Whitehouse Planning Commission
Meeting Notice

Due to the coronavirus (COVID-19) pandemic, Whitehouse Village Council is urging citizens to access public meetings remotely. You may do so by phone by dialing **1-408-418-9388**. You will then be prompted to press the following access code **132-822-7273.** The Password will be **0206.** To help minimize background noise, **please make sure that you mute your microphone**.

Notice is hereby given that the Whitehouse Planning Commission will meet on Monday, November 2, 2020, at 7:00 PM. This meeting will be held over the phone.

AGENDA

1. Call the Public Hearing to order to hear testimony on the proposed Text Amendment for Whitehouse Zoning Code, Chapter 1252.

2. Close the Public Meeting

3. Call the Regular Meeting to Order

4. Roll Call

5. Approve Minutes of the October 5, 2020 Planning Commission Meeting

6. Review, discuss and make a recommendation to Council concerning the proposed Zoning Text Amendments for the Whitehouse Zoning Code, Chapter 1252. (Staff Report 05-2020)

7. Other business as appropriate under the Charter

8. Adjourn

Tiffany Bachman
Planning Administrator

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MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
October 5, 2020

At 7:00 pm, Chairman Tom Lytle called the meeting of the Whitehouse Planning Commission to order.

Roll Call: Tom Lytle, Dave Prueter and Zach Ries. **Also in attendance was:** Mayor Don Atkinson and Tiffany Bachman, Planning Administrator.

First order of business is to review and discuss the re-plat of Witte Walk, Staff Report 04-2020. Tom stated that Lot 8 is being made bigger by taking some from Lot 7 to accommodate the concrete pad. They are taking a little from lot 6 and putting it onto lot 5. Essentially, they are taking five lots and making them into four by combining lots 6 and 7. Tom asked about renumbering the lots since these changes are being made. Tiffany stated that it would have to be redone and signed off on. Dave asked if he would have to renumber all of the lots. Yes, everything would need to be redone. Motion made by Mayor Atkinson to accept the revision, seconded by Dave Prueter. Motion passed 4-0.

With no other business to come before the Commission, Zach Ries made a motion to adjourn, Dave Prueter seconded. Motion passed 4-0. The meeting was adjourned at 7:15 pm.

Respectfully submitted,
Tiffany Bachman
Planning Commissioner

STAFF REPORT
PLANNING COMMISSION
PETITION FOR A ZONING TEXT AMENDMENT
#05-2020
November 2, 2020

Request: Conduct a public hearing to hear comments on the proposed Text Amendment to Whitehouse Zoning Code, Chapter 1252

CONSIDERATIONS:

1. In 2019, The Edge Group along with CT Consultants began drafting changes to replace Chapter 1252-TND:Traditional Neighborhood Development District with SR 64 East Corridor District. The SR 64 East Corridor District is a specialized form-based district that pays particular attention to the intended form and character of the place and the use.

2. Planning Commission members met periodically to approve the SR 64 East Corridor District. The changes were approved September 14, 2020.

3. Public Hearings were scheduled for November 2, 2020, before the Whitehouse Planning Commission, and November 3, 2020, before Village Council.

4. A Public Notice appeared in The Mirror Newspaper on October 1, 2020, announcing the Public Hearing on November 2, 2020, before the Planning Commission. The public is invited to attend virtually and give comments concerning the proposed updates. Chapter 1252-SR 64 East Corridor District, in its entirety, is available for public inspection at Village Hall.

STAFF RECOMMENDATIONS:

After hearing public comments, the Planning Commission can make a recommendation to Council, who will then conduct a second public hearing on Tuesday, November 3, 2020.

Village of Whitehouse
DRAFT
Chapter 1252
SR 64 East Corridor District

(Goal of new district: to transform Chap 1252 Traditional Neighborhood Development District to achieve the goals of the SR 64 Corridor Vision Plan)

1252.01 Establishment of the SR 64 East Corridor District.
1252.02 Purpose.
1252.03 Applicability.
1252.04 Regulating Map of the SR 64 East Corridor District.
1252.05 Subdistricts Overview.
1252.06 Uses.
1252.07 Permitted Building Types by Subdistrict.
1252.08 Building Type Requirements.
1252.09 Building Design Standards and Criteria Applicable to All.
1252.10 SR 64 Greenway Place-making Criteria.
1252.11 Open space and Riparian Corridor Criteria.
1252.12 Parking and Landscaping Criteria.
1252.13 Criteria for Streets, Blocks, Sidewalks and Bike/Pedestrian Trails.
1252.14 Existing Uses.
1252.15 General Administration – Review Procedures.

1252.01 Establishment of the SR 64 East Corridor District.
In an effort to create a more walkable and livable community and foster development that responds to the need for new housing choices, differing shopping preferences, and opportunities for social interaction, the Village of Whitehouse adopted the SR 64 Corridor Vision Plan. The plan describes the form of the anticipated development along the SR 64 corridor in the eastern portion of the Village. The SR 64 East Corridor District is a specialized form-based district within the Whitehouse Zoning Code that pays particular attention to the intended form and character of the place, with uses that are carefully chosen to maximize compatibility between uses and the intended physical form. This specialized district is the primary tool to implement the SR 64 Corridor Vision Plan.

1252.02 Purpose.
The purposes of the SR 64 East Corridor District are to:

A. Provide clear objectives for those embarking on the planning and design of projects within the boundaries of the district.

B. Create an attractive and engaging greenway along the SR 64 corridor that balances place-making elements, pedestrian/cyclist safety and comfort with traffic efficiency.

C. Build upon the village's traditional development patterns to create attractive, walkable and interesting neighborhoods.

D. Encourage economic and residential growth that enhances the character of the Village.

E. Allow for a balanced mix of land uses that is appropriate to the needs of the community and that creates a continuous fabric of blended land uses, arranged so that services are within a comfortable walking and biking distance to homes.

F. Ensure new development is an appropriate scale and intensity so it is compatible with the surrounding neighborhoods.

G. Create a framework of well-designed streets that are safe and secure for pedestrians and bicycles.

H. Ensure that each building in the District contributes to an attractive built environment that meets the changing needs of residents.

I. Maintain a consistently high level of design quality throughout the district in order to maintain and enhance property values within the Village of Whitehouse.

1252.03 Applicability.

A. The standards of this Chapter shall apply to all property within the SR 64 East Corridor District and shall be considered in combination with the applicable requirements of the Whitehouse Zoning Code. Where there is a conflict, the provisions herein shall apply.

B. Different sections of this chapter may apply only to specific types of development (such as commercial or multi-family development) and are thus clearly noted.

C. Unless otherwise noted, code provisions in this document shall apply to all construction within the SR 64 East Corridor District. This includes the development of new subdivisions and remodeling, expansion or alteration of existing buildings.

D. For the purposes of this chapter, the expansion of a building existing prior to ____ *(inset date of adoption of this new chapter)* and that does not conform to the requirements of this Chapter shall be reviewed according to Section 1252.14.

1252.04 Regulating Map of the SR 64 East Corridor District

The SR 64 East Corridor District Regulating Map, Figure 1250.04-A, shows the desired development configuration within the SR 64 East Corridor District in order to achieve the goals for the District. This regulating map designates the locations of six subdistricts based on the desired building forms, existing and desired land uses, and desired street layout.

A. This regulating map serves as a guide for village officials, property owners and development professionals as they conceive and implement improvements and development projects within the SR 64 East Corridor District. Key components of the SR 64 East Corridor District Regulating Map and the sections of this Chapter that regulate each component are as follows:

