

ARTICLE 12

PLANNED DEVELOPMENT

PURPOSE

This Article is intended to permit the creation of Planned Development Districts. This district has been established for the purpose of conserving land through more efficient allocation of private lots, multi-family dwelling units, common grounds, non-residential uses, greater efficiency in providing public and utility services, and securing benefits from new techniques in community development. Such regulations need not be uniform, but may vary in order to promote the public health, safety and morals. (Revised June 21, 1999)

SECTION 1

TYPES OF PLANNED DEVELOPMENT DISTRICTS (Revised June 21, 1999)

"PD-R"	Planned Development Residential
"PD-RM"	Planned Development Residential Multi-family
"PD-RC"	Planned Development Residential Conservation
"PD-O"	Planned Development Office
"PD-OR"	Planned Development Office Residential
"PD-O2"	Planned Development Office 2
"PD-O3"	Planned Development Office 3
"PD-B"	Planned Development Business
"PD-B1"	Planned Development Business 1
"PD-B2"	Planned Development Business 2
"PD-B3"	Planned Development Business 3
"PD-B4"	Planned Development Business 4
"PD-I"	Planned Development Industrial
"PD-T"	Planned Development Transition
"PD-MU"	Planned Development Mixed Use

SECTION 2

STANDARDS FOR PLANNED DEVELOPMENT

The Township Trustees, when considering a final development plan, shall make specific findings of fact directly based upon the particular evidence presented to them, which support conclusions that: (Revised June 21, 1999)

- A. The development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
- B. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site of the proposed development will be adequate to serve the residents, occupants and invitees of the proposed development. (Revised June 21, 1999)
- C. The development will not impose an undue burden on public service and facilities such as fire and police protection.
- D. The Development Plan contains such proposed covenants, easements and other provisions relating to the proposed development standards, as reasonably required for the public health, safety and welfare.

- E. The location and arrangement of buildings or structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with land uses within a 250 feet radius of the buildings or structures of the "PD" District, and any part of a "PD" District not used for buildings or structures, parking and loading areas, or accessways, shall be landscaped or otherwise improved in accordance with the general regulations of this resolution. (Revised June 21, 1999)
- F. When business or industrial buildings or structures or uses in a "PD" District abut an "R" District, screening shall be provided. In no event shall a building or structure housing a business or industrial use in a "PD" District be located nearer than the required setback in the appropriate business or industrial zone. (Revised June 21, 1999)

SECTION 3 PRE-APPLICATION CONSULTATION

A developer is encouraged to engage in informal consultations with the Development Services Department prior to the filing of any application; however, no statement or representation by such employee shall be binding on either the Zoning Commission or the Township Trustees. (Revised June 21, 1999)

SECTION 4 ZONING CERTIFICATE

No Zoning Certificate shall be issued for any property for which a Planned Development classification is requested and no construction shall begin until an approved Final Development Plan is in effect for that phase or property. (Revised June 21, 1999)

SECTION 5 SUBMISSION OF PRE-DEVELOPMENT PLAN

Ten (10) copies of a Pre-Development Plan and one (1) 8 1/2" x 11" copy of the Pre-Development Plan shall be submitted with the application and shall include in text and map form:

- A. A survey of the tract that is to be developed showing existing features of the property including streets, alleys, easements, utility lines, existing land use, general topography and physical features. Significant environmental features such as designated floodway/floodplain areas, water courses, wetlands, steep slopes, mature trees shall be noted on this survey. (Revised January 7, 2008)
- B. A pre-development site plan showing the approximate areas and arrangement of the proposed uses, the relationship of abutting land uses and zoning districts, proposed lots and amount of buildable area within each lot. Included on this site plan, the location and arrangement of the proposed parks, playgrounds, school sites, recreational facilities, and the points of ingress and egress of the Development including access to streets where required. (Revised June 21, 1999)
- C. Evidence that the applicant has the consent of the owner to submit the pre-development plan; has sufficient control over the tract to complete the proposed plan, including a statement of all the ownership and beneficial interests in the tract of land and the proposed "PD" District Development. (Revised June 21, 1999)

- D. In the case of an Office, Business or Industrial "PD" District, a statement identifying the principal types of office, business and/or industrial uses that are to be included in the proposed development, their approximate location and intensity of development.
- E. A statement of the density of the various Residential uses within the development, when applicable, the proposed total gross floor area which is to be occupied by buildings or structures. (Revised June 21, 1999)
- F. A statement describing the provision that is to be made for the care and maintenance of open space or recreational facilities.
- G. Any other information required by the Zoning Commission or Board of Trustees. (Revised June 21, 1999)

SECTION 6

PROCEDURE FOR APPROVAL OF PRE-DEVELOPMENT PLAN (Revised June 21, 1999)

- A. Washington Township's staff shall study the material received, and confer with other agencies of government as appropriate in the case, to determine general acceptability of the proposal submitted.
- B. The application for approval for the pre-development plan shall be in accordance with Article 4 of this Resolution.
- C. If the application is granted, the area of land involved shall be redesignated to one of the districts as set forth in Article 12, Section 1 by resolution and such resolution shall incorporate the Pre-Development Plan, including any condition or restriction that may be imposed by the Township Trustees.

SECTION 7

SUBMISSION OF FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH AN APPROVED PRE-DEVELOPMENT PLAN

A Final Development Plan may be filed for any portion of an approved Pre-Development Plan the applicant wishes to develop and it shall conform to the approved Pre-Development Plan. The filing fee shall be the same as that required for a change in Zoning District. Ten (10) copies of the Final Development Plan and one (1) 8 1/2" x 11" copy of the final Development Plan shall be submitted and shall include in text and map form:

- A. A site plan showing the location and arrangement of all existing and proposed buildings or structures, the proposed traffic circulation pattern within the development, landscaping, the areas to be developed for parking, the points of ingress, and egress including access streets where required, the relationship of abutting land uses and zoning districts, proposed lots and blocks, if any, and proposed public or common open space, if any, including parks, playgrounds, school sites and recreational facilities. (Revised June 21, 1999)
- B. A statement of the density of the various Residential uses within the development, when applicable, the proposed total gross floor area, and the percentage of the development which is to be occupied by buildings or structures. (Revised June 21, 1999)

- C. Architectural drawings of the proposed buildings or structures, including landscaping details, with sufficient detail to determine colors and materials being used. (Revised June 21, 1999)
- D. A stormwater management plan for the site. The grading plan shall show existing and proposed ground elevations with contours (one-foot contour interval) and spot elevations at significant high points, low points, and transition points. The grading plan shall also note the finished ground floor elevations of all buildings. The plan shall show the locations of all storm drainage sewers and structures, and infiltration or detention/retention structures; and all wetlands on the site, including copies of documents completed in making the wetlands identification. (Revised January 7, 2008)
- E. Detailed elevations of all proposed commercial and/or office buildings and typical elevations of residential buildings. Scaled elevations should identify all signs, building materials and percentage of ground floor facade in windows; the location, height and material for screening walls and fences, including outdoor trash storage areas, electrical, mechanical and gas metering equipment, storage areas for trash and recyclable materials, and rooftop equipment. (Revised January 7, 2008)
- F. When a Planned Development is to be constructed in stages or units, a schedule for the development of such stages or units shall be submitted. No such stage or unit shall have a density that exceeds by more than twenty percent (20%) the density of the entire Planned Development. When a Planned Development provides for common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire Planned Development as the stages or units completed or under development bear to the entire Planned Development.
- G. Evidence that the applicant has the consent of the owner to submit the final development plan; has sufficient control over the tract to affect the proposed plan, including a statement of all the ownership and beneficial interests in the tract of land and the proposed "PD" District Development. (Revised June 21, 1999)
- H. In addition to the final site plan, in the case of an Office, Business or Industrial Planned Development, a statement identifying the principal types of office, business and/or industrial uses that are to be included in the proposed development.
- I. When a Planned Development includes provisions for common open space or recreation facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and by-laws of such entity shall be submitted.
- J. Copies of any restrictive covenants that are to be recorded with respect to property included in the Planned Development District.

