTED WITH A 4" MINIMUM DEPTH OF COVER. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER LINE AND SANITARY OR STORM SEWER TO BE 30 FEET AND ALL OTHER UTILITIES TO BE 5 FEET. MINIMUM VERTICAL SEPARATION BETWEEN WATER LINE AND SANITARY OR STORM SEWER TO BE 18".
 GRANULAR BACKFILL IS REQUIRED IN ALL PIPE TRENCHES LOCATED UNDER PAVEMENT OR SIDEWALK OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. BACKFILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY AND TESTED BY APPROVED AGENT, UNLESS NOTED OTHERWISE.
 STORM SEWER PIPE BEDDING SHALL BE CLASS "B" PER ODOT 603.06. BACKFILLING SHALL CONFORM WITH ODOT 603.30 AND 603.11.
 STORM SEWER PIPE SHALL BE TYPE "C" CONDUIT CONFORMING WITH ODOT 706.02, REINFORCED CONCRETE CLASS IV, ODOT 707.33, CORRUGATED POLYETHYLENE SMOOTH LINED PIPE OR ODOT 707.42, PVC CONFORMING WITH ASTM F949.

MATCH LINE

EXCEPT AS OTHERWISE INDICATED HEREIN, PARCEL 182514A014 SHALL BE PERMANENTLY PRESERVED AND UNDEVELOPED OPEN SPACE

DOWNSPOUT COLLECTOR PIPING SHALL MEET THE REQUIREMENTS OF ODOT 707.33, 707.42 (ASTM F949) OR 707.43 (ASTM F949). PIPE SHALL BE INSTALLED WITH WATER-TIGHT CONNECTIONS. A SUITABLE CLEANOUT SHALL BE INSTALLED AT THE UPSTREAM END OF THE COLLECTOR PIPE. CLEANOUT STRUCTURES SHALL BE OF UNIFORM DESIGN WITH READILY ACCESSIBLE COUP LEVELS WITH THE GROUNDING.
 ALL CATCH BASINS & MANHOLES IN THE PAVEMENT AREAS SHALL BE CONSTRUCTED WITH TRAFFIC-DUTY FRAMES AND GRATES.
 ALL CONSTRUCTION AND PERMANENT STRUCTURES WHICH ARE CONSIDERED PART OF THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL SYSTEM SHALL ADHERE TO THE LATEST ISSUE OF THE "CLERMONT COUNTY WATER MANAGEMENT AND SEDIMENT CONTROL REGULATIONS" AND SHALL BE SUBJECT TO FIELD INSPECTION BY THE CLERMONT COUNTY ENGINEERING DEPARTMENT TO VERIFY COMPLIANCE. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY CLERMONT COUNTY DEPENDENT ON SITE CONDITIONS.
 UNLESS OTHERWISE NOTED, MATERIALS AND SPECIFICATIONS SHALL CONFORM TO THE CONSTRUCTION AND MATERIALS SPECIFICATIONS OF ODOT.
 BACKFILL FOR UNDERGROUND UTILITIES AT ROAD CROSSINGS AND WITHIN FIVE (5) FEET OF SIDEWALK OR EDGE OF PAVEMENT TO BE GRANULAR MATERIAL OR CONTROLLED FILL. ALL OTHER BACKFILL FOR UNDERGROUND UTILITIES TO BE EXCAVATED MATERIAL. WATERMAIN REQUIRES GRANULAR BACKFILL AROUND AND 12" OVER TOP OF PIPE AND 6" BELOW THE INVERT OF THE PIPE.
 ALL UTILITIES SHALL BE UNDERGROUND.
 NO PART OF SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE.