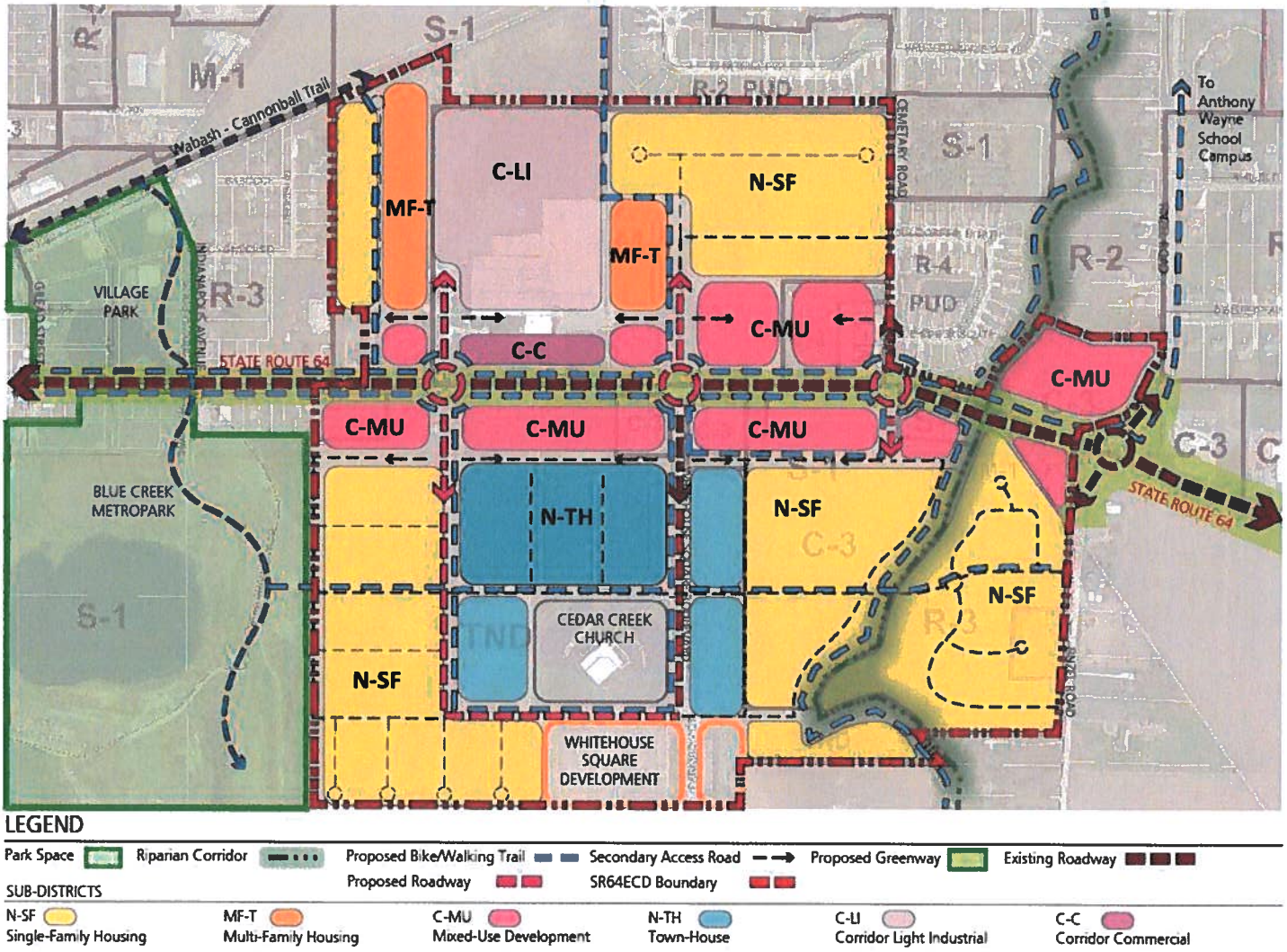
1. Six subdistricts that specify the uses and building types permitted. See Sections 1252.05 through 1252.09.

2. SR 64 Greenway located along the SR 64 right-of-way throughout the district. See Section 1252.10.

3. **Desired location for new centrally located neighborhood park and greenway riparian corridor. See Section 1252.11.**

4. **General locations of new streets and block layouts that create a comfortable, walkable street network that conveys a strong sense of connection between the subdistricts. See Section 1252.13.**

Figure 1252.04-A
SR 64 East Corridor Regulating Map



LEGEND

Park Space | Riparian Corridor | Proposed Bike/Walking Trail | Secondary Access Road | Proposed Greenway | Existing Roadway | Proposed Roadway | SR64ECD Boundary

SUB-DISTRICTS

N-SF Single-Family Housing | MF-T Multi-Family Housing | C-MU Mixed-Use Development | N-TH Town-House | C-LI Corridor Light Industrial | C-C Corridor Commercial

B. **The regulating map is intended to ensure the proper mix and distribution of uses and building types within the SR 64 East Corridor District to achieve the SR 64 Corridor Vision Plan. In the event changing conditions warrant an update to the Vision Plan and/or the regulating map, amendments to the regulating map shall be reviewed according to Section 1252.15C.**

1252.05 Subdistrict Overview

This section provides an overview of each subdistrict. The titles of each subdistrict are intended to describe the predominant building and land use character for which the regulations of the subdistrict are intended to achieve.

(N-SF) Neighborhood Single-Family

This subdistrict is single-family residential in character with lower development intensity than in the other subdistricts. Uses are generally limited to residential and small-scale residential support uses, as listed in Table **1252.08-A**. Houses located on narrow lots (less than 60 feet) require that the parking be accessed from the rear by alleys. Building frontages allow for porches, fences and small lawns. Connections are made to the Blue Creek Metropark and Village Park and with access provided to a new centrally located neighborhood park.

(N-TH) Neighborhood Townhouse

This subdistrict is residential in character and includes a mixture of residential and civic uses. Residential units are intended to be anchored by a centrally located neighborhood park/civic space. Denser housing will add to the population base needed to help support nearby business development. Uses are generally limited to townhouses, small scale multi-family residential that is designed to mimic townhouses, and small-scale residential support uses, as listed in Table **1252.08-A**. with a tight network of streets to create a highly walkable area. Buildings are set close to the street in order to define the public realm.

(MF-T) Multi-Family Transition

This subdistrict consists of higher density residential buildings that serve as a transition between lower density residential development and more intense commercial and industrial uses. Uses are generally limited to residential in multi-family buildings and small-scale residential support uses, as listed in Table **1252.08-A**.

(C-MU) Corridor Mixed-Use

This subdistrict is intended to create a higher density, mixed-use environment designed to transform the SR 64 corridor into a highly walkable corridor, with vehicular access from secondary access roads. This subdistrict accommodates a variety of businesses that contribute to the vibrancy of the overall area, with allowances for the vertical mix of office and apartment units in buildings with ground floor retail as listed in Table **1252.08-A**. Buildings are generally attached, two to three stories tall, and designed to incorporate public plazas and public art.

(C-C) Corridor Commercial

This subdistrict is to accommodate existing buildings and new freestanding, single-use, single-story retail and other commercial buildings in areas where the potential for new larger-scale mixed-use development is limited. This subdistrict focuses on ensuring sensitive infill development that contributes to an improved environment for walking and biking along the SR 64 corridor, with allowances for a variety of nonresidential uses as listed in Table **1252.08-A**.

(C-LI) Corridor Light Industrial

This subdistrict generally applies to existing single-use light industrial development, limited to the types of uses that can be carried out in close proximity to residential development, as listed in Table **1252.08-A**.

1252.06 USES.

This section establishes uses for land and buildings desired in each SR 64 East Corridor Subdistrict, the boundaries of which are shown on Figure **1252.04-A**.

A. General Provisions.

1. Use Table. Permitted and special land uses available in each subdistrict are shown in Table **1252.06-A**. Permitted and special uses may be restricted by location, size, period of operation, or other use-specific standards as referenced in Table **1252.06-A**.

2. Symbols for Permitted and Special Land Uses. When used in connection with a particular use listed in Table **1252.06-A**:

   a) A "P" in a cell indicates a use that is permitted by right in that Subdistrict, subject to compliance with any use specific standards referenced in Table **1252.06-A** and any additional applicable provisions set forth in this Chapter.

   b) An "S" in a cell indicates a use that is allowed in that Subdistrict only upon approval of a Special Use Certificate obtained in accordance with any use specific standards referenced in Table **1252.06-A** and Chapter 1257 (Supplemental Land Use Regulations) and according to the procedures in Chapter 1246 (Special Uses) before a Zoning Permit may be issued by the Zoning Inspector.

   c) An "L" in a cell indicates a use that is allowed in that Subdistrict only if limited in size, subject to compliance with any use specific standards referenced in Table **1252.06-A** and the applicable provisions of this Chapter.

   d) An "A" in a cell indicates a use that is permitted as an accessory use in that Subdistrict. Such accessory uses shall be permitted as a subordinate building or use when it is clearly incident to and located on the same zoning lot as the principal building or use, and subject to compliance with any applicable provisions of this Chapter.

   e) A blank cell indicates that the use is prohibited in that Subdistrict.

3. Use Specific Standards:

   a) Additional standards may apply to either permitted or special uses. These additional standards are cross-referenced in the last column of Table **1252.06-A** as use specific standards.

   b) In some cases, additional restrictions on uses apply to specific building types as noted in Section 1252.08.

4. Similar Use Determination. When a proposed land use is not explicitly listed in Table **1252.06-A**, the Planning Commission shall determine whether such use is similar to a use permitted in a SR 64 ECD subdistrict. A proposed use may be permitted as a similar use when the Planning Commission determines that such proposed use is in compliance with the following provisions:

   a) The proposed use is not listed as a permitted building or use in any other district.

   b) The proposed use is of the same general character as the permitted uses in the district to which it is proposed or is similar to a specific use permitted in that district.

c) The use will not materially impair the present or potential use of other properties within the same district or bordering districts.

5. The use has no greater potential impact on surrounding properties than those listed in the district in terms of aesthetics, traffic generated, noise, potential nuisances and other impacts related to health, safety and welfare.

6. Principal Uses. Any property is permitted any combination of principal uses in accordance with the requirements of this section and other applicable provisions of this Chapter.