- K. Any other information required by the Zoning Commission or Board of Trustees. (Revised June 21, 1999)
- L. The Board of Trustees may approve a plan which temporarily reduces the amount of required parking by setting aside an area as green space provided that:
 - 1. The green space set aside is to be used as future parking and related landscaping.
 - 2. No green space set aside for parking may be used for drainage purposes.
 - 3. The drainage plan for the entire development is to be designed based on the fully developed parking lot, including the set aside green space.
 - 4. The temporary reduction of the parking area shall not impose a burden on any use within the proposed development or adjacent property. The owner shall provide statements and provisions to install additional parking when needed.
 - 5. Landscaping within the green space shall not be removed with the construction of a future parking lot unless approved by the Trustees. (Revised June 21, 1999)

SECTION 8

PROCEDURE FOR APPROVAL OF FINAL DEVELOPMENT PLAN WITH APPROVED PRE-DEVELOPMENT PLAN (Revised June 21, 1999)

- A. Washington Township's staff shall study the material received, and confer with other agencies of government as appropriate in the case, to determine general acceptability and conformance to approved Pre-Development Plan.
- B. The Zoning Commission shall hold a public meeting on the proposed Final Development Plan. All residents within 500 feet of the project shall be notified.
- C. Recommendations by the Zoning Commission shall indicate approval, approval with modifications, or disapproval. With such recommendations, the Commission shall transmit to the Township Trustees, and make available to the public, the latest draft of the Final Development Plan. (Revised June 21, 1999)
- D. At a public meeting the Township Trustees shall evaluate the Zoning Commission's recommendation on the Final Development Plan to consider all aspects thereof and determine whether or not it is in accord with the approved Pre-Development Plan. The Township Trustees shall disapprove, approve, or approve the Final Development Plan with amendments, conditions or restrictions. The Township Trustees shall make specific findings of fact as required by Article 12, Section 2 of this Resolution. If the Plan is approved, the Planned Development District to which the Final Development Plan applies shall be developed in accordance with the plan and any conditions or restrictions that may be

imposed by the Township Trustees. Upon approval by the Township Trustees, the Final Development Plan will go into immediate effect.
(Revised June 21, 1999)

SECTION 9

EXTENSION OF TIME OR MODIFICATION

An approved Pre-Development or Final Development Plan may be amended by following the procedures described in this Article. However, minor adjustments in the Final Development Plan which become necessary because of field conditions, detailed engineering data, topography or critical design criteria pertaining to drives, curb cuts, retaining walls, swimming pools, tennis courts, fences, building locations, and building configurations, parking area locations or other similar project particulars, may be authorized in writing by the Township Trustees. These minor adjustments may be permitted, provided that they do not increase density, decrease the number of parking spaces or allow buildings closer to residential property lines. The Trustees shall approve all minor adjustments.

SECTION 10

DESIGN FLEXIBILITY

The Zoning Commission may recommend waiving or modifying any of the required conditions of the zoning district under consideration. (Revised January 7, 2008)

"PD-R" PLANNED RESIDENTIAL DISTRICT

SECTION 11

PRINCIPAL PERMITTED USES

- A. Residential use development in a unified manner, as proposed by the purpose of Article 12, permitting the establishment of green space for a variety of uses inside and/or outside a development for the benefit of the future residents of the development while maintaining the balance of green space to dwelling unit density in the unincorporated area of Washington Township, all in accordance with the approved Development Plan. (Revised June 21, 1999)
- B. Uses permitted in any Residential District.
- C. Convenience establishments may be permitted if specifically approved as part of the Plan, provided that the areas and buildings or structures occupied shall be so located and designed as to protect the character of the surrounding property, and provided further that convenience establishments shall be subject to additional requirements as herein specified: (Revised June 21, 1999)
 - 1. Convenience establishments.
 - a. Such establishments and their parking areas shall not occupy more than five (5%) percent of the total area of the development.
 - b. Such establishments shall be so located, designed and operated as to serve primarily the needs of persons within the Development Plan and not persons residing elsewhere.
 - c. Off-street parking and loading requirements shall be appropriated to the particular case based upon the types of convenience establishments permitted and the anticipated proportion of walk-in trade. Multiple use of off-street parking and service areas and accessways for convenience establishments may be permitted, if such multiple use will not lead to congestion or the creation of hazards to pedestrian vehicular traffic.

SECTION 12

DEVELOPMENT STANDARDS

- A. (Single-Family) PD-R. A single family residential "PD" development shall meet those established setback requirements, minimum lot or open space, height regulations, minimum rear and minimum side yard of the abutting zone on the perimeter buildings of the project. However, "R-4" district standards shall be observed as a minimum on perimeter buildings and on structures. (Revised June 21, 1999)
- B. Where a public park is proposed by a public park authority within the area of a single-family project or where a public park is proposed outside the area of a single-family project to serve the future residents of the project and the developer of the project elects to provide 5% or more of

the project's gross area in open space for the public park under the provisions of Article 13, Section 23, or where the developer elects to provide 5% or more private common open space within the project under the provisions of Article 12, Sections 8 and 10, then the buildings or structures built on the interior of the project shall have flexibility as to layout, and there shall be no minimum lot size, however, the maximum density of Article 12, Section 12D shall apply, except that if the public open space is provided outside the project the maximum density of the project shall be increased 5% and shall be one point eight four (1.84) dwelling units per gross acre. (Revised August 5, 2002)

- C. Planned Development Residential (Multi-Family) PD-RM. Multi family residential "PD" buildings or structures shall meet those established setback requirements, general area, height regulations, minimum rear and minimum side yard requirements of the abutting zone on the perimeter buildings or structures of the project. However, "R-5" district standards shall be observed as a minimum on perimeter buildings or structures. Nothing in this paragraph is intended to set a minimum lot size. (Revised June 21, 1999)

Buildings or structures built on the interior of the project shall have flexibility as to layout. Minimum distance between buildings or structures shall be 20 feet with an average for the entire project of 30 feet between buildings or structures and there shall be no minimum lot size; however the maximum density of Article 12, Section 12D shall apply. **Note:** If this minimum cannot be met, it must be noted on the development plan and an explanation provided. (Revised August 5, 2002)

- D. Maximum density for single family development shall be one point seventy-five (1.75) dwelling units per gross acre and maximum density for multi family development shall be six (6) dwelling units per gross acre, except as otherwise provided by this Section and by Article 13, Section 23. (Revised June 21, 1999)
- E. The final development plan required by Article 12, Planned Development, shall be prepared in conformance with the above and in conformance with the Article 13, General Regulations. (Revised June 21, 1999)
- F. Accessory uses are permitted as in R-1 through R-5. (Revised June 21, 1999)
- G. The minimum required landscaping for PD-RM shall be a yard landscaped with grass, evergreen ground cover or hardy shrubs, a row of deciduous shade trees each two (2) inches or more in diameter spaced not more than 35 feet apart, located not more than 20 feet from public right-of-way, and landscaping that meets the requirements of Article 13, Section 21 B 5. (Revised January 8, 2001)

SECTION 13

REQUIRED CONDITIONS

- A. The regulations of any "PD" District shall be uniform throughout any one "PD-R" District and shall include but without limitation the following where applicable:

1. Conditions of use.
2. Public streets and sidewalks.
3. District buffer strips.
4. Parking and loading.
5. Height and area standards.
6. Lighting.
7. Landscaping.
8. Open space and provision for maintenance and/or neighborhood playground or public park as required in Article 13.

B. The regulations of said "PD-R" District shall be finalized by the Board of Township Trustees at the time the district is established and, except as otherwise permitted in this section, shall be equal to the following:

1. Insofar as practicable:

The regulations of the most restrictive district adjoining the proposed "PD-R" District, and;

2. Any other more restrictive regulations which in the opinion of the Board of Township Trustees should apply.

SECTION 14

PARKING AND LOADING

Off-street parking and loading spaces shall be required as set forth under the General Regulations and Off-Street Loading Areas.

“PD-RC” PLANNED DEVELOPMENT RESIDENTIAL CONSERVATION DISTRICT

(Revised January 7, 2008)

SECTION 15 PURPOSE

The primary objective of Planned Residential Conservation District (PD-RC) is to promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to maximize the conservation of open space while allowing the number of residential dwelling units that are permitted under the existing conventional zoning for the property.

SECTION 16 PRINCIPAL PERMITTED USES

The following uses shall be permitted based on the type of development proposed:

1. Detached single-family dwellings;
2. Single-family cluster dwellings;
3. Single-family attached dwellings;
4. Recreation facilities for use by residents;
5. Restricted open space as required in Section 6;
6. Conservation easement as approved by the trustees;
7. Agricultural uses permitted in Article 6, Agricultural District

SECTION 17 PERMITTED BUILDING AND LOT TYPES

Each conservation development should contain a mixture of housing types to provide diverse housing options. Differing building and lot types may be placed back-to-back, on a single block to provide transitions between lot types. Lot types should be selected to provide buildings of like scale and massing on opposite sides of the street. The following building and lot types shall be permitted and are further illustrated in Exhibits 1 thru 6:

- A. Estate House and Lot
- B. Manor House and Lot
- C. Single-Family House and Lot
- D. Cottage House and Lot
- E. Sideyard House and Lot
- F. Attached Single-Family Lot

SECTION 18

MINIMUM PROJECT AREA FOR CONSERVATION DEVELOPMENT

The gross area of tract of land proposed for development according to the conservation development option shall be a minimum of ten (10) acres, but shall not include area within any existing public street rights-of-way.