ITEM 614 - MAINTAINING TRAFFIC DURING CONSTRUCTION

UNLESS OTHERWISE SPECIFICALLY ADDRESSED IN THE APPLICABLE PLAN SHEET OR UNDERGROUND FACILITIES AND/OR UNDERGROUND UTILITIES, I.E. WATER MAINS, CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGH THE PROJECT AT ALL TIMES DURING THE COURSE OF THE NORMAL WORKING DAY. THE CONTRACTOR SHALL PROVIDE A SUFFICIENT NUMBER OF FLAGMEN TO ASSIST THE CONSTRUCTION AREA, IF AT THE COMPLETION OF THE NORMAL WORKING CONSTRUCTION OF THE UNDERGROUND FACILITIES HAS NOT BEEN COMPLETED, TEMPORARY COVER, SUCH AS A METAL PLATE OR ANOTHER APPROVED PORTION OF THE TRENCH REMAINING OPEN.
 PARTICULAR ATTENTION SHALL BE GIVEN TO PROVIDING AN UNHINDERED POSTAL OR SCHOOL VEHICLES AND TO THE SAFETY OF PEDESTRIANS WALKING.
 THE CONTRACTOR SHALL ALSO TAKE ALL MEASURES NECESSARY TO MAINTAIN TRAFFIC FOR "MAINTENANCE OF DRIVEWAY TRAFFIC". THE MAINTENANCE OF PARTICULAR CONCERN IN REGARDS TO THOSE DRIVES ON THE SIDE OF THE TEMPORARILY CLOSED TO TRAFFIC. THE COST OF FURNISHING AND INSTALL TO MAINTAIN DRIVEWAY TRAFFIC SHALL BE INCLUDED IN THIS ITEM.
 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STRICTLY ADHERE TO A "MAINTENANCE OF TRAFFIC, PUBLIC SAFETY AND PUBLIC CONVIENICE AS OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" TO BE PERMITTED TO BEGIN ANY PHASE OF WORK UNTIL THE REDUCED WARNING SIGNS, ETC. ARE IN THE PROPER POSITION. THE DEVICES PROVIDED IN FIRST CLASS CONDITION.
 AT ALL TIMES, THE CONTRACTOR SHALL ADEQUATELY MARK, THROUGH THE PORTABLE SIGNS AND/OR OTHER DEVICES APPROVED BY THE ENGINEER, THOSE AREAS OF THE SITE THAT ARE TEMPORARILY CLOSED TO TRAFFIC.
 FACES OF CONSTRUCTION SIGNS, BARRICADES, VERTICAL PANELS AND OR WITH TYPE "C" SHEETING, CONFORM WITH THE REQUIREMENTS OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL ALSO CONTINUALLY MONITOR ALL PAVEMENT MAINTENANCE OF TRAFFIC TO KEEP IT CLEAR OF DIRT, DUST AND DEBRIS.
 AS DETERMINED BY THE ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PRECONSTRUCT MEETING, A PLAN THAT DETAILS HOW THE REQUIREMENT TRAFFIC WILL BE MET.
 PAYMENT FOR THE WORK, INCLUDING COST OF INTERIM MATERIALS, SIGN SUM PRICE BID FOR ITEM 614, MAINTAINING TRAFFIC.

OWNER
 IMBUS ENTERPRISES LIMITED PARTNERSHIP
 5802 MOUNTCLAIR BLVD. SUITE B
 MILFORD, OH 45035

PARCEL DATA
 PARCEL NUMBER: 182514A014
 AREA: 39.97 AC.
 PARCELS 182514A014 AND 182514A015
 PRIOR TO ISSUANCE OF A ZONING CERTIFICATE

ZONING CLASSIFICATION
 EXISTING ZONING CLASSIFICATION:
 DEVELOPMENT DATA
 PROPOSED NUMBER OF HOUSING UNITS:
 DENSITY:
 MAXIMUM BUILDING HEIGHT:
PARKING ANALYSIS
 GARAGE PARKING SPACES:
 SURFACE PARKING SPACES:
 TOTAL SURFACE PARKING SPACES:
 PARKING SPACES PER UNIT:
 SURFACE ADA PARKING SPACES:
 GARAGE ADA PARKING SPACES:
 TOTAL ADA PARKING SPACES AVAILABLE:
 AVAILABLE VAN ACCESSIBLE PARKING SPACES:

APPROVED	_____	DATE	_____
CLERMONT COUNTY WATER RESOURCES DEPT.	_____	DATE	_____
CLERMONT COUNTY ENGINEER	_____	DATE	_____
CLERMONT COUNTY WMSC	_____	DATE	_____
MIAMI TOWNSHIP ZONING DEPARTMENT	_____	DATE	_____

Attachment F

Chapter 17

State Route 28 Urban Village Planned Unit Development

17.01 PURPOSE

Pursuant to Section 519.021, Paragraph “C” of the Ohio Revised Code, Miami Township is establishing Planned Unit Development Regulations for the purpose of implementing certain study recommendations in the State Route 28 Redevelopment/Transformation Plan adopted by the Miami Township Board of Trustees. The purpose of this Zoning District is to allow development and redevelopment of land within the SR 28 Business Corridor in Miami Township consistent with the urban design principles of traditional neighborhoods and town centers and the adopted SR 28 Redevelopment/Transformation Plan. The Planned Unit Development District is designed to promote diversity and integration of uses and structures in a planned development through flexible design standards that:

1. Are compact,
2. Are designed for the human scale,
3. Provide a mix of uses, including residential, commercial, civic, and open space uses, in close proximity to one another within the neighborhood,
4. Provide a mix of housing styles, types, and sizes,
5. Incorporate a system of interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments,
6. Incorporate significant environmental features into the design,
7. Provide architectural design diversity,
8. Are consistent with the study recommendations of the SR 28 Redevelopment/Transformation Plan.

17.02 LOCATION AND BOUNDARY AREA

The Planned Unit Development District Site shall be located within the SR 28 Business Corridor and shall have the same approximate boundaries as the SR 28 Redevelopment/Transformation Plan shown in Exhibit “A” of this Chapter. A parcel located within the Planned Unit Development District Site that extends outside the boundary shown in Exhibit A may be included in the Planned Unit Development District in its entirety in order to enable the unified development or redevelopment of land in the District through a planned development.

17.03 PROCEDURES

To achieve these purposes and objectives, special supplemental procedures to those applicable in the conventional underlying zoning districts are established in this District, under which development plans specifically designed to meet these objectives shall be submitted for review and/or approval by Miami Township. These special provisions allow for the planned modification of the strict requirements of the underlying zone, an increase in the intensity of development and other modifications to further the purpose of the District.

17.04 LAND USES AND SETBACKS BY DISTRICT

The SR 28 Redevelopment/Transformation Plan is divided into specific districts – The Boulevard, The Town Center, The Civic Center, The Neighborhoods, Retail, and the Auto Sales/ Service Area. Permitted and prohibited uses are shown below:

- A. The Boulevard - Principle permitted uses, conditional uses and accessory uses are as follows:
1. All uses permitted in the “B-1” Neighborhood Business District and the “B-2” General Business District, with the addition of residential, institutional, civic, open space and parks, and with the exception of the following; vehicle sales, self-storage facilities, outdoor storage, contractor storage yards, landscape businesses,
 2. Structures in the Boulevard District have no minimum setback requirement. All commercial, civic and institutional buildings shall abut a public sidewalk.
 - Exception. A commercial structure may be setback from the public sidewalk when creating a courtyard for uses such as an outdoor café.
- B. The Town Center - Principle permitted uses, conditional uses and accessory uses are as follows:
1. All uses permitted in the “B-1” Neighborhood Business District and the “B-2” General Business District, with the addition of residential, institutional, civic, open space and parks, and with the exception of the following, vehicle sales, self-storage facilities, outdoor storage, contractor storage yards, landscape businesses, drive-thru facilities, gas stations/convenience store
 2. Structures in the Town Center District have no minimum setback requirements. All commercial, civic, and institutional buildings shall abut a public sidewalk.
 - Exception. A commercial structure may be setback from the public sidewalk when creating a courtyard for uses such as an outdoor café.
- C. The Civic Center - Principle permitted uses, conditional uses and accessory uses are as follows:
1. All uses permitted in the “B-1” Neighborhood Business District and the “B-2” General Business District, with the addition of residential, institutional, civic, open space and parks, and with the exception of the following, vehicle sales, self-storage facilities, outdoor storage, contractor storage yards, landscape businesses,
 2. Structures in the Civic Center District have no minimum setback requirements. All commercial, civic and institutional buildings shall front on a public sidewalk.
 - Exception. A commercial structure may be setback from the public sidewalk when creating a courtyard for uses such as an outdoor café.