7. Accessory Uses.

   a) Accessory uses are permitted only in connection with a permitted or approved special use on the same property, and must be clearly subordinate and incidental to that use.

   b) Any principal use listed in a subdistrict in Table **1252.06-A** shall be permitted as an accessory use in the same zoning district, except for the N-SF subdistrict.

TABLE 1252.06-A							
	N-SF	N-TH	MF-T	C-MU	C-C	C-LI	
	Neighborhood Single-Family	Neighborhood Townhouse	Multi-Family Transition	Corridor Mixed-Use	Corridor Commercial	Corridor Light Industrial	Use-Specific Standard
RESIDENTIAL / LODGING							
Dwelling Units	P	P	P				
Dwelling Units located in a mixed use building				P	P		
Day Care Home, Type B	P	P	P	P	P		
Nursing Home; Assisted Living		S	S	S	S		
PUBLIC AND SEMI-PUBLIC USES							
Community Center	S/L	S/L	P	P	P		1252.06B.1.a)
Community Garden	P	P	P	P	P	P	1252.06B.1.b)
Day Care Center, Adult or Child		S	P	P	P	P	1252.06B.1.c)
Public and Semi-public uses (library, hospital, religious, educational, philanthropic)		S/L	S/L	S/L	P	P	1252.06B.1.a)
Public Park or Open Space	P	P	P	P	P	P	
COMMERCIAL, RETAIL, OFFICES							
Animal Care Facilities (including Animal Hospital)				S	P		1252.06B.2.a)
Bank, financial institution				P/L	P		1252.06B.2.c)
Entertainment/Recreation, Commercial Indoor				S/L	S	S	1252.06B.2.b)
Hotel				S	S	S	
Mortuary, Funeral Home					P		
Office Services including Professional, Medical/Health Care Clinic, Urgent Care				P/L	P	P	1252.06B.2.c)
Outdoor Dining and Seating				A	A		1252.06B.2.d)
Outdoor Display in association with a permitted use				A	A		1252.06B.2.e)
Outdoor Storage in association with a permitted use					A	A	1252.06B.2.f)
Personal Services in completely enclosed building				P/L	P		1252.06B.2.c)

TABLE 1252.06-A	N-SF	N-TH	MF-T	C-MU	C-C	C-LI	
	Neighborhood Single-Family	Neighborhood Townhouse	Multi-Family Transition	Corridor Mixed-Use	Corridor Commercial	Corridor Light Industrial	Use-Specific Standard
Restaurants/Lounges				P/L	P		1252.06B.2.g)
Retail, General, in completely enclosed building				P/L	P		1252.06B.2.c)
Studios for Instruction				P/L	P		1252.06B.2.c)
AUTOMOBILE ORIENTED							
Drive-up facility					S		1252.06B.3.a)
Motor vehicle fueling/service station				S	P		1252.06B.3.b)
Municipal Parking, Park & Ride	S	S	S	P	P	P	1252.06B.3.c)
INDUSTRIAL USE							
Laboratories, Research & Development						P	1257.12
Manufacturing, General						P	1257.12
Manufacturing, Restricted						P	1257.12
Metal Stamping / Machine Shop						P	1257.12
Printing and Publishing					P	P	1257.12
Warehousing, Wholesale						P	1257.12
Uses permitted in the M-1 District and not otherwise specifically listed in Table 1252.06-A						S	
ACCESSORY USES							
Accessory Uses customarily incident to any of the above uses when located on the same lot	A	A	A	A	A	A	1257.01
Fences	A	A	A	A	A	A	1257.07
Home Occupation	A	A	A	A			1257.08
Off-street Parking, Garages for automobiles & bicycles	A	A	A	A	A	A	
Solar Collectors, roof mounted	A	A	A	A	A	A	1257.23

B. Use Specific Requirements.

Certain uses listed in this section may be permitted by right or conditionally permitted only when in compliance with additional use specific standards. Additional use specific standards may apply to uses within subdistricts and specific building types.

1. Public and Semi-Public Uses.
   a) Community Centers and other Public/Semi-Public Uses.
      1) Incidental sales of such products as refreshments, supplies for activities conducted on the premises, and similar products are permitted.
      2) As part of the special use review, the Planning Commission may limit the size of the facility to ensure it is compatible with the surrounding development.
   b) Community Garden.

1) Incidental sales of items grown on the premises are permitted. Areas used for sales shall be located at least 10 feet from the edge of the pavement of any street. Parking shall be located off-street or in permitted on-street locations.
2) Refuse and compost bins must be constructed to be rodent-resistant and located as far as practicable from abutting residential uses. Refuse must be removed from the site at least once a week.
3) One accessory building, not exceeding 100 square feet in gross floor area, shall be permitted, provided such building is located to the rear of the lot, not less than 10 feet from the side and rear lot line.

c) Day Care, Adult or Child.
1) The use shall at all times comply with the requirements of O.R.C. §5104.
2) Outdoor recreation areas shall be located to the side or rear of the principal structure and be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen.

2. Commercial, Retail, Office Uses.

a) Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals: All activities shall be conducted indoors. No outdoor animal exercise or activity areas shall be permitted.

b) Entertainment or Recreation, commercial indoor: In the C-MU subdistrict, indoor entertainment or recreation uses shall be limited to no more than 10,000 square feet of gross floor area, unless located at the edge of the C-MU subdistrict so as not to disrupt the walkable intent of the subdistrict.

c) Banks, Offices, Personal Services, Retail, and Studios for Instruction in completely enclosed building located in the C-MU Subdistrict.
1) Establishments shall be limited to no more than 10,000 square feet for single tenant buildings, unless otherwise permitted as a special use.
2) Banks, Offices, Personal Services, and Studios for Instruction establishments in multitenant buildings shall be limited to no more than 10,000 square feet of gross floor area, or 50% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a special use.

d) Outdoor Dining and Seating shall be permitted only in association with a permitted use.
1) Outdoor dining and seating areas, furniture, and enclosures shall be set back at least five feet from the curb and at least five feet from all street trees and street furniture. In no case shall these amenities be placed in a manner that would provide less than six feet of clear area for pedestrian use.
2) The use of outdoor speakers shall require a special use permit.
3) Advertising is not permitted on dining furniture, accessories, or other similar amenities.
4) Dining furniture shall be of the same design, material and color for all furniture associated with the use. When not in regular use, outdoor furniture shall be stored in a location that is not visible to the public, unless the patio furniture is all-weather

material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.

e) Outdoor Display of goods for sale shall be permitted only in association with a permitted use.

1) Merchandise displayed outdoors shall be located within 10 feet of the building façade and only during the hours of operation for the principal use.

2) No permit is required.

f) Outdoor Storage shall be permitted only in association with a permitted use.

1) Outside storage shall be strictly limited so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

2) No areas for outdoor storage, trash collection or compaction, or other such uses shall be located within twenty (20) feet of any public or private street, public sidewalk or access easement, or internal pedestrian way.

3) Outdoor storage areas shall be in screened enclosures at the rear of the building. Such screening materials shall reflect the principal materials of the building. At least three (3) sides of an enclosed storage area shall be landscaped to provide fifty (50) percent opacity at all times of the year.

4) Trash collection, outdoor storage, and similar facilities and functions, as provided for by code, shall be incorporated into the overall site plan and the landscaping plan.

5) No trash removal or similar operations are permitted between the hours of 10:00 p.m. and 7:00 a.m., except in special circumstances and where steps are taken to reduce noise impacts.

6) Outdoor storage shall also comply with the requirements contained in Section 1257.11 (Open Storage and Display of Material and Equipment).

g) Restaurants/Lounges and other eating and drinking establishments in the C-MU Subdistrict.

1) All eating and drinking establishments shall be limited to no more than 3,500 square feet of gross floor area for single tenant buildings.

2) Eating and drinking facilities in multi-tenant buildings shall be limited to no more than 5,000 square feet of gross floor area, or 50% of the gross floor area of the ground floor of the principal structure, whichever is smaller, unless otherwise permitted as a special use.

3) Deliveries and refuse (such as but not limited to grease traps, recycling, and trash) pick-up shall be limited to between the hours of 8:00am local time and 6:00pm local time.

3. Automobile Oriented Uses.

a) Drive-up facility.

1) Vehicular stacking areas and associated service locations shall not be on the side of a building facing SR 64. Where drive-up facility access lanes are facing any street other than SR 64, landscaping and screening shall be provided in compliance with Section 1252.12C.

2) Drive-up facilities vehicle stacking spaces shall be at least 20 feet long. Stacking spaces may not impede on-site or off-site vehicular, bicycle, or pedestrian circulation. Where five or more stacking spaces are provided, the individual stacking lanes shall be clearly delineated. The number of stacking spaces and a traffic and pedestrian circulation plan shall be submitted by the applicant with the special use application and approved by the Planning Commission.

3) Uses with drive-in/drive-through facilities shall be buffered from adjacent properties as required in Section 1257.09C.

4) No menu boards, speakers, or service windows shall be located between any façade of the principal structure and a front or corner side property line.