SECTION 19

PERMITTED DENSITY/RESTRICTED OPEN SPACE

- A. The overall density shall be calculated on the basis of the overall parcel size.
- B. The minimum restricted open space shall be forty percent (40%) of the total project area.
- C. The maximum permitted density shall not exceed two (2.0) dwelling units per acre. The maximum number of dwelling units permitted in a conservation development shall be calculated by:
 - 1. Deducting the following from the total project area:
 - a. Any public right-of-way within the project boundary existing at the time of the development plan is submitted; and
 - b. The area of land within a floodway, designated wetland, or existing waterbody that exceeds the minimum acreage required for restricted open space as set forth in Section 6. Where floodways and wetlands overlap, they shall be counted only once.
 - 2. Multiplying the result of this subsection by the maximum density permitted per acre as set forth in this Section.

SECTION 20

REGULATIONS FOR RESTRICTED OPEN SPACE

- A. The restricted open space shall comply with the following:
 - 1. Restricted open space shall be designed and located to conserve significant natural features and historical and cultural elements located on the site.
 - 2. Areas designated for restricted open space purposes may be:
 - a. Preserved in its natural state;
 - b. Designed and intended for the use and/or enjoyment of residents of the proposed development; and
 - c. Utilized for farming when authorized in a conservation easement or in the Association.
 - 3. Restricted open space shall be interconnected with open space areas on abutting parcels.

4. Stormwater management, and/or water supply facilities may be located partially or entirely within restricted open space areas. Where such facilities are so located, easements shall be established to require and enable maintenance of such facilities by the appropriate parties.
 5. In order to encourage the creation of large areas of contiguous open space, areas that shall not be considered restricted open space areas:
 - a. Private roads and public road rights-of-way;
 - b. Parking areas, accessways, and driveways;
 - c. Required setbacks between buildings, parking areas, and project boundaries;
 - d. Required setbacks between buildings and streets;
 - e. Minimum spacing between buildings, and between buildings and parking areas;
 - f. Private yards;
 - g. A minimum of fifteen (15) feet between buildings and restricted open space; and
 - h. Other small fragmented or isolated open space areas that have a dimension less than one-hundred (100) feet in any direction.
 6. Any restricted open space devoted to recreational activities shall be of a usable size and shape for intended purposes.
 7. Any area within the restricted open space that is disturbed during construction or otherwise not preserved in its natural state, other common areas such as required setback areas, and both sides of new streets shall be landscaped with vegetation that is compatible with the natural characteristics of the site.
 8. The restricted open space, including any recreational facilities proposed to be constructed in such space, shall be clearly shown on the general development plan.
- B. Prohibition of Further Subdivision of Restricted Open Space.
Restricted open space in a conservation development shall be prohibited from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to the township's Legal Advisor and duly recorded in the office of the Recorder of Deeds of Montgomery County, Ohio.
- C. Ownership of Restricted Open Space.
Subject to such permanent restriction as set forth above, restricted open space in a conservation development may be owned by an association, park district, a land trust or other conservation organization recognized

by the township, or by a similar entity, or may remain in private ownership.

1. Offer of Dedication: The Township may, but shall not be required to, accept dedication in the form of fee simple ownership of the restricted open space.
2. Associations: Restricted open space may be held by the individual members of a condominium association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other legal entity. The township's legal advisor shall determine that, based on documents submitted with the development plan, the association's bylaws or code of regulations specify the following requirements:
 - a. Membership in such association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - b. The association shall be responsible for maintenance, control, and insurance of common areas, including the required open space.
3. Transfer of Conservation Easements. With the permission of the Township, the owner(s) of the common open space may, in accordance with the provisions of ORC S5301.67-70, grant a conservation easement to any of the entities listed in ORC S 5301.68, provided that:
 - a. The entity is acceptable to the Township;
 - b. The provisions of the conservation easement are acceptable to the Township; and
 - c. The conveyance contains appropriate provision for assignment of the conservation easement to another entity authorized to hold conservation easements under ORC Section 5301.68 in the event that the original grantee becomes unwilling or unable to ensure compliance with the provisions of the conservation easement.
4. Private Ownership of Restricted Space. Restricted open space may be retained in ownership by the applicant or may be transferred to other private parties subject to compliance with all standards and criteria for restricted open space herein.

SECTION 21

DEVELOPMENT STANDARDS

Buildings, structures, pavement, and streets shall be located in compliance with the following development and site planning standards.

- A. Ownership. Any ownership arrangement, including, but not limited to, fee simple lots and condominiums, is permitted in a conservation development. Regardless of the ownership of the land, the arrangement of the dwelling units shall comply with the spacing requirements of this section.
- B. Lot Requirements:
1. Units are not required to be on individual lots. However, when lots for standard detached single-family dwellings or sublots for single-family cluster or attached dwelling units are included as part of a conservation development, such lots or sublots shall be of sufficient size and shape to accommodate dwelling units in compliance with the spacing requirements of this section.
 2. The applicant shall depict on the development plan the maximum parameters, or building envelopes, to indicate where buildings shall be located, and shall demonstrate that such building locations will be in compliance with the spacing requirements of this section.
- C. Perimeter Building Regulations
1. The minimum setback from an existing public street right-of-way shall be seventy-five (75) feet.
 2. The minimum setback from the project boundary shall be seventy-five (75) feet.
- D. Interior Building Setback/Spacing Regulations
1. The minimum setback from a proposed local public right-of-way shall be twenty-five (25) feet.
 2. The minimum setback from the edge of the pavement of a private street shall be twenty-five (25) feet.
 3. The minimum separation between dwellings shall be twenty (20) feet.
- E. Height
- The maximum building height shall be two (2) stories or thirty (30) feet. Attic space that is habitable with dormer windows is not considered a third story.
- F. Resource Protection Regulations
1. Floodway Protection. All structures or land within a floodway shall be used, and buildings or structures hereafter shall be erected, altered, enlarged, repaired or rebuilt, moved, or designed to be used, in whole or in part only for a use listed below.
 - a. Agriculture;

- b. Public or private parks and outdoor recreational facilities including swimming pools, riding academies, playfields, ball fields, courts, trails, etc.
 - c. Fencing, as defined by the Federal Emergency Management Agency (FEMA) that allows the passage of water.
 - d. Off-street parking areas accessory to the above uses provided that such areas are improved with pervious pavement materials, such as pervious asphalt or pervious concrete or combinations of geotextiles with sand, gravel and sod.
2. Wetlands Protection. Wetlands that are required by the Army Corp of Engineers of the Ohio EPA to be retained shall be protected by the following:
- a. A buffer area having a width not less than twenty (20) feet, measured from the edge of the designated wetland. The area within this buffer shall not be disturbed and shall be retained in its natural state; and
 - b. A minimum building and pavement setback of forty (40) feet, measured from the edge of the designated wetland.
3. Conservation of Riparian Zones:
- a. A riparian buffer shall be provided along the entire length and on both sides of a river or perennial stream channel. The buffer area shall have a width not less than fifty (50) feet, measured from the river or stream bank.
 - b. Walkways may be permitted to be located within riparian buffers when the Zoning Commission determines that such will create minimal change to the riparian buffer.

G. General Street Design Criteria

- 1. Street alignments should follow natural contours and be designed to conserve natural features.
- 2. Locations of streets should be planned to avoid excessive stormwater runoff and the need for storm sewers.
- 3. The area of the project devoted to streets and related pavement should be the minimum necessary to provide adequate and safe movement through the development.

H. Architectural Standards

All residential dwellings, of any type, shall be constructed with exterior building materials and finishes of high quality, permanence and durability. Materials such as, and including, masonry, stucco, stone, terra

cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, authentic vertical board & batten siding, articulated architectural concrete masonry units and similar durable architectural materials are allowed.

I. Pedestrian Circulation Systems

1. A pedestrian circulation system shall be included in the conservation development and shall be designed to ensure that pedestrians can walk safely and easily throughout the development. The pedestrian system shall provide connections between properties and activities or special features within the common open space system and need not always be located along streets.
2. Trails for which public right of passage has been established should be incorporated in the pedestrian circulation system.

J. Sewage Disposal

Development shall be served by public sewage consistent with the pertinent Montgomery County requirements.

K. Waivers

In the event the Zoning Commission determines that certain standards set forth in this section do not or should not apply specifically to the circumstances of a particular project and an alternative method of achieving the objectives of the numerical standard is equal to or better than the strict application of the specified standard, the Zoning Commission may modify such standard to an extent deemed just and proper, provided that the granting of such modifications shall be without detriment to the health and safety of the community and without detriment to or impairment of the intent of this Section.