- D. The Automotive Sales/Service District – Principle permitted uses, conditional uses and accessory uses are as follows:
1. The purpose of this district is to provide for automobile oriented businesses such as vehicle sales, vehicle service, drive-thru restaurants and similar businesses. Permitted uses within this district include all uses in the “B-2” General Business District.
 2. Setbacks in the automotive service/sales district shall be the same as the setbacks required of the B-2 General Business District.
- E. Retail District - Principle permitted uses, conditional uses and accessory uses are as follows:
1. The purpose of this district is to provide for general retail, restaurant, commercial and office uses. Permitted uses within this district include all uses in the “B-1” Neighborhood Business District and “B-2” General Business District.
 2. Setbacks in the retail district shall be the same as the setbacks required of the B-2 General Business District.
- F. The Neighborhoods – There are three proposed residential neighborhoods.
1. Northwest Neighborhood –
 - a. Principle permitted uses, conditional uses and accessory uses are as follows:
 - Single-family Detached Dwellings
 - Single-family Attached Dwellings, including duplexes, townhomes and row houses.
 - Multi-family Dwellings including rental apartments and condominiums and all ancillary structures and services such as management offices, clubhouse, maintenance buildings, garages, trash structures and services, and other elements consistent with residential community use.
 - Live/Work Units
 - Small scale retail and service uses.
 - b. Single family detached residences will have a front setback between (0 and 20 feet) and a rear yard setback of at least 30 feet. Provision for zero lot line single family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard other than through the principal structure. The minimum distance between single-family detached dwellings shall be 10 feet.

- c. The maximum number of attached single family dwellings, townhomes, or row houses that can be contained in one continuous structure is eight (8) units.
- d. Multi-family Dwellings in the Northwest Neighborhood may be permitted through an approved development plan with standards that may vary from the requirements of this Chapter upon a determination by the Zoning Commission that the modifications are necessary and appropriate to achieve the purposes of the planned development. Multi-family buildings in the Northwest Neighborhood shall be restricted to a maximum of 80 units within a single structure.

2. Southern Neighborhood –

- a. Principle permitted uses, conditional uses and accessory uses are as follows:
 - Single Family Detached Dwellings
 - Single family Attached Dwellings, including duplexes, townhomes, and row houses
 - Live/Work Units
- b. Single-family detached residences will have a front setback between (0 and 20 feet) and a rear yard setback of at least 30 feet. Provision for zero lot line single family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard other than through the principal structure. The minimum distance between single-family detached dwellings shall be 10 feet.
- c. The maximum number of attached single family dwellings, townhomes, or row houses that can be contained in one continuous structure is eight (8) units

3. North Central Neighborhood –

- a. Principle permitted uses, conditional uses and accessory uses are as follows:
 - Single Family Detached Dwellings
 - Single family Attached Dwellings, including duplexes, townhomes, and row houses
- b. Single-family detached residences will have a front setback between (0 and 20 feet) and a rear yard setback of at least 30 feet. Provision for zero lot line single family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard other

than through the principal structure. The minimum distance between single-family detached dwellings shall be 10 feet.

- c. The maximum number of attached single family dwellings, townhomes, or row houses that can be contained in one continuous structure is eight (8) units.

17.05 DEVELOPMENT STANDARDS

In order to ensure the proposed development meets the intent and spirit of the SR 28 Redevelopment/Transformation Plan the developer must demonstrate the final development plan meets the following standards:

A. OPEN SPACE, PLAZAS, AND GREEN AREAS

1. Open space may include, but is not limited to, unimproved natural areas, neighborhood parks, playgrounds, town squares, plazas and linear environmental corridors.
2. Where appropriate, the design of green areas should incorporate plant materials to define space, define views, provide screening of parking lots, provide for privacy, serve as focal points, and soften views of buildings and pavement.