5) Audible electronic devices such as loudspeakers, service order devices, and similar instruments shall not be located within 25 feet of the lot line of any residential district or use.

6) Protective bollards, when used, shall be painted to match one of the colors used on the nearest structure with which the bollards are associated.

b) Motor Vehicle Fueling/Service Station.

1) Fuel pumps shall be located on the same lot as a permitted building type.

2) Fuel pumps are not permitted between the principal structure and the SR 64 Greenway.

3) Where pumps are facing any street type except for an alley or service street, landscaping and screening shall be provided in compliance with Section 1252.12C.

4) Each fueling/service station shall be buffered from adjacent properties as required in Section 1257.09C.

5) Outdoor storage of motor vehicles shall be limited to a maximum of 24 continuous hours.

c) Municipal Parking, Park & Ride. To avoid large expanses of pavement that detract from the walkable intent of the SR 64 ECD, park and ride lots should be located at the edge of the district and adequately screened from view from SR 64.

1252.07 Permitted Building Types by Subdistrict.

A. Intent. The building types detailed in this section outline the required building forms for new construction and renovated structures within the SR 64 Subdistricts. The intent of these regulations is to provide a range of high quality residential, commercial, mixed-use and civic building options to reinforce the character of each district. Refer to the Regulating Map (Figure 1252.04-A) and Illustrative Building Plan (Figure 1252.07-A).

B. General Building Type Requirements. Every building, erected, altered or moved, shall be located on a lot as defined herein, or as otherwise permitted by this chapter. All building types shall meet the following requirements.

1. SubDistricts. Each building type shall be constructed only within its designated subdistrict. Table 1252.07-A, Permitted Building Types by Subdistrict, sets forth the building types permitted in each subdistrict in order to advance the intent of each subdistrict.

2. Dimensional Requirements. Each building shall be designed and located as described in Section 1252.08 and in relation to street types as applicable; location of parking and locating, height, roof types, and building entrances.
3. Uses. Each building type may be occupied by the uses allowed in the district in which it is located. Refer to Table 1252.06-A. Additional use restrictions may apply based on the specific building type requirements.
4. Accessory Structures. Accessory structures shall be permitted to be constructed in the buildable area of the lot as noted in Section 1252.08 and shall comply with Chapter 1257 or as otherwise approved by the Planning Commission.
5. Additional building façade requirements for certain buildings are located in Section 1252.09.

Table 1252.07-A Permitted Building Types by Subdistricts						
	N-SF	N-TH	MF-T	C-MU	C-C	C-LI
Building Types	Neighbor-hood Single-Family	Neighbor-hood Townhouse	Multi-Family Transition	Corridor Mixed-Use	Corridor Commercial	Corridor Light Industrial
A. Single Family House w/ Driveway	X					
B. Single Family House, Compact	X					
C. Two-Family House, as limited in 1252.08C	X					
D. Townhouse (Attached Single-Family)		X	X			
E. Apartment Building			X	X		
F. Mixed Use Building				X	X	X
G. Liner Commercial Building					X	X
H. Large-Footprint Building						X
I. Civic Building	X	X	X	X	X	X

Figure 1252.07-A
SR 64 East Corridor Illustrative Building Plan

Legend*

A. Single-Family with Driveway
B. Single-Family, Compact
C. Two-Family House
D. Townhouse
E. Apartment Building
F. Mixed-Use Building
G. Liner Commercial Building
H. Large-Footprint Building

* Civic Buildings may be located in any subdistrict and are not depicted in 1252.07-A

1252.08 Building Type Requirements.

A. Single-Family House with Driveway.

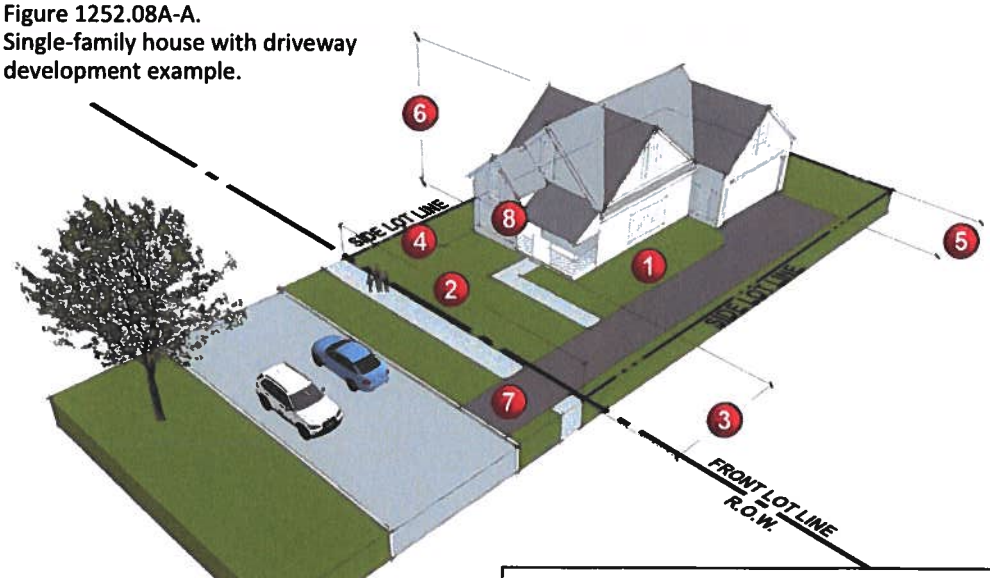
1. **Description:** This is the predominant residential building type in Whitehouse. This house sits on a private lot with a garage, and pedestrian and vehicular access from the public street.

Category		Requirement	
2. Lot Configuration	Lot Area	7,500 sq ft min	1
	Lot Area per Unit	7,500 sq ft min	
	Lot Width	60 ft min; 120 ft max	2
	Lot Depth	125 ft min	
	Lot Coverage	50% max	
	Principal Buildings per Lot	1 max	
3. Building Placement	Front Setback from ROW	25 ft min	3
	Side Setback	6 ft min	4
	Rear Setback [1]	25 ft min	5
4. Building Configuration	Units per Building	1 max	
	Number of stories	1.5 min	
	Height	35 ft max	6
5. Parking	Garage Location	Attached - min 5 ft behind building line; detached – rear yard	
	Access from Street	Driveway from street [2]	7
6. Façade Requirements	Main pedestrian entrance location	Front of dwelling facing the street	8

[1] Rear yard requirement for detached accessory structures, including garage, is the same as side yard requirement.
[2] A dwelling unit on a block designed with alleys shall have vehicular access from the alley, see 1252.13C.6.

7. **Illustration:**

Figure 1252.08A-A.
Single-family house with driveway development example.



Note: This illustration depicts an example of one or more of requirements for this building type. It does not represent actual development, and is not to scale.

B. Single-Family House, Compact.

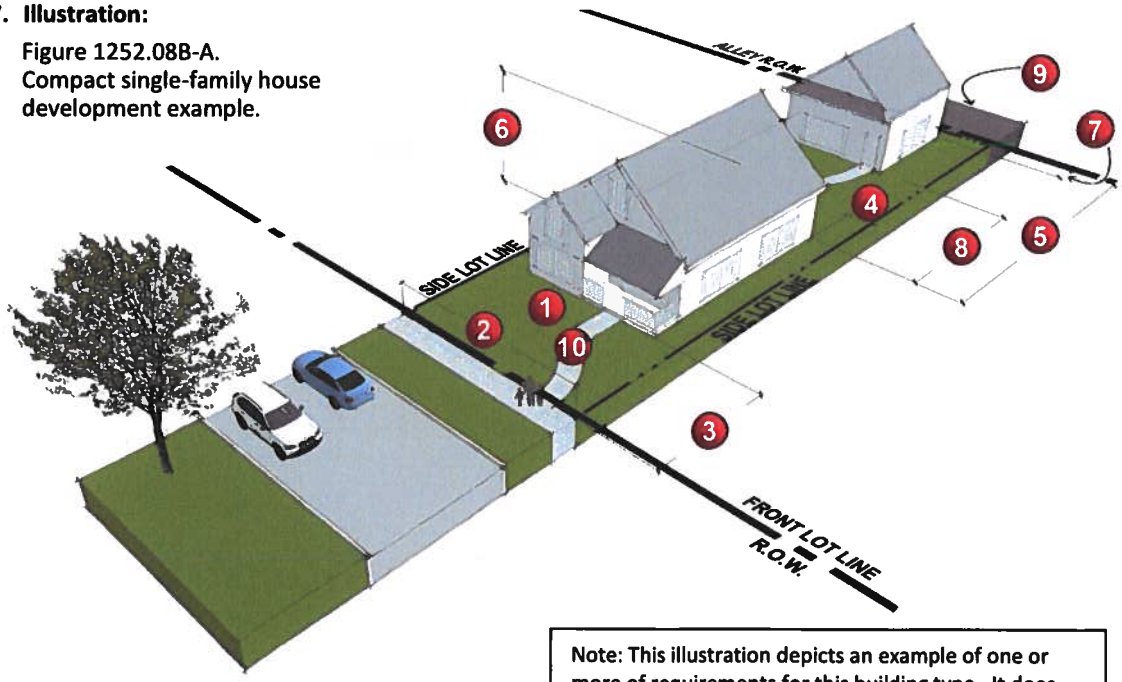
1. **Description:** This house sits on a narrow private lot with a front entrance along the public street, with a garage located behind the house and vehicular access provided via an alley along the rear property line.