SECTION 22

DEVELOPMENT DESIGN CRITERIA

In addition to the development and site planning standards set forth in Section 7, all elements of a conservation development, particularly the restricted open space areas, shall be designed in accordance with the following criteria to ensure that the project is appropriate for the site's natural, historic and cultural features and meets the objectives of this district.

- A. Conservation of Sloping Land. The road system and buildings should be located to minimize changes to the topography and the need for cutting and filling.
- B. Conservation of Woodlands, Vegetation, and other Natural Areas. The design and layout of the development should conserve, maintain, and incorporate existing wooded areas, meadows, and hedgerows and treelines between fields or meadows, especially those containing significant wildlife habitats.

- C. Conservation of Wildlife Habitats. Wildlife habitat areas of species listed as endangered, threatened, or of special concern by the U.S. Environmental Protection Agency and/or by the Ohio Department of Natural Resources should be protected.
- D. Conservation of Prime Farmland. Farmland that satisfies the USDA definition of "prime" or "locally unique" farmland should be conserved.
- E. Conservation of Existing Scenic Vistas and Visual Quality of the Environment. Buildings should be located to ensure that scenic views and vistas are unblocked or uninterrupted.
- F. Conservation of Cultural Resources. Sites of historic, archaeological, or cultural value and their environs should be protected insofar as needed to safeguard the character of the feature, including stone walls, spring houses, barn foundations, underground fruit cellars, earth mounds and burial grounds.

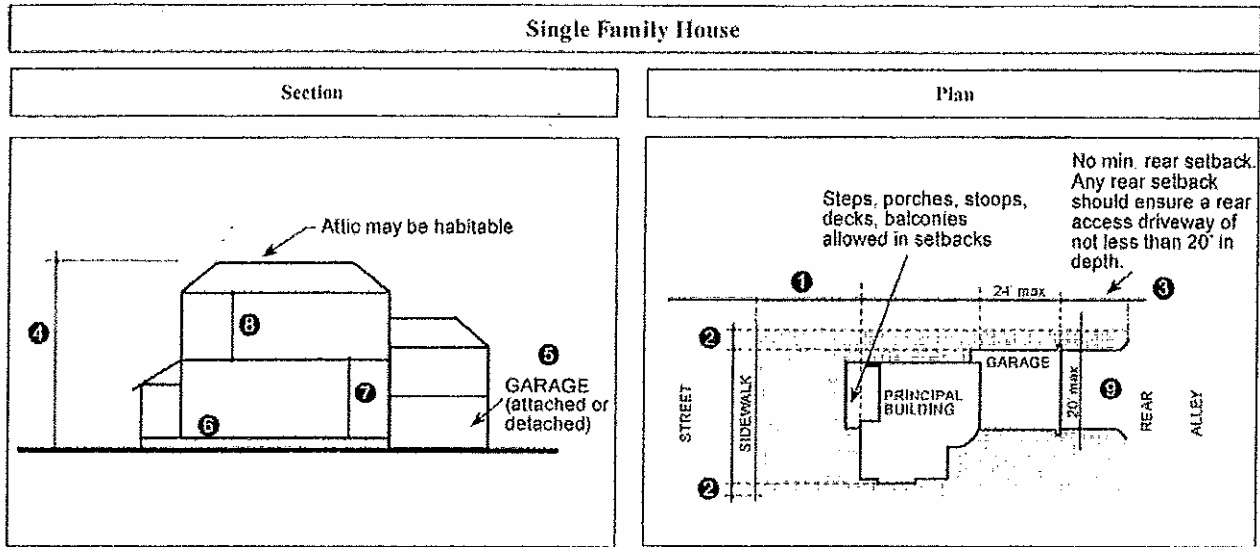
EXHIBIT 1

Single Family House- Estate		
Section	Plan	
LOT OCCUPATION	Lot Area	15,000 sq. ft. minimum
	Lot Coverage	30% maximum
BUILDING SETBACKS	Front	25 feet minimum, 50 feet maximum ①
	Side	10 feet minimum ② Maximum driveway width 10 feet ⑨
	Rear	2 feet minimum. ③
BUILDING FRONTAGE		
LOT WIDTH		60 feet minimum, no maximum.
BUILDING HEIGHT	Principal Building	1 story minimum, 3 story maximum ④
	Out Building	25 feet maximum ⑤
PARKING	Spaces	Minimum 1/unit - maximum 3/unit
	Area	30 feet x 24 feet maximum
	Access	Entered from front or rear. On corner lots, side yard access is permitted.
USES		Residential
DISTRICTS		
INTERIOR HEIGHT		10 feet minimum finished floor to finished ceiling; upper stories 8 feet minimum finished floor to finished ceiling. ⑦ ⑧
FIRST FLOOR ELEVATION		3 feet minimum above finished grade ⑥

EXHIBIT 2

Manor Lot		
Section	Plan	
LOT OCCUPATION	Lot Area	15,000 sq. ft. minimum
	Lot Coverage	40% maximum
BUILDING SETBACKS	Front	20 feet minimum, 50 feet maximum ①
	Side	10 feet minimum ② Maximum driveway width 10 feet ⑨
	Rear	20 feet minimum. ③
BUILDING FRONTAGE		N/A
LOT WIDTH		50 feet minimum, no maximum
BUILDING HEIGHT	Principal Building	1 story minimum, 3 story maximum ④
	Out Building	2 story maximum. 800 sq. ft. maximum building footprint ⑤
PARKING	Spaces	Minimum 1/unit - maximum 3/unit
	Area	30 feet x 24 feet maximum
	Access	Entered from front or rear. On corner lots, side yard access is permitted. Garage/accessory building 20 feet minimum setback from front facade. ⑩
USES		Residential
DISTRICTS		
INTERIOR HEIGHT		10 feet minimum finished floor to finished ceiling; upper stories 8 feet minimum finished floor to finished ceiling. ⑦ ⑧
FIRST FLOOR ELEVATION		3 feet minimum above finished grade ⑥

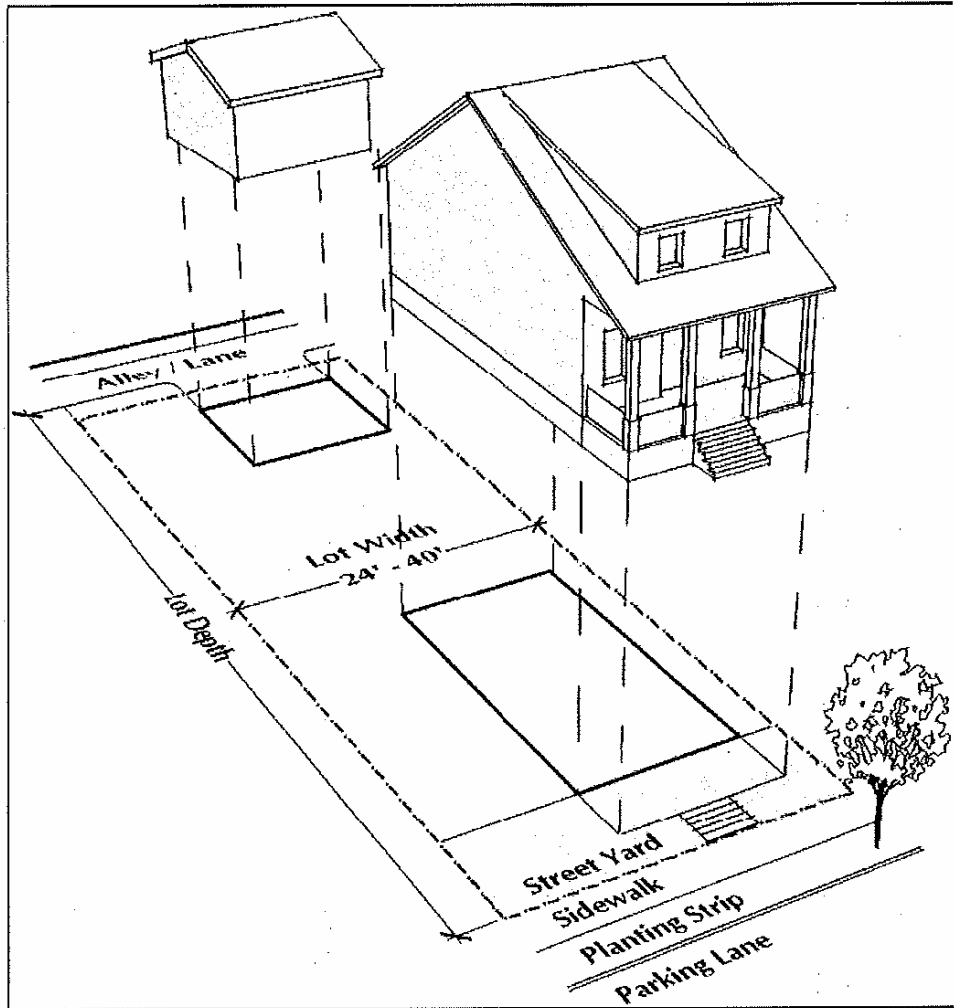
EXHIBIT 3



LOT OCCUPATION	Lot Area	10,000 sq. ft. minimum to 15,000 sq. ft. maximum
	Lot Coverage	60% maximum
BUILDING SETBACKS	Front	10 feet minimum, 15 feet maximum ①
	Side	3 feet minimum ②, maximum driveway ③, width 20 feet
	Rear	No setback required. ④
FRONTAGE		
BUILDING HEIGHT	Principal Building	40 feet maximum height ④
	Out Building	25 feet maximum in case of detached Garage ⑤
PARKING	Spaces	Maximum 2/unit- minimum 1/unit
	Area	20 feet x 24 feet maximum
	Access	Entered from front or rear. On corner lots, side yard access is permitted
USES		Residential
DISTRICTS		
INTERIOR HEIGHT		⑦ ⑧
FIRST FLOOR LEVEL		3 feet minimum ⑥