B. GRADING AND DRAINAGE

1. Grading should be performed with sensitivity to existing topography and other natural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.
2. Drainage shall be designed and constructed so as to not detrimentally affect adjacent properties and be in conformance with Clermont County stormwater management requirements. These systems shall provide for the safety and convenience of occupants and protection of dwellings, other development, and usable lot areas from water damage, flooding, and erosion.

C. LOT AND BLOCK STANDARDS

1. Typical street design should provide for blocks that are two hundred forty (240) feet - four hundred (400) feet deep by three hundred sixty (360) feet – four hundred eighty (480) feet wide. Exceptions will be reviewed on a case-by-case basis.
2. A variety of lot sizes shall be provided in order to facilitate diversity in housing types and building design.
3. Lot widths should create a relatively symmetrical street cross section that reinforces the street as a simple unified public space.

D. RESIDENTIAL DENSITY

1. The maximum number of detached single family residences permitted shall be six (6) per acre.
2. The maximum number of attached single family residences permitted shall be eight (8) per acre.
3. The maximum number of multi-family units permitted shall be nine (9) units per acre.
4. Town Center/Mixed Use Areas – The maximum number of attached Single family and Multi-family units shall be calculated the same as above.

E. CIRCULATION

The circulation system shall allow for the following:

- Provide for different modes of transportation.
- Provide functional and visual links with the mixed-use areas, residential neighborhoods and open space.
- Provide links to existing and proposed external developments.
- Shall minimize conflict between vehicular and pedestrian traffic.

1. Vehicular Circulation – Public Streets

- a. Vehicular circulation shall be based on a grid street pattern of interconnected streets that includes a hierarchy of streets including thoroughfares, collectors, local streets and alleys.
- b. Street widths shall be consistent with the guidelines set forth in the SR 28 Redevelopment/Transformation Plan.

2. Pedestrian Circulation

- a. Sidewalks shall be provided on both sides of all public streets. The sidewalk system will be designed to minimize pedestrian-vehicle conflicts and will be provided continuously throughout the Urban Village. Sidewalks are not required along alleys or service ways.
- b. Sidewalks shall provide a connection between business entrances and adjacent public sidewalk to associated parking areas.
- c. Sidewalks shall be a minimum of Five (5) feet wide in the detached single-family and Multi-family residential areas and a minimum of seven (7) feet wide in mixed use or commercial areas. Sidewalks fronting on the main public Boulevard area shall be a minimum of 10 feet wide.

3. Bicycle Circulation

- a. Bicycle circulation shall be accommodated on the streets and/or on dedicated bicycle paths or shared use paths.

4. Transit Stops

- a. Transit or bus stops shall be designed, located and coordinated with Miami Township and appropriate transit authorities.

F. LIGHTING

1. Street lighting shall be provided along all streets. Generally, more smaller decorative lights, as opposed to fewer high intensity lights should be used. Lighting in all areas shall provide adequate illumination of sidewalks. Thoroughfare and Boulevards will require adequate lighting for vehicular and pedestrian safety.
2. All parking lot and private walkway lights shall be shielded so that substantially all the directly emitted light falls within the property line.