Category		Requirement	
2. Lot Configuration	Lot Area	5,000 sq ft min	1
	Lot Area per Unit	5,000 sq ft min	2
	Lot Width	40 ft min; 120 ft max	
	Lot Depth	125 ft min	
	Lot Coverage	50% max	
	Principal Buildings per Lot	1 max	3
3. Building Placement	Front Setback from ROW	15 ft min	4
	Side Setback	5 ft min	5
	Rear Setback [2]	25 ft min.	
4. Building Configuration	Units per Building	1 max	
	Number of stories	1.5 min	6
	Height	35 ft max	7
5. Parking	Garage Location	Rear yard, 5 ft from rear lot line	8
	Detached Garage Separation	20 ft min from house	9
	Access from Street	Alley [2]	10
6. Façade Requirements	Main pedestrian entrance location	Front of dwelling facing the street	

[1] Rear yard requirement for detached accessory structures, including garage, is the same as side yard requirement.
[2] A dwelling unit on a block designed with alleys shall have vehicular access from the alley, see 1252.13C.6.

7. **Illustration:**

Figure 1252.08B-A.
Compact single-family house development example.



Note: This illustration depicts an example of one or more of requirements for this building type. It does not represent actual development, and is not to scale.

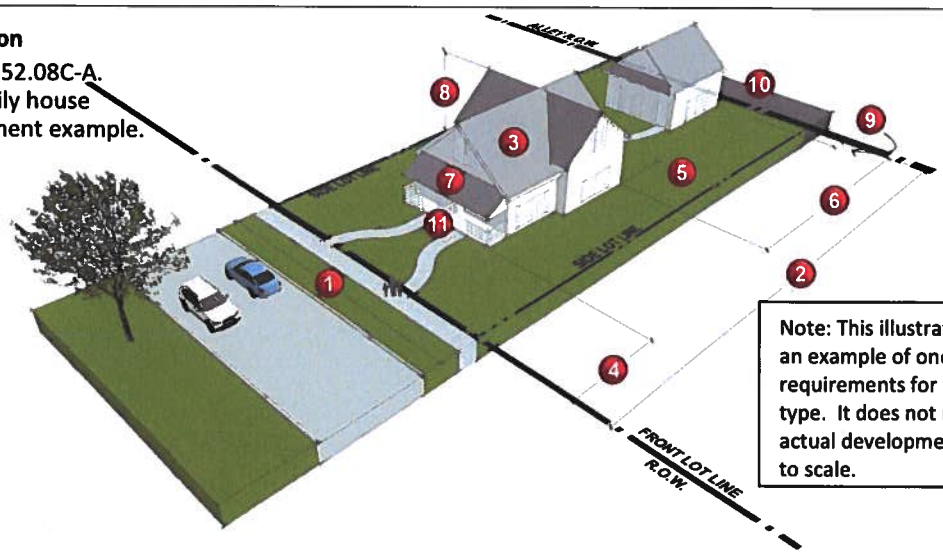
C. Two-Family House.

1. **Description:** This building type contains two units, side by side or one stacked above the other, within the building. This type has the appearance of a medium to large single-family home and is appropriately scaled to seamlessly fit into a single-family neighborhood. Units may have separate front entrances or share a common entrance. They are located under one roof, do not have parapets dividing the units and generally have a size and massing to make them visually appear to be a single-family house. Allowances for this building type provide more housing choices and promote walkability.

Category		Requirement	
2. Lot Configuration	Lot Area	9,000 sq ft min	
	Lot Area per Unit	4,500 sq ft min	
	Lot Width	72 ft min; 150 ft max	1
	Lot Depth	125 ft min	2
	Lot Coverage	50% max	
	Principal Buildings per Lot	1 max	3
3. Building Placement	Permitted Locations	Within the first residential block closest to SR 64	
	Front Setback from ROW	25 ft min; or average of setback for block, whichever is less	4
	Side Setback	8 ft	5
	Rear Setback [1]	25 ft min	6
4. Building Configuration	Units per Building	2 max	7
	Number of stories	1.5 min	
	Height	35 ft max	
5. Parking	Attached Garage Location	5 ft min behind front building line	8
	Detached Garage location	Rear yard, 8 ft min setback from side and rear lot line	9
	Access from Street	Driveway from street for corner lot; alley for interior lots	10
6. Façade Requirements	Main pedestrian entrance location	Front of dwelling facing the street	
[1] Rear yard requirement for detached accessory structures, including garage, is the same as side yard requirement.			11

7. **Illustration**

Figure 1252.08C-A. Two-family house development example.



Note: This illustration depicts an example of one or more of requirements for this building type. It does not represent actual development; it is not to scale.

D. Townhouse, Attached Single-Family.

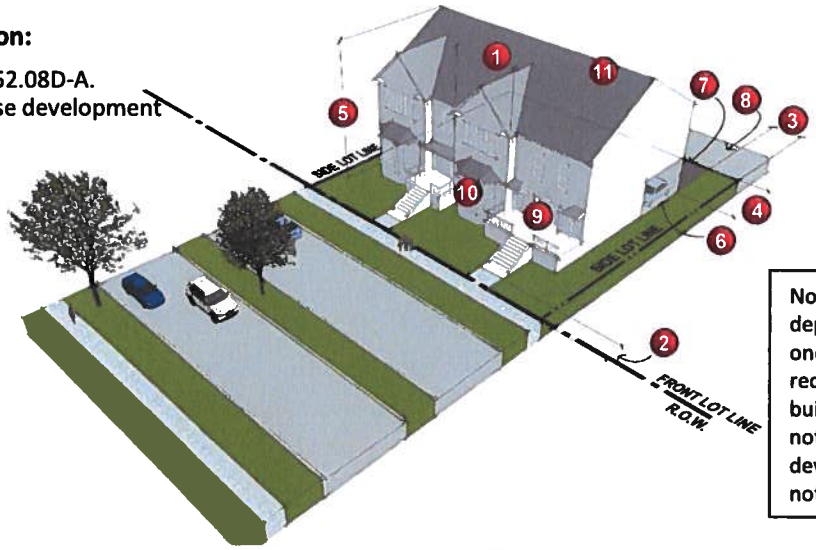
1. **Description:** This is an attached residential building type that is part of a series of other townhouses with 3 or more attached units in a row. Fewer than 3 is considered a two-family house. Townhouses may have parapet walls dividing the units, or be combined under one roof form, are typically elevated above the street a minimum of 3 feet for privacy, and accessed by stoops. A small side or rear yard is provided for each unit as private open space.

2. Development/Lot Configuration	Development Area	2 ac min	
	Lot Area Per Unit	3,800 sq ft min	
	Lot Width Per Unit	20 ft min; 40 ft max	1
	Lot Coverage	60% max	
3. Building Placement	Setback from ROW	5 ft min; 20 ft max	2
	Side Setback [1]	5 ft min	3
	Separation between buildings	10 ft min	
	Rear Setback [1]	20 ft min	4
4. Building Configuration	Townhouse Units per Building	3 min; 8 max units attached	
	Number of stories	1.5 min	
	Height	35 ft max	5
5. Parking Location	Parking location	Rear yard [2] or within building	6
	Entry for parking within/attached to townhouse	Rear or corner side façade	7
	Access from Street	Alley or service street only [3]	8
6. Façade Requirements	Width of Building	75% min	
	Main Entrance to Unit	Front, corner	9
	Street Façade Transparency (windows)	20% min	10
	Façade Transparency On Remaining Facades	15% min	
7. Roof Types	Permitted types	Pitched roof	11

[1] Side and Rear yard requirement for detached accessory structures is the same as side yard requirement.
[2] Min 20 ft setback from side and rear lot line for parking lot.
[3] Where alley/service street access is not feasible at the determination of Planning Commission, driveways for townhouses may be permitted direct access from the street on which the townhouse fronts.

8. Illustration:

Figure 1252.08D-A. Townhouse development example.



Note: This illustration depicts an example of one or more of requirements for this building type. It does not represent actual development, and is not to scale.