EXHIBIT 4

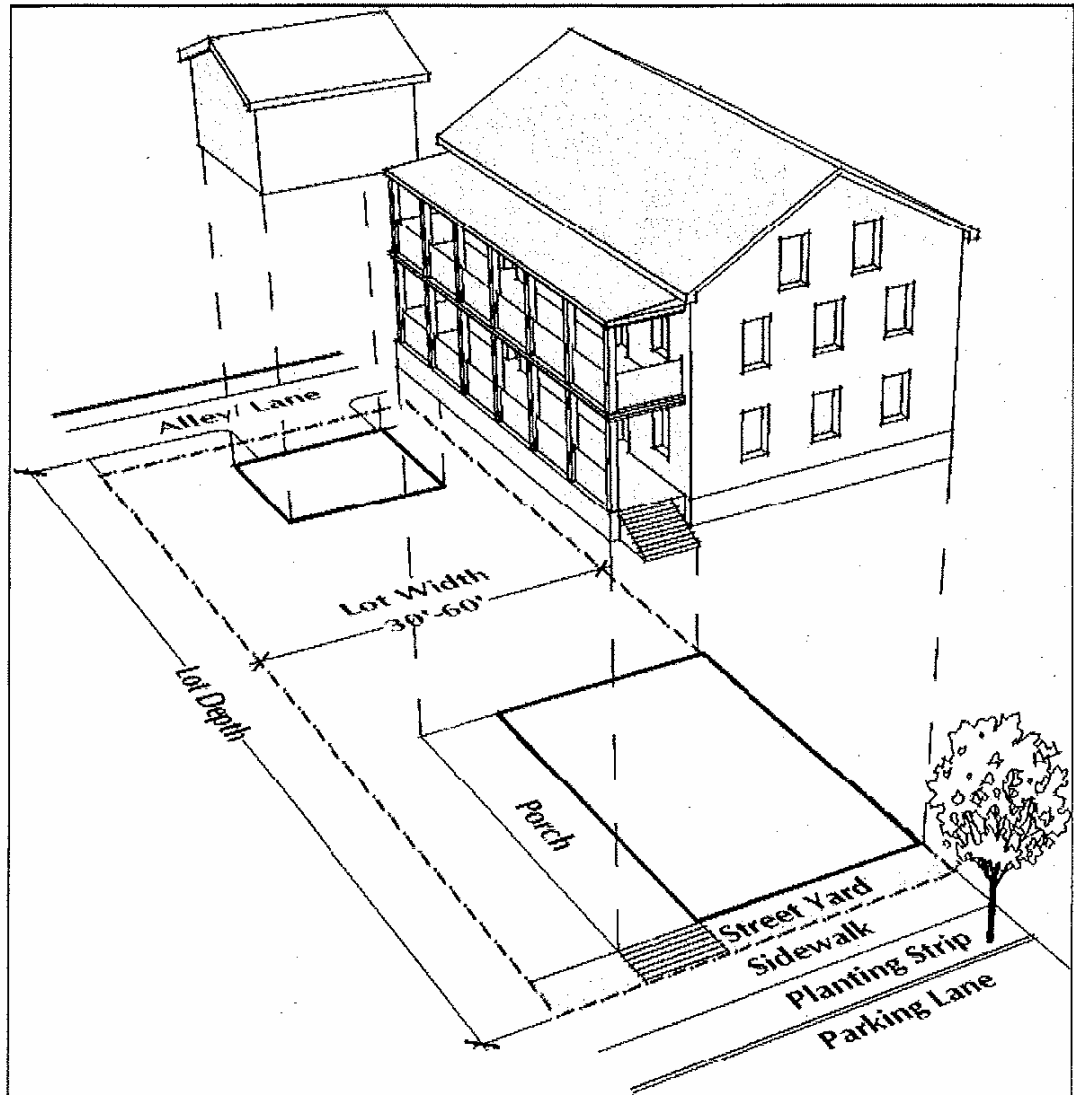
Cottage house & lot



Lot Area	2,400 sq. ft. minimum to 8,000 sq. ft. maximum
Lot Coverage	70% maximum
Building Setbacks	Front – 10 feet minimum, 15 feet maximum Side – 3 feet minimum, 10 feet maximum Rear – No setback required
Building Height	30 feet maximum
Parking	One minimum

EXHIBIT 5

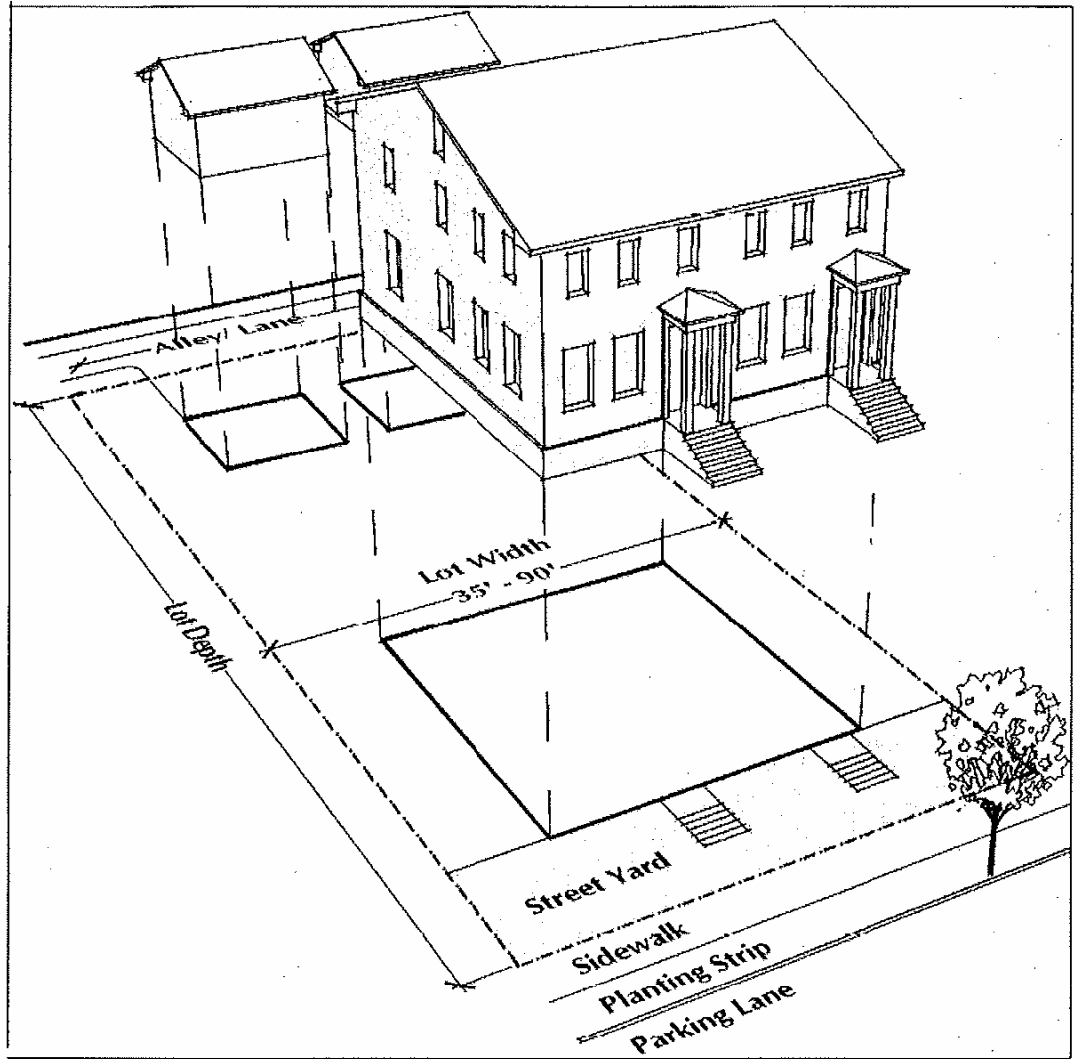
Sideyard house & lot



Lot Area	3,000 sq. ft. minimum to 8,000 sq. ft. maximum
Lot Coverage	70% maximum
Building Setbacks	Front – 10 feet minimum, 15 feet maximum Side – 0 feet minimum, 5 feet maximum Rear – No setback required
Building Height	45 feet maximum
Parking	One minimum