G. PARKING

1. Except as hereinafter modified the requirements of Chapter 23, Off Street Parking and Loading Regulations, shall apply to this district.
2. In a mixed-use area, a commercial use must provide a minimum of one parking space for every 300 square feet of floor area. The minimum size of a parking stall shall be 9 x 18 feet for 90-degree parking. On street parking within 200 feet of the business may be used as part of this calculation. A parking plan is required for any new development or redevelopment within this zoning district.
3. Parking shall be provided to the rear or side of a building or screened to a height of 3' above grade when adjoining a public right-of-way. When parking is provided in any yard adjoining public streets, it shall be screened from the public right-of-way by use of landscaping, fencing, or walls. Such screening shall be a minimum of three (3) feet high and shall be at least 50% opaque on a year round basis. A minimum 10' buffer yard shall be provided along all public rights-of-way, or front, rear, and side property lines abutting residential districts.
4. Parking areas shall be landscaped per Chapter 23 unless a professionally prepared Landscape Plan is prepared and approved by the Zoning Commission.
5. Parking shall be provided in any Multi-family area as identified in this section at the minimum ratio of 1 parking space per 1 Bedroom unit or 2 parking spaces per 2 Bedroom unit, with a net minimum of 1.75 spaces per unit in the development.
6. Parking lots or garages will not be permitted at public street intersections. Residential garages are permitted at the intersection of a public street and an alley or service way, provided the garage is loaded from the alley or service way and not the public street.
7. Shared parking arrangements are encouraged. When a parking area will serve two or more uses for which the peak parking demand occurs at different times, a parking plan will be submitted to the Community Development Department for review and approval.

H. DESIGN STANDARDS

Due to the mixed-use nature of the development, architectural compatibility is necessary in order to visually integrate development and allow for proximity of varied uses. Architectural styles shall vary from development to development in order to add to the authenticity of the built environment, however architectural design must be within the intent and spirit of the adopted State Route 28 Redevelopment/Transformation Plan. One of the goals of the urban village is to provide for compact development designed for the human scale. This emphasis on design includes being sensitive to walking distances, height of buildings, design of streetlights, signage and sidewalks.

1. The front façade of any building shall front on a public or private street. A public entrance must be provided from the public or private street and may be provided from any side or rear parking lots. The front façade shall not be oriented to face directly toward a parking lot except Multi-family buildings may front on a public or private roadway or parking area as approved by the Zoning Commission.
2. For commercial buildings the architectural features, materials and the articulation of a building shall be continued on all sides visible from a public street.
3. For commercial buildings, a minimum of fifty (50) percent of the front façade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior. Buildings with facades over 100 linear feet shall incorporate wall projections or recesses a minimum of 3 feet in depth and a minimum of 20 contiguous feet in length and shall extend over 20% of the façade length.
 - a. Multi-family structures in the Northwest neighborhood over 100 feet in length shall provide a differentiation of planes (1-½ feet minimum offset), materials, colors, fenestrations, balconies, and other such architectural elements such that there are no non-interrupted planes greater than 70 feet.
4. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the entrance to all residences.
5. Side and rear yard fences shall be between four (4) and six (6) feet in height as needed for screening.
6. Front loading garages shall not be permitted except in the Northwest Neighborhood. In the Northwest Neighborhood, garages may be accessed from any private street or internal drive. In all other residential neighborhoods, garages shall be accessed from alleys.

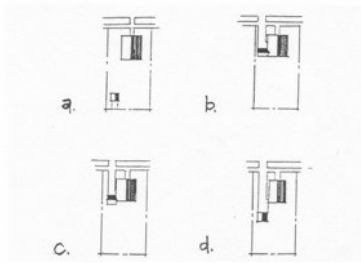


Figure 1

- a. Detached Garage located in the rear yard accessed from the alley.
- b & c. Attached garage recessed behind the front line of the house accessed from the street.
- d. Detached garage located in the rear yard accessed from the street.

I. SIGNS

All commercial and office uses must submit signage plans in general compliance with the requirements and standards set forth in Chapter 24 of the Zoning Resolution. The Zoning Commission shall review and approve the signage plans as part of the Chapter 27- Site Plan Review at which time appropriate standards shall be determined for the signage plans that are based on the character of the State Route 28 Urban Village and further the purpose of the district as a mixed use walkable community.

J. UTILITIES

All utilities shall be located underground.

17.06 APPLICATION AND REVIEW PROCEDURES

A. Application for Development Plan Review for new construction and redevelopment of parcels within this district shall be commenced by the property owner, developer or his authorized agent and shall be processed in accordance with the following procedures:

- Attend a pre-application conference with the Community Development Department,
- Submit a formal application, development plan and review fee,
- Review and recommendation by the Zoning Commission,
- Review and final action by the Board of Trustees.