E. Apartment Building.

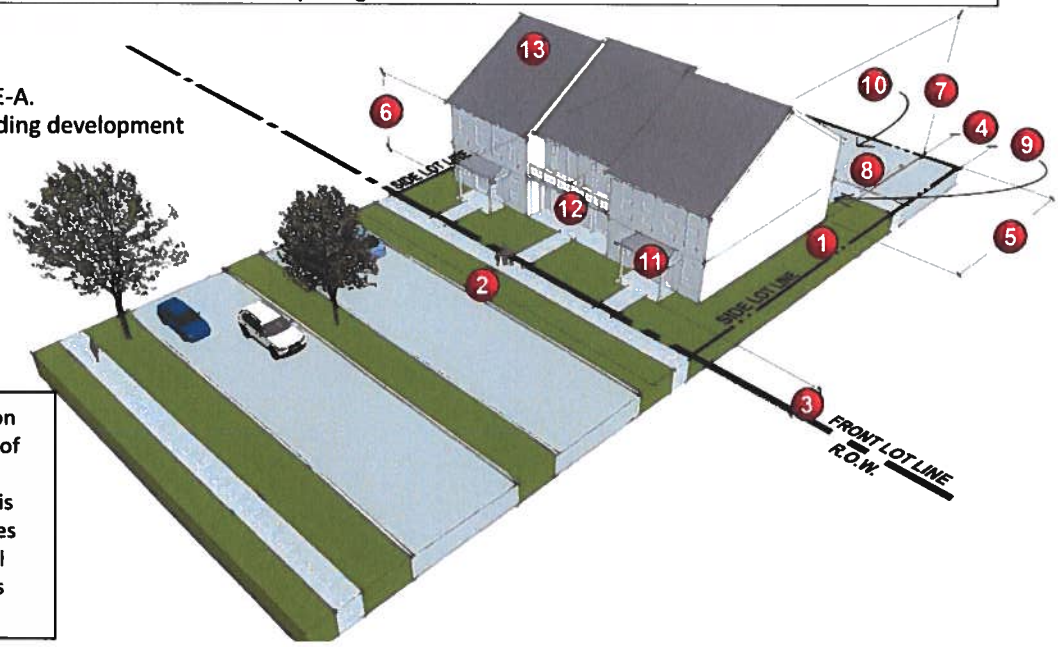
1. **Description:** This is a larger-scale building (a.k.a. multi-family building) that contains 4 or more dwelling units. They often occupy corner lots, or are located in combination to create their own blocks. The ground floor is typically raised a minimum of 18 inches for privacy.

2. Development/Lot Configuration	Development Area	2 ac min	1
	Lot Area Per Unit	2,200 sq ft min	
	Lot Width	100 ft min	2
	Lot Coverage	70% max	
3. Building Placement	Setback from ROW	5 ft min; 20 ft max	3
	Side Setback [1]	5 ft min	4
	Separation between buildings	10 ft min	
	Rear Setback [1]	20 ft min	5
4. Building Configuration	Units per building	N/A	
	Number of stories	2 min	6
	Height	45 ft max	7
5. Parking Location	Parking location	Rear yard [2] or within building	8
	Entry for Parking within Building	Rear or side façade	9
	Access from Street	Alley or service street only	10
6. Façade Requirements	Width of Building	75% min of lot width	
	Main Entrance to Building	Primary street façade of building	11
	Street Façade Transparency (Windows)	20% min	12
	Façade Transparency On Remaining Facades	15% min	
7. Roof Types	Permitted types	Pitched roof, flat roof	13

[1] Side and Rear yard requirement for detached accessory structures is the same as side yard requirement.
[2] Min 20 ft setback from side and rear lot line for parking lot.

8. Illustration:

Figure 1252.08E-A.
Apartment building development example.



Note: This illustration depicts an example of one or more of requirements for this building type. It does not represent actual development, and is not to scale.

F. Mixed-Use Building.

1. **Description:** This is a building that contains commercial space, typically at grade, with office or residential uses located on the upper level(s). These buildings are typically attached, but may be freestanding structures, with two or more ground floor tenant spaces. The ground floor has a substantial amount of glazing.

2. Development/Lot Configuration	Development Area	1 ac min	
	Lot Width	120 ft min	1
	Lot Coverage	60% max	
3. Building Placement	Principal Buildings per Lot	Multiple permitted on lot; minimum of 2 tenant spaces units within principal building	
	Build-To-Line along SR 64	100 ft	2
	Setback from side/secondary street ROW	20 ft min	3
	Side Setback	5 ft min	4
	Separation between buildings	10 ft min	
	Rear Setback	20 ft min	5
4. Parking Location	Setback from SR 64 South ROW line	100 ft min; 60 ft in limited locations [1]	
	Setback from side/secondary street ROW	20 ft min	6
	Parking location	Rear yard; limited side and front [1]	7
	Access	Secondary access street or secondary district connector street	8
5. Building Height	Number of stories	2 min [2]	9
	Height	45 ft max	10
	Ground Story height	12 ft min	11
6. Façade Requirements	Width of Building	70% [3] min	
	Main Entrance to Units	Ground floor units may have individual entries along SR 64 front or side/secondary street	12
	Ground Story Street-Facing Façade Transparency	40% min	13
	Upper Story Street-Facing Façade Transparency	20% min	14
	Façade transparency on Remaining Facades	15% min	15
7. Roof Types	Permitted types	Pitched roof	16
8. Use/Occupancy Limitations [4]	Ground story	Residential uses prohibited; General office uses limited to not more than 3,000 sq ft or 50% of first floor occupancy [5]	

[1] With approval from Planning Commission, provided not more than 25% of the block has parking within the designated greenway.
[2] Any ground story with a height of 20 feet or taller counts as 2 stories.
[3] Width of building shall occupy the specified minimum % of lot width. A public plaza may count for up to 25% of the requirement.
[4] Sets forth limitations on uses permitted in Table 1252.06-A.
[5] Unless otherwise permitted by the Planning Commission.

(#) Refer to Figure 1252.08F-B for depiction of corresponding development requirement.

9. Additional Requirements:

a) Build-To Front Property Line. New buildings should not be separated from the SR 64 ROW by parking, and should utilize access from a secondary access road except in limited locations as illustrated in the SR 64 Corridor Building Plan, subject to the discretion of the Planning Commission. *(existing 1252.05 B, in part)*

b) Windows. Windows shall be repeated across the façade on both bottom and upper stories. First floors shall have larger storefront windows and taller ceilings than upper floors. First floor uses shall be pedestrian-oriented and include substantial shop windows. Windows shall not be darkened by use of any material or coloration. Drive-through windows are permitted on outlots only. *(existing 1252.05 B, in part)*

c) Primary Access to Storefronts. Primary access to individual storefronts shall be from the street or public sidewalk and not from an inside lobby and hallways.

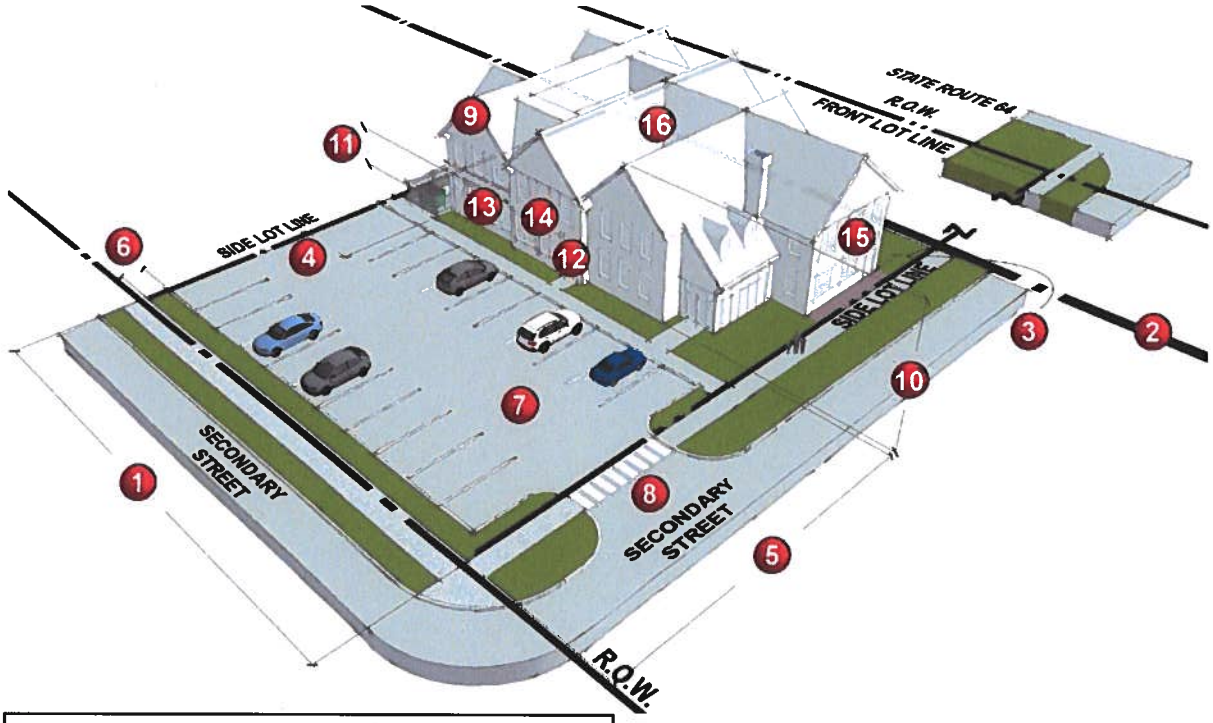
d) Mixed-use buildings shall provide continuous mixed-use street frontages with retail uses and eating and drinking facilities occupying the ground floor of buildings located on streets that have a well-defined and detailed pedestrian realm. Mixed-use buildings with frontage along SR 64 should be sited to accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas and spacious walkways.

e) Pedestrian-oriented storefronts. A minimum of 12 feet of clear sidewalk width shall be provided along the building façade with entrances onto parking lots.