EXHIBIT 6

Attached Single-Family house & lot



Lot Area	4,200 sq. ft. minimum to 10,000 sq. ft. maximum
Lot Coverage	70% maximum
Building Setbacks	Front – 10 feet minimum, 15 feet maximum Side – 5 feet minimum, 10 feet maximum Rear – No setback required
Building Height	45 feet maximum
Parking	Two minimum

"PD-O" PLANNED OFFICE DISTRICT

SECTION 23

PRINCIPAL PERMITTED USES

- A. The following Planned Development Office Districts shall be allowed "PD-02" and "PD-03". The uses, height restrictions, and required conditions applicable to the 0-2 District shall apply to the PD-02 District and the uses, height restrictions, and required conditions of the 0-3 District shall apply to the PD-03 District. (Revised June 21, 1999)
- B. Residential uses developed in a unified manner in accordance with the "PD-R" Planned Residential District.

SECTION 24

DEVELOPMENT STANDARDS

In addition to the provisions of General Regulations, the following standards for arrangement and development of land and buildings or structures are required in the "PD-O" Planned Office District. (Revised June 21, 1999)

- A. Land Occupancy by Building or Structure

Total land occupancy by all buildings or structures for an office park shall not exceed sixty (60%) percent of the tract, provided, however, that underground parking structures, the highest portions of which are not more than thirty (30) inches above the level of the centerline of the nearest adjacent street, shall not be included in computations of land occupancy by buildings. (Revised June 21, 1999)
- B. Green Space Requirements

Green space shall be a minimum of twenty (20%) percent of the land area and shall not be used or occupied by permanent buildings, structures or parking. Such space shall be reserved for landscaping. A minimum of 1/2 the required green space shall be located within the parking area. (Revised June 21, 1999)
- C. The specific Development Plan required by Article 12, Planned Development, shall be prepared in conformance with the above and with the Required Conditions and the Standards for Planned Development as set forth in Planned Development.
 - 1. Where a residential district abuts a retail service or office use of the PD-02 District, the Development Standards of the 0-2 shall be applicable. When a residential district abuts a retail or office use of the PD-03 District, the yard requirements of the 0-3 shall apply.

SECTION 25

PARKING AND LOADING

Off-street parking and loading spaces shall be required as set forth in General Regulations and Off-street Loading Areas.

"PD-B" PLANNED BUSINESS DISTRICT

SECTION 26

PRINCIPAL PERMITTED USES (Revised June 21, 1999)

- A. The following Planned Development Business Districts shall be allowed: PD-B1, PD-B2, PD-B3, and PD-B4. The uses and height restrictions, and required conditions applicable to the B-1 shall apply to the PD-B1. The uses, and height restrictions applicable to the B-2 shall apply to the PD-B2. The uses and height restrictions applicable to the B-3 shall apply to the PD-B3. The uses, and height restrictions applicable to the B-4 shall apply to the PD-B4. (Revised August 5, 2002)

SECTION 27

DEVELOPMENT STANDARDS

In addition to the provisions of the General Regulations, the following standards for arrangement and development of land and buildings or structures are required in the "PD-B" Districts. (Revised June 21, 1999)

- A. Land Occupancy by Buildings or Structures

Total land occupancy by all buildings or structures for "PD-B" Districts shall not exceed sixty (60%) percent of the area of the tract, provided however, that underground parking structures, the highest portions of which are not more than thirty (30) inches above the level of the centerline of the nearest adjacent street, shall not be included in computations of land occupancy by buildings. (Revised June 21, 1999)

- B. Green Space Requirements

Green space shall be a minimum of twenty (20%) percent of the land area and shall not be used or occupied, by permanent buildings, structures or parking. A minimum of 1/2 the required green space shall be located within the parking area. (Revised June 21, 1999)

- C. The specific Development Plan required by Article 12, Planned Development, shall be prepared in conformance with the above and with the Required Conditions and the Standards for Planned Development as set forth in Planned Development.

1. When residential district abuts the retail, service and/or office uses of the PD-B1, PD-B2, PD-B3, or PD-B4 then the residential districts yard requirements shall be applicable or four (4) foot of yard for each one (1) foot of building height, which ever is greater. (Revised June 21, 1999)

SECTION 28

PARKING AND LOADING

Off-street parking and loading spaces shall be required as set forth in General Regulations and Off-Street Loading Area.

"PD-I" PLANNED INDUSTRIAL DISTRICT

SECTION 29 PRINCIPAL PERMITTED USES

- A. Uses permitted in the "I-1" District that are manufacturing, processing, warehousing and/or industrial service activities developed, operated and maintained within an organized development of associated activities in accordance with the approved Development Plan.

SECTION 30 DEVELOPMENT STANDARDS

In addition to the provisions of General Regulations, the following standards for arrangement and development of land and building are required in the "PD-I" District.

- A. Land Occupancy by Buildings or Structures

Total land occupancy by all buildings or structures for a "PD-I" District shall not exceed 60% percent of the area of the tract. (Revised June 21, 1999)

- B. Site Planning

The same requirements applicable to the "PD-R" District shall apply to "PD-I" District. In addition, yards with a minimum width of 100 feet shall be provided along all property lines, except where it adjoins a "B" or "I" District.

- C. Green Space Requirements

Green space shall be a minimum of twenty (20%) percent of the land area and shall not be used or occupied by permanent buildings, structures or parking. A minimum of 1/2 the required green space shall be located within the parking area. (Revised June 21, 1999)

SECTION 31 PARKING AND LOADING

Off-street parking and loading space shall be required as set forth in General Regulations.

"PD-T" PLANNED DEVELOPMENT TRANSITION

SECTION 32 PURPOSE

The purpose of the Planned Development Transition Zone is to allow for orderly growth and development between Washington Township and abutting municipalities.

SECTION 33 PRINCIPAL PERMITTED USES

- A. Uses permitted in any Residential District.

SECTION 34 DEVELOPMENT STANDARDS

- A. Single family residential and multi-family residential shall meet those established setback requirements, minimum lot or green space, height regulations; minimum rear yard and minimum side yard of the abutting municipality's Zoning Ordinance. Maximum density shall also be determined by the abutting municipality's Zoning Ordinance. (Revised June 21, 1999)

- B. The PD-T (Planned Development Transition) can be used only when property to be zoned physically abuts a municipality.

“PD-MU” PLANNED MIXED USE DISTRICT

(Revised January 7, 2008)

SECTION 35

PURPOSE

The purpose of the Mixed Use District is to provide for multi-purpose activity centers which encourage the efficient use of land and resources, promote innovation in various types of development and is respectful to the scale and character of the surrounding uses.

Developments will fulfill the stated purpose by including a mixture of complimentary land uses that:

create economic and social vitality;

are safe, comfortable and attractive;

provide flexibility in the design to accommodate reuse and redevelopment;

integrate transportation infrastructure to support and compliment public and private uses and activities;

encourage efficient land use by facilitating compact development; and

encourage pedestrian-oriented design.

SECTION 36

PERMITTED LAND USES

Retail sales

Convenience retail & service

Financial institutions

Indoor commercial entertainment

Restaurant

Business/Professional Office

Data processing center/call center

Medical/Healthcare Office

Personal service

Funeral home/mortuary

Lodging

Banquet hall, meeting facility, party center

Garden center/nursery
Park, playground
Dwelling unit
Child Day care/Pre-school center
School
Church
Animal hospital/Animal daycare
Government/public offices
Art galleries, libraries, museums
Carnival/Festival not exceeding seven (7) days

SECTION 37

DESIGN CRITERIA FOR PRE-DEVELOPMENT, FIRST STAGE

The applicant shall demonstrate how the proposal conforms to all of the criteria numbered 1-6 below. The elements under each criterion shall be used to satisfy the stated requirements. The applicant may propose an alternative approach that achieves the intent of the criteria as determined by the Township. Before a development may be approved, the Board of Township Trustees shall make findings that the proposal satisfies the criteria.

Appropriate density for the proposed uses shall be established by the Zoning Commission at this review stage. Densities established for various uses as outlined in other Articles of this Resolution shall be used as a baseline for this review.