1. Pre-Application Conference
 - a. Before submitting an application for development plan approval, an applicant shall meet with the Community Development Director to present the concept of the proposed development prior to the preparation of detail plans and to discuss the procedures and standards for development plan approval.
 - b. The pre-application conference is intended to facilitate the filing and consideration of a complete application and no representation made by the Community Development Director during such conference or at any other time shall be binding upon the Township with respect to the application subsequently submitted.
 - c. The pre-application conference presentation shall include appropriate information and material necessary to explain the proposed development, including but not limited to, proposed land use, sketch plans and design ideas, development initiatives, tentative public utility proposals, site location phasing and schedule expectations, etc.

2. Formal Application and Development Plan Review
 - a. An application shall be filed with the Community Development Director by the owner or owners, or authorized agent of all property included in the development. A narrative summary of the development objectives shall be prepared and filed with the application, completely documenting how the project complies with the intent of the SR 28 Redevelopment/Transformation Plan, and the facts and studies supporting the proposed development. Ten (10) copies of the application and development plan shall be filed with the application.
 - b. The application must include the written and graphic submittals specified below. Incomplete applications will not be accepted and processed.
 - c. The development plan shall include all the following to the extent necessary to confirm the feasibility of the proposal as determined by the Community Development Director (aka Planning & Zoning Administrator):
 - i. All property lines, shape, and dimensions of the lot to be built upon showing directional bearings and distances, adjacent streets, and location with reference to identifiable street intersection;
 - ii. Name of development, legal description of property, north arrow, scale, acreage, name and address of record owner and engineer, architect or land planner, or the person responsible for preparing the plan;
 - iii. The total lot area of the subject property;
 - iv. All public and private rights-of-way and easement lines located on or adjacent to the subject property which are proposed to be continued, created, enlarged, relocated or abandoned;
 - v. Existing topography, and approximate delineation of any topographical changes shown by contour with appropriate intervals to ensure accurate review;
 - vi. Stormwater management plan consistent with Clermont County standards;
 - vii. The location of every existing and proposed building with number of floors, gross floor area, proposed use and number of dwelling units per building;
 - viii. Any modifications, changes and additions to existing building(s), including floor area, heights and setbacks;
 - ix. The location of any area to be used as common open space or public plaza;
 - x. The proposed finished grade(s) of new buildings supplemented where necessary with spot elevations;

- xi. Location and dimensions of all curb cuts, driving aisles, off-street parking and loading and/or unloading spaces including number of spaces, angle of stalls, etc.;
- xii. Location of proposed sidewalks and pedestrian walkways, identifying approximate dimensions;
- xiii. Location of proposed streets, identifying approximate dimensions of pavement, right-of-way widths, and grades;
- xiv. Location of existing and proposed water, sanitary sewer, and storm drainage lines, indicating approximate pipe sizes. Indication should also be given regarding the location of existing and proposed electric, telephone and cable service;
- xv. Existing and proposed location(s) of outdoor lighting, signs, screen plantings, fencing, and landscaping;
- xvi. Location and screening or other description to indicate control and handling of solid waste. Indicate dumpster pad where dumpster is to be used;
- xvii. Elevations of all faces of buildings and structures, at an appropriate scale for the graphic representation of the materials employed. Such elevations must also indicate: Heights of buildings and structures, roofs and overhangs, and special design features;
- xviii. Additional information or engineering data, in such form and content as necessary, to determine that the development plan meets the standards of this Chapter, the intent of the SR 28 Redevelopment/Transformation Plan and other requirements and performance standards of the Zoning Resolution for Miami Township and of other public agencies in Clermont County.

3. Review and Recommendation by Zoning Commission

- a. Upon the acceptance of a formal application for development plan review, the Community Development Director shall forward the application material to the Zoning Commission within thirty (30) days.
- b. Upon receipt of the application, the Zoning Commission will set a public meeting to review the application within thirty-five (35) days.
- c. During the public meeting, the Zoning Commission may ask questions or request additional information from the applicant.
- d. The Zoning Commission shall enter a recommendation of approval, approval with modifications, or disapproval of the development plan within thirty-five (35) days of the close of the public meeting.