10. Illustrations:

Figure 1252.08F-A. Example of mixed-use buildings from the SR 64 Vision Plan.

Figure 1252.08F-B. Mixed-use building development example.



Note: This illustration depicts an example of one or more of requirements for this building type. It does not represent actual development, and is not to scale.

G. Liner Commercial Building.

1. **Description:** This is a generally single-story, single-tenant structure, which is typically used to obscure the view of large-footprint buildings. This building is limited to locations that are not conducive to larger mixed-use buildings because of existing lot size and/or existing buildings.

2. Development/Lot Configuration	Development Area	25,000 sq ft* min	1
	Lot Width	100 ft * min	2
	Lot Coverage by Buildings	60% max	
3. Building Placement	Number of Principal Buildings	Multiple Permitted on lot	
	Build-To-Line along SR 64	50 ft*	3
	Setback from side/secondary street ROW	20 ft min	4
	Side and Rear Setback from lots within SR 64 ECD	10 ft min	5
	Side and Rear Setback abutting SR 64 ECD boundary	30 ft* min	
4. Parking Location	Setback from SR 64 North ROW line	50 ft min [2]	6
	Setback from side/secondary street ROW	10 ft min	7
	Parking location	Rear and side yard [2]	8
	Access	Secondary access street or secondary district connector street	9
5. Building Height	Number of Stories	1 min	
	Height	20 ft min (to provide the appearance of a 2-story building); 35 ft max	10
6. Façade Requirements	Ground Story Street-facing Façade Transparency	50% min	
	Upper Story Street-facing Façade Transparency	20% min	
	Façade Transparency On Remaining Facades	20% min	
7. Roof Types	Permitted types	Parapet, flat roof	11

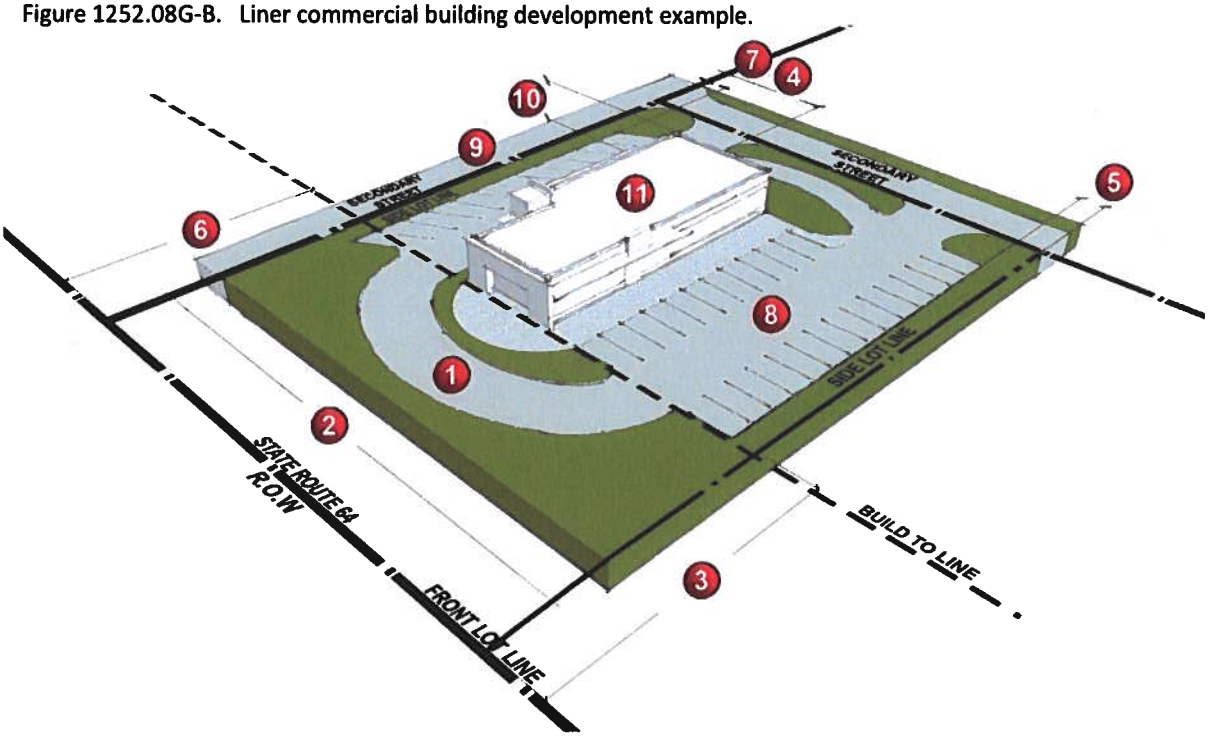
[1] For the purposes of this chapter, rear yard is the space behind buildings that front on SR 64.
[2] 25 ft for circulation drive with approval from the Planning Commission, based on installation of screening wall.
**Same as C-3*

(#) Refer to Figure 1252.08G-B for depiction of corresponding development requirement.

8. **Illustrations:**

Figure 1252.08G-A. Example of liner commercial building from the SR 64 Vision Plan.

Figure 1252.08G-B. Liner commercial building development example.



Note: This illustration depicts an example of one or more of requirements for this building type. It does not represent actual development, and is not to scale.

H. Large Footprint (Light Industrial) Building.

1. **Description:** This is a single-story building that has a footprint greater than 50,000 square feet, suitable for light-industrial users.

2. Development/Lot Configuration	Lot Area	1 ac min*
	Lot Width	150 ft min*
	Lot Coverage	60% max
3. Building Placement	Multiple Principal Buildings	Permitted on lot
	Setback from SR 64 Greenway ROW	200 ft min *(current setback is ~235 ft)*
	Setback from side/secondary Street	30 ft min
	Side and Rear Setback from lots within SR 64 ECD	30 ft min*
	Side and Rear Setback abutting SR 64 ECD boundary	50 ft min*
4. Parking Location	Setback from SR 64 Greenway ROW	150 ft min*(current parking is 80 ft)*
	Setback from side/secondary street ROW	10 ft min
	Parking location	Front, Rear and Side
	Access	Secondary access street or secondary district connector street
5. Building Height	Number of stories	1 min
	Height	45 ft max
6. Façade Requirements	Refer to Section 1252.09 for design requirements general to all buildings	
7. Roof Types	Permitted types	Parapet, flat roof
**Same as M-1*		

8. **Illustration:**

Figure 1252.08H-A. Example of large footprint (light industrial) building from the SR 64 Vision Plan.

I. Civic Building.

1. **Description:** Civic buildings contain uses of special public importance and may be located in any subdistrict. They require special design standards, but should also be compatible with the surrounding context. Civic buildings may include, but are not limited to, municipal buildings, churches, libraries, schools, and public recreation facilities.

2. **Location Requirements** *(existing 1252.05 B, in part)*

   a) The location of civic buildings (e.g. town hall, post office, library, school, or houses of worship, etc.) should be in visually prominent central locations.

   b) Large-scale, single use facilities (e.g. conference spaces, theaters, athletic facilities, etc.) should generally be sited behind smaller scale uses of pedestrian orientation.