Criterion 1: Compact Development

The site layout is compact, and utilizes the area such that changes in the development can be accommodated.

Criteria:

- A. A shadow plan, as defined in this Resolution, is provided that demonstrates how development may be intensified over time for more efficient use of land.
- B. Opportunities for shared parking are utilized in the proposal.
- C. Retail uses shall not exceed a total of thirty-thousand (30,000) square feet of gross floor area per user.
- D. Convenience uses shall be permitted when associated with another complimentary use and with regard to dedicated space, is subordinate to that use.

Criterion 2: Pedestrian Access, Safety and Comfort

The development provides appropriate pedestrian elements which are accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities. The design of buildings supports a safe and attractive pedestrian environment.

Criteria:

- A. Building(s) shall have at least one (1) primary entrance facing a street, or is directly accessed by a sidewalk or plaza within twenty (20) feet of the primary entrance.
- B. Building entrances shall open directly to the outside; every building shall have at least one (1) entrance that does not require passage through a parking lot or garage to gain access; corner buildings have corner entrances whenever possible.
- C. At least sixty percent (60%) of the building's front façade (measured horizontally in linear feet) and/or associated outside activity is located within ten (10) feet of the front property line or the adjacent public right-of-way when that right-of-way is seventy (70) feet wide or less and windows or window displays provided along at least sixty percent (60%) of the building's façade, are not tinted at the first level.
- D. Outdoor activities associated with an approved use shall be complimentary to the surrounding public space. These activities shall not impede pedestrian flow or comfort and shall not occupy any space designated for general pedestrian movement.
- E. Pedestrian facilities as defined in Article 15 of this Resolution which connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.
- F. Sidewalks and/or plazas shall be provided with weather protection (e.g., awnings/canopies) where appropriate and feasible. A pedestrian furnishing zone of a minimum size of ten (10) feet by fifteen (15) feet shall be provided on both sides of every public and private street and/or main vehicle access adjacent to and/or within the development. Such street furnishing zones shall occur no less than once for every two-hundred (200) lineal feet of said street. Appropriate pedestrian facilities shall be provided in the street furnishing zone.

The applicant can seek relief from this requirement by increasing the civic space provided, as outlined in Criterion 5 below

- G. Parking and vehicle drives are located away from building entrances, and not between a building entrance and the street, except as may be allowed when a direct pedestrian connection is provided from the sidewalk to the building entrance, consistent with Section 4(D), below.
- H. At least fifty percent (50%) of surface parking is oriented behind or to the side of a building where site layout allows.
- I. Landscape buffering is provided between parking lots and all adjacent sidewalks.

Criterion 3: Street Connections

The development is part of a connected transportation system that serves motorized and non-motorized vehicles and pedestrians.

Criteria:

- A. Public or private accesses appropriately connect the development to adjacent neighborhoods and zoning districts.
- B. Accepted public streets are preferred over private streets to accommodate through traffic.
- C. The proposal implements all planned street enhancements and improvements.
- D. When vehicle connection(s) is/are not practicable, pedestrian connection(s), are made to and through the development in lieu of planned vehicle connection(s). Pedestrian connections should equal what would be available if they were on a street [(i.e., distinct from vehicle lane, minimum clear space, direct route with minimum interruption, shade by day and light by night, connects to an appropriate destination (front door of commercial use, public plaza/park, residence, transit stop, true street, etc.).

Criterion 4: Parking and Land Use Efficiency

All of the following methods are used whenever possible to minimize the amount of land developed as surface parking.

Criteria:

- A. The amount of required off-street parking shall be reduced by ten percent (10%) when public parking is provided on a publicly dedicated street directly adjacent to the development.

- B. Surface parking shall not exceed one-hundred and ten percent (110%) of the minimum parking requirement for the subject land use(s). Exemptions to this standard may be approved through site/design review for developments that provide parking structures, shared parking, valet parking spaces, market rate parking, or similarly managed parking facilities.
- C. A density or floor area bonus of one (1) building story shall be granted for every story of structured parking provided in a building, subject to building height limitations for the zoning district.
- D. Valet parking is permitted where a valet parking plan is approved by the Township as part of the site/design review application.

Criterion 5: Creating and Protecting Public Spaces

The proposal provides usable public space and recognizes and responds appropriately to existing or planned public spaces.

Criteria:

- A. The development provides at least one-hundred (100) square feet of public space, in addition to required sidewalk(s), for every ten (10) off-street surface parking spaces.
- B. The development does not diminish the safety, function, comfort and attraction of any public space.
- C. The combined area of all civic spaces, as defined in this Resolution, shall be a minimum of five percent (5%) of the site's total acreage.

Criterion 6: Human Scaled Building Design

Building facades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the district or neighborhood. The following existing and proposed elements shall be reviewed with regard to compatibility to human scale:

Criteria:

- A. Existing architectural character of the neighborhood/district;
- B. The continuity of the building sizes;
- C. The street-level and upper-level architectural detailing;
- D. Roof forms;

- E. Rhythm of windows and doors; and
- F. General relationship of buildings to public spaces such as streets, plazas, other open space, and public parking.

SECTION 38

DESIGN STANDARDS FOR SECOND/FINAL STAGE

The design standards described in this subsection are intended to promote quality design in site development and new building construction. Buildings and dwellings should be visually compatible with one another and adjacent neighborhoods, contributing to a district which is attractive, visually stimulating, active and safe. The site design facilitates easy pedestrian movement and provides a rich mixture of uses. A diversity of architectural styles is encouraged except in settings where unified architectural can further the identity of the development project.

A. Building Design Standards

All new development and expansions of existing uses located in mixed use districts shall comply with the following design standards.

1. Building Entry and Orientation Requirements

- a. Primary entrances of buildings shall be oriented to the main public access as defined in this Resolution to encourage pedestrian access and movement.
- b. Secondary entrances shall be oriented to parking areas and pedestrian connection points and may also serve as an internal connection to the main public access where appropriate.
- c. Approved uses that include dedication of outdoor space for activity shall provide graphic detail of the outdoor space being used. This shall include seating areas, display areas, vending areas, and similar activities.
- d. All ground-floor tenant spaces with at least thirty (30) feet of frontage facing a main public access shall have at least one (1) primary entrance. Such an entrance shall open directly to the outside and shall not require a pedestrian to first pass through a garage, parking lot or loading area to gain access to the entrance. The entrance may include architectural features such as arcades, anti-chambers, porticos and similar elements. If a building has frontage on more than one (1) main public access, the primary entrance may be located at the corner where the two (2) accesses intersect. Where one (1) single tenant has two-hundred (200) feet or more of frontage on a main public access, one (1) additional public entrance shall be provided for each two-hundred (200) feet of frontage on one (1) of the main public accesses.

- e. An exception to the requirement of paragraph (d) above, shall be allowed upon finding that:
 - 1) The land between the building and the main public access contains a natural feature which would be unavoidably and irreparably degraded by providing a reasonably direct pedestrian connection and an acceptable alternative route without such impacts is available; or
 - 2) The land between the building and the main public access contains mature, healthy trees of greater than eight (8) inch caliper which would be unavoidably destroyed or damaged by any reasonably direct routing of a pedestrian connection and an acceptable alternative route without such impacts is available.
- f. The main entrance of any residential dwelling located on the ground floor and fronting on a main public access shall have the main entrance of that dwelling at the ground floor level. Such an entrance shall open directly to the outside and shall not require passage through a garage to gain access to the doorway. The doorway may be above final grade where a porch, stoop, portico, anti-chamber, wheelchair ramp or similar architectural feature is included in the design. Ground floor single family attached and row/townhouse residential units fronting on a main public access shall have separate entries directly from the major pedestrian route. Ground floor and upper story residential units in a multi-family building fronting on a main public access may share one (1) or more entries accessible directly from the access.
- g. Residential building facades over one-hundred and fifty (150) feet in length facing a main public access shall provide two (2) or more main building entrances.

2. Ground Floor Windows and Building Façade Requirements

- a. Ground floor windows on all building facades facing and adjacent to a public street, or facing onto a park, plaza or other public outdoor space shall contain ground floor windows. Required windows shall allow views into lobbies or similar areas of activity, pedestrian entrances, or display windows. Required windows shall provide a lower sill no more than three feet (3') above grade. Where interior floor levels are higher than the exterior grade, the sill may be located not less than two feet (2') above the finished floor level to a maximum sill height of five feet (5') above exterior grade.
- b. Where ground floor windows are required by this section, exterior walls facing a public street, public open space, pedestrian walkway and/or public transportation amenities shall have windows, display areas or

doorways for at least fifty percent (50%) of the length and fifty percent (50%) of the ground level wall area, which is defined as the area up to the finished ceiling height of the fronting space or fifteen feet (15') above finished grade, whichever is less.