- e. Thereafter, the development plan will be certified to the Board of Trustees, which shall schedule a public meeting within 35 days of the certification to review the application and development plan. The Board of Trustees shall approve, approve with modifications, or disapprove the development plan within thirty-five (35) days of the close of the public meeting.

17.07 COMPLIANCE AND ENFORCEMENT

It shall be incumbent upon the Community Development Director or his/her duly authorized representative to make all inspections and certifications necessary to ensure that development occurs in accordance with the approved final development plan.

In the event that the Community Development Director finds that construction in accordance with the approved final development plan and record plat(s) is not being done, he/she shall issue a stop work order. It shall be incumbent upon the contractor or developer to correct those items that are in violation before construction may resume. All action required to bring development into compliance with the approved final development plan shall be at the developer's, builder's, or owner's expense.

17.08 EXPIRATION

If substantial construction has not been commenced within a period of twenty-four (24) consecutive months from the date of approval of the final development plan, said plan shall be deemed null and void. The Community Development Director may extend the construction period if sufficient proof can be demonstrated that the construction was delayed due to circumstances beyond the applicants control. For purposes of this Chapter, substantial construction shall mean installation of roadways including curbs and utilities.

**LOT AREA, BULK YARD AND SCREENING REQUIREMENTS IN THE
"URBAN VILLAGE" PLANNED UNIT DEVELOPMENT**

Description	Requirements
-------------	--------------

LOT REQUIREMENTS

- | | |
|----------------------|-------------------------------|
| 1. Minimum Lot Area | There is no minimum lot area |
| 2. Minimum Lot Width | There is no minimum lot width |

MAXIMUM HEIGHT

- | | |
|---|------------------------|
| 1. Town Center | 6 stories or 75 feet |
| 2. Boulevard District | 3 stories or 40 feet |
| 3. Civic District | 3 stories or 50 feet |
| 4. Auto Sales/Service District | 2 stories or 35 feet |
| 5. Retail District | 3 stories or 45 feet |
| 6. North Central and Southern Neighborhoods | 3 stories or 45 feet |
| 7. Northwest Neighborhood | 4** stories or 60 feet |

** Any multi-family building in the Northwest Neighborhood that has a garage on the lowest level of the building may be 5 stories in height including the garage with a maximum height to the principal cornice or eave of 65’.

MINIMUM YARD REQUIREMENTS – PRINCIPAL BUILDING

- | | |
|---|--|
| 1. Town Center | No Minimum setbacks
All Buildings must build to the public sidewalk. |
| 2. Boulevard District | No Minimum setbacks
All Buildings must build to the public sidewalk. |
| 3. Civic District | No Minimum setbacks
All Buildings must build to the public sidewalk. |
| 4. Auto Sales/Service District | 50 feet from r-o-w
15 feet side yard
35 feet rear yard |
| 5. Retail District | 50 feet from r-o-w
15 feet from side yard
35 feet from rear yard |
| 6. North Central and Southern Neighborhoods | 0-20 feet maximum front yard setback
30 feet minimum rear yard setback
0-10 feet maximum side yard setback |
| 7. Northwest Neighborhood | 0 feet minimum front yard setback
5 feet minimum rear yard setback
5 feet minimum side yard setback |

MINIMUM YARD REQUIREMENTS –ACCESSORY BUILDING

- | | |
|---|--|
| 1. Town Center | No Minimum setbacks
Accessory Structure must be located to the rear of the Principal Building |
| 2. Boulevard District | No Minimum setbacks
Accessory Structure must be located to the rear of the Principal Building |
| 3. Civic Center | No Minimum setbacks
Accessory Structure must be located to the rear of the Principal Building |
| 4. Auto Sales/Service District | 10 feet side yard
10 feet rear yard |
| 5. Retail District | 10 feet side yard
10 feet rear yard |
| 6. North Central and Southern Neighborhoods | 10 feet minimum from rear yard
5 feet maximum side yard setback |
| 7. Northwest Neighborhood | 0 feet front yard
5 feet minimum setback side or rear yards |