- c. Windows with a light transmittance of less than seventy percent (70%) and windows which block two-way visibility are prohibited as ground floor windows required under this provision. Building frontages with no primary or secondary entrance where the closest face of the building to the nearest public right-of-way is greater than fifty (50) feet may have windows with frosted, speckled or similar treatment where direct view is somewhat obscured but light is allowed to transmit through the glass.
- d. Building frontages along main public accesses and rights-of-way shall break any flat, monolithic façade of thirty (30) feet or more by including architectural elements such as bay windows, recessed entrances or other articulation as further defined in this Resolution.
- e. On single family detached, single family attached and townhouse structures, exterior walls facing a public street, public open space, pedestrian walkway and/or public transportation amenities shall have windows, display areas, identification sign, architectural/decorative features or doorways for at least twenty percent (20%) of the ground level wall area, which is defined as the area up to the finished ceiling height of the fronting space or fifteen (15) feet above finished grade, whichever is less.
- f. Building screen walls, as defined in this Resolution, shall include decorative elements that provide visual interest such as openings with decorative grates, art work and/or decorative tiles to provide visual interest.

3. Architectural Design Requirements

- a. All buildings shall be constructed with exterior building materials and finishes of substantial endurance and durability. Materials such as, and including, brick masonry, stucco, stone, terra cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding authentic vertical board & batten siding, articulated architectural concrete masonry units and similar durable architectural materials are allowed.
- b. Commercial buildings and sites shall be organized to group utilitarian functions such as delivery and loading operations; HVAC equipment; trash compacting and collection; and other utility and service functions away from the public view when such elements are located outside of a building. The visual and acoustic aspects of

all such equipment and activities shall be minimized by placing equipment behind parapets, within architectural screening or by using other aesthetically pleasing methods of screening and deadening the sound of such equipment.

B. Site Design Standards

1. Location and Design of Off-Street Parking

- a. Parking areas shall be located and designed to facilitate parking, complement and encourage easy and safe pedestrian movement to, through and around the development. The scale and location of parking areas shall support the mix of uses on the site through appropriate placement, design and overall function.
- b. The parking design standards contained in Article 13 of this Zoning Resolution shall apply to all "PD-MU" developments. The following additional standards shall also apply:
- c. The maximum size of any surface parking area, as defined in this Resolution, shall be fifty-thousand (50,000) square feet.
 - 1) Surface parking or vehicle maneuvering area may be located between the facing façade of an adjacent building (or a line extended from the plane thereof) and a motorized vehicle access where a maximum setback is prescribed by this Section. Service docks and loading areas may be accessed from a motorized vehicle access when the loading area is recessed into the building, has a full-cover door and complies with the pertinent provisions contained in Article 13 of this Zoning Resolution.
 - 2) Bicycle parking shall be incorporated into the development and when provided, these areas shall be incorporated into the usable open space so as not to impede uses of this space by others. Covered parking may be provided within a parking structure, garage, under a separate roof, within a bicycle locker, or in a designated area within a building or residential complex.
 - 3) Surface parking areas, as defined by this Resolution, shall provide perimeter landscaping which meets one of the following standards when adjacent to a motorized vehicle access:
 - i. A ten (10) foot wide planting strip between the motorized vehicle access and the parking area shall be provided. This planting strip may be pierced by pedestrian elements and vehicular

access-ways. A maximum of ten percent (10%) of any strip shall be pierced by such access-ways. Planting strips shall be planted with large-scale, high canopy, horizontally-branching street tree species and/or an evergreen hedge. Hedges shall be no less than thirty (30) inches or more than forty-two (42) inches in height.

- ii. In lieu of hedges specified in subsection d.1, decorative walls or fences thirty (30) inches to forty-two (42) inches in height parallel to and a minimum of two (2) feet from the motorized vehicle access point may be utilized. The area between the wall or fence and the back of the sidewalk shall be adequately landscaped. The required wall or screening shall be designed to allow for access to the site and sidewalk by pedestrians and shall be constructed and maintained to afford adequate sight distance as described above for vehicles exiting the parking lot.

2. Surface parking areas shall provide landscaping which meets the following standards:

- a. Angled or perpendicular parking spaces shall provide, where needed, tire stops or widened curbs to prevent bumper overhang into landscape areas or walkways.
- b. All surface parking facilities shall include landscaping along the perimeter of the lot to a depth of at least ten (10) feet. All landscaping required under the provisions of this subsection may be applied towards compliance with other applicable landscaping requirements.
- c. A minimum of one (1) three (3) inch caliper street tree for every three-hundred (300) square feet of space within the required perimeter strip shall be provided
- d. All surface parking areas measuring ten-thousand (10,000) square feet to twenty-thousand (20,000) square feet shall include an additional ten (10) trees to be located in the perimeter landscape strip.
- e. All surface parking areas measuring more than twenty-thousand (20,000) square feet to fifty-thousand (50,000) square feet shall include an additional sixteen (16) trees to be located in the perimeter landscape strip.

3. Except in residential areas, parking associated with new development shall be designed to connect with existing parking areas on adjacent sites wherever feasible. Design elements that accommodate future connection(s) should also be incorporated into the development wherever feasible.

4. General Landscaping Standards for Off-Street Parking Areas

- a. The minimum planting size for all required trees shall be three (3) inch caliper as defined in this Resolution. Trees shall be deciduous shade trees capable of reaching at least thirty-five (35) feet in height and spread at maturity.
- b. A minimum of seventy percent (70%) of all required landscaped areas shall be covered with trees, or shrubs. All areas shall also include continuous ground cover consisting of lawn, low growing evergreen shrubs, or evergreen ground cover.
- c. Evergreen shrubs shall be not less than two (2) feet higher than the finished grade at the time of planting. Evergreen shrubs shall be of the type that grow to be at least thirty-six (36) inches higher than finished grade.
- d. The specific placement of trees and landscaping shall compliment the overall site development and associated pedestrian amenities, and facilitate safe movement of vehicles into and around the parking area.

5. All curb cuts are subject to approval based on standards to ensure safe pedestrian circulation, efficient traffic flow, appropriate access points needed for the proper functioning of the development and the objectives of this Section.

6. Requirements for Drive Through Facilities

Where Drive Through Facilities are permitted, the following standards shall apply:

- a. Except for corner lots, drive through service lanes shall be located on the side of the building and not on the front facing the main public access
- b. On buildings with two (2) or more main public accesses, drive though lanes located between a building façade and a main public access shall be buffered by a landscaped area of evergreen shrubs between the drive-thru and the main public access. The shrubs shall be not less than two (2) feet higher than finished grade of the landscaped area at the time of planting. Evergreen shrubs shall be of the type that grow to be at least thirty-six (36) inches higher than finished grade.

7. Requirements for Improvements Between Motorized Vehicle Access and Buildings

- a. The area between the motorized vehicle access and an adjacent building shall be landscaped or hardscaped.
- b. Except for single-family detached dwellings, where a hard-surfaced area such as a patio, courtyard or landing, other than a pedestrian connection is used, such areas

shall include at least two (2) pedestrian facilities as defined by this Resolution within one-hundred (100) linear feet.

- c. Trees may be located within tree wells with a minimum planting area of fifteen (15) square feet. Such trees shall be planted every thirty (30) feet on center (or, depending on species, at some other distance to ensure their proper spacing) so as to develop a continuous canopy when mature. Street trees shall be at least three (3) inches in caliper at planting, and shall be planted within an approved root barrier.
- d. Topping, shearing or pollarding of street trees is prohibited, unless necessary to protect overhead utility lines.
- e. Except as noted below, all public utility distribution and service connections to new buildings and dwellings shall be located underground. Aerial utility connection may be used in new construction where all of the following circumstances apply:
 - 1) The project is an in-fill building or dwelling within an existing neighborhood where utility service is provided aurally rather than underground;
 - 2) The project is located between other utility users on the same block face;
 - 3) It would not be practicable to serve the new project underground without also serving the neighboring uses; and
- f. Ornamental lights located within thirty (30) feet of a public right-of-way shall be installed when improvements to that public right-of-way are required as a part of a development.
- g. Bulb-outs, or curb extensions, shall be constructed at all intersections of motorized vehicular accesses when public right-of-way improvements are required as a part of a development. The design of the improvements shall be approved by the appropriate authority having jurisdiction.

8. Civic Spaces

Civic spaces shall be an integral part of a mixed use development. These spaces shall be designed and configured to be clearly recognizable as public open space. Civic spaces shall be located so that adjacent building walls having at least fifteen percent (15%) of each building story in transparent windows will face the space. Each civic space shall have at least fifty percent (50%) of its perimeter and at least two (2) sides directly adjoining

a main public access. The combined area of all civic spaces must be at least five percent (5%) of the site's total acreage.