3. Development/Lot Configuration	Development Area	1 ac min
	Lot Width	120 ft min
	Lot Coverage	60% max
4. Building Placement	Principal Buildings per Lot	Multiple permitted on lot
	Build-To-Line along SR 64	100 ft
	Setback from side/secondary street ROW	20 ft min
	Side Setback	10 ft min
	Separation between buildings	10 ft min
	Rear Setback	20 ft min
5. Parking Location	Setback from SR 64 South ROW line	100 ft min
	Setback from side/secondary street ROW	20 ft min
	Parking location	Rear yard
	Access	Secondary access street or secondary district connector street
6. Building Height	Number of stories	1.5 min
	Height	45 ft max
	Ground Story height	12 ft min
7. Façade Requirements	Main Entrance to Units	Principal frontage street façade of building
	Transparency on Street-Facing Façade	25%
	Façade transparency on Remaining Facades	20% min
8. Roof Types	Permitted types	Pitched roof, parapet, flat; other types permitted with approval

1252.09 Additional Design Standards and Criteria

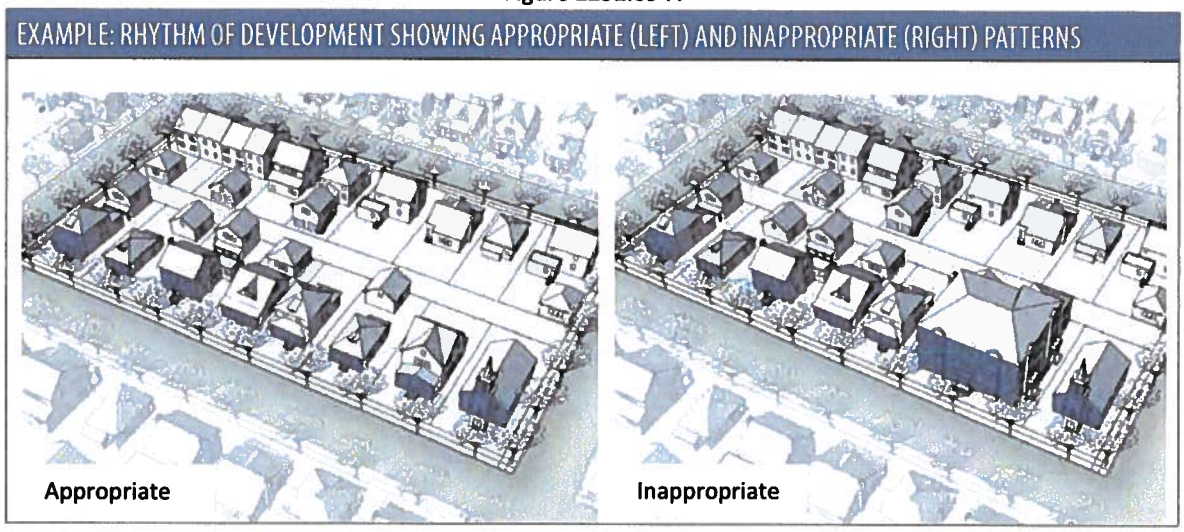
A. Intent. The standards and guidelines in this Section are intended to serve as the minimum standards and guidelines necessary to ensure that new development and redevelopment meets the purposes for which the SR 64 East Corridor District was created. Innovative design and creativity that embraces these guidelines are encouraged.

B. Contextual Design Guidelines.

1. Conformity to SR 64 East Corridor Vision Plan. The Corridor Vision Plan provides site-specific guidance for the development of many parcels within the SR 64 ECD. The intent of this Chapter is to facilitate achieving the vision. In instances where the Corridor Vision Plan provides guidance for building and site design standards on a particular parcel, development applications on that parcel should meet the general intent of such guidance to the extent practicable, as determined by the Planning Commission.

2. Rhythm of Development on a Block. Monolithic massing that disrupts the predominant building pattern of the neighborhood and corridor is strongly discouraged. See Figure 1252.09-A for an illustration of appropriate and in appropriate patterns.

Figure 1252.09-A



3. Massing and Articulation. New construction should complement the massing of neighboring buildings by utilizing roof forms, architectural trim, differentiation of facade planes, and a relationship of solids (siding and walls) to voids (window and door openings) that are consistent with the patterns established in neighboring buildings.

4. When large scale construction is proposed that is not consistent with the predominant building height and/or lot width of the surrounding area, special attention shall be paid to specific building design elements in order to articulate a building form that is appropriate to the neighborhood context. These include the items listed in the paragraph above, along with siting, setbacks, and facade treatments.

C. General Design Requirements *(existing 1252.07 B and C in part)*

1. An architectural typology shall be used that is consistent with or complementary of the local character.
2. Building design shall not serve to communicate or reflect the corporate identity or product marketed. Corporate identity and product marketed shall be communicated by signage, not by building color or architecture.
3. Building layout, facades, and roof lines shall maintain the relationships of buildings to one another, the design of the spaces between the buildings, and basic architectural "syntax" (i.e. proportions, openings, glazing, roof types and pitches, materials) is to be uniform or complimentary.
4. New buildings that exceed the scale and density of existing buildings shall demonstrate compatibility by varying the massing of buildings to reduce perceived scale and density, and to integrate larger buildings with pre-existing smaller buildings.
5. Building Style. Architectural detailing of new buildings shall incorporate various design details appropriate to existing local architectural character including, but not limited to:
    a) Patterned wall surfaces: e.g. patterned shingles and siding, brick patterns, terra cotta details;
    b) Focal windows; window grouping patterns; window pane patterns; window surrounds and trim; transom windows above street level;
    c) Shutters; awnings; door surrounds and top pieces;
    d) Columns and supports; balustrades; dormers; cupolas; towers; cornices; parapets; roof brackets; chimneys; and
    e) Decorative lighting.
6. Building Style Consistency. A single architectural style is not required for new development, but a building's style shall be consistent throughout. Buildings shall be designed to withstand the elements (gravity, sun, weather, and time) that also incorporate traditional rules of proportion and massing retain their appeal beyond a simple question of "style."
7. Modulate Mass and Elevation. Modulation is defined as a change in plane. The intent is to create architectural relief and interest. A building's elevation and mass should be modulated to match or replicate the narrow commercial facades and give a sense of human scale. Buildings shall be vertically modulated in no more than 20 foot increments or horizontally in no more than 30 foot increments.
8. Undifferentiated Facades. Undifferentiated facades shall not exceed twenty (20) feet horizontally or fifteen (15) feet vertically. Walls and facades shall be differentiated and relieved through a change in siding or other material, use of detail, projections, or change in color. (Differentiation is defined as visual relief and change.) The intent is to create architectural relief and interest.
9. Relieve Blank Facades. Blank facades shall not be visible from public spaces. Treatments to alleviate blank facades may include windows, architectural detail, or materials with texture (e.g., brick, siding, etc.).

10. Visual Definition. Vestibules, entries, windows, and other architectural features shall provide further visual definition and reduce the visual mass of larger buildings. Facades shall reflect the scale and massing of structures and achieve proportions that give a sense of human scale.

11. Appropriate Building Materials. Exterior materials may include brick, wood siding and/or stucco. All building materials shall express their specific properties. For example, heavier more permanent materials (i.e. masonry) support lighter materials (i.e. wood). Building materials for new buildings shall support the existing character of existing buildings within one-half (0.5) mile. The following street front siding materials are prohibited (although they may be permitted in other parts of the building):
    a) Plain concrete masonry block,
    b) Unfinished tilt-up concrete slab,
    c) Corrugated metal,
    d) Aluminum, vinyl or plastic siding,
    e) Neon is prohibited as exterior building ornamentation.

12. Buildings Located on Street Corners. Buildings located on street corners shall have additional architectural detailing to emphasize the street corner, which may include, for example: corner entry, balcony, integrated signage, public art, murals, and pedestrian amenities. Buildings or public amenities located on corners shall abut the property line on each side of the corner. Buildings that are located at major intersections of streets shall provide some form of visual interest such as: placement of the primary entry; articulation; towers; plazas; distinctive roof forms; ornamentation; or other distinctive architectural features.

13. Horizontal Moldings. Alignment of horizontal moldings should be considered and relate to the moldings of adjacent buildings.

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

15. Lighting may be placed on walls or in-ground, however, such illumination shall not cause glare upon adjacent street, roadway surfaces, or residential properties. (ex 1252.04 I.)

16. Location and Screening of Service Areas. Service areas shall be located away from streets and pedestrian areas, and shall be screened to reduce the visual impact of service activities. The following shall be screened completely with obscuring material: mechanical equipment (regardless of location), containers, recycling containers, utilities, and/or outside storage associated with a business.

17. Fences. Chain link fencing is prohibited.

18. Signage. Integrate Sign Design with Building Design. Signage design shall be considered as part of the building design. Signs may be mounted on the face of the building, provided the advertising does not detract or overpower the building architecture and scale. Signs may incorporate graphic symbols, logos, and other elements to provide visual interest and theme continuity. Reader board signs are prohibited.
    a) Illuminated Sign Regulations.
        1. An illuminated sign shall be defined as a sign in which a lighting device such as an incandescent bulb, florescent bulb, LED or neon tube are used on the sign plane itself and not as a means for making a sign visible using reflected light, such as a spotlight sign.
        2. The total permitted area for an illuminated sign shall be seventy-five (75) percent of the total permitted sign area. In the event the area for an illuminated sign is irregular in outline, then the area shall be defined as the area of the smallest rectangular perimeter drawn around the sign. If the sign is composed of separate illuminated elements (i.e. widely spaced letters in individual components), then the area of the sign shall be defined as the sum of the areas of the elements, each element's area calculated as the area of the smallest rectangle perimeter drawn around each element.
    b) Prohibited Signs.
        1. Internally illuminated dagger board perpendicularly projecting signs and hanging signs. Unlighted dagger board signs are appropriate.
        2. Bare tube neon signs mounted on an opaque mounting board in dagger board (blade sign) and perpendicularly hanging form. All other forms are permitted, such as a hanging neon sign with a clear plastic mounting board.
        3. Signs with mirrors or other highly reflective surfaces when combined with on-sign lighting devices.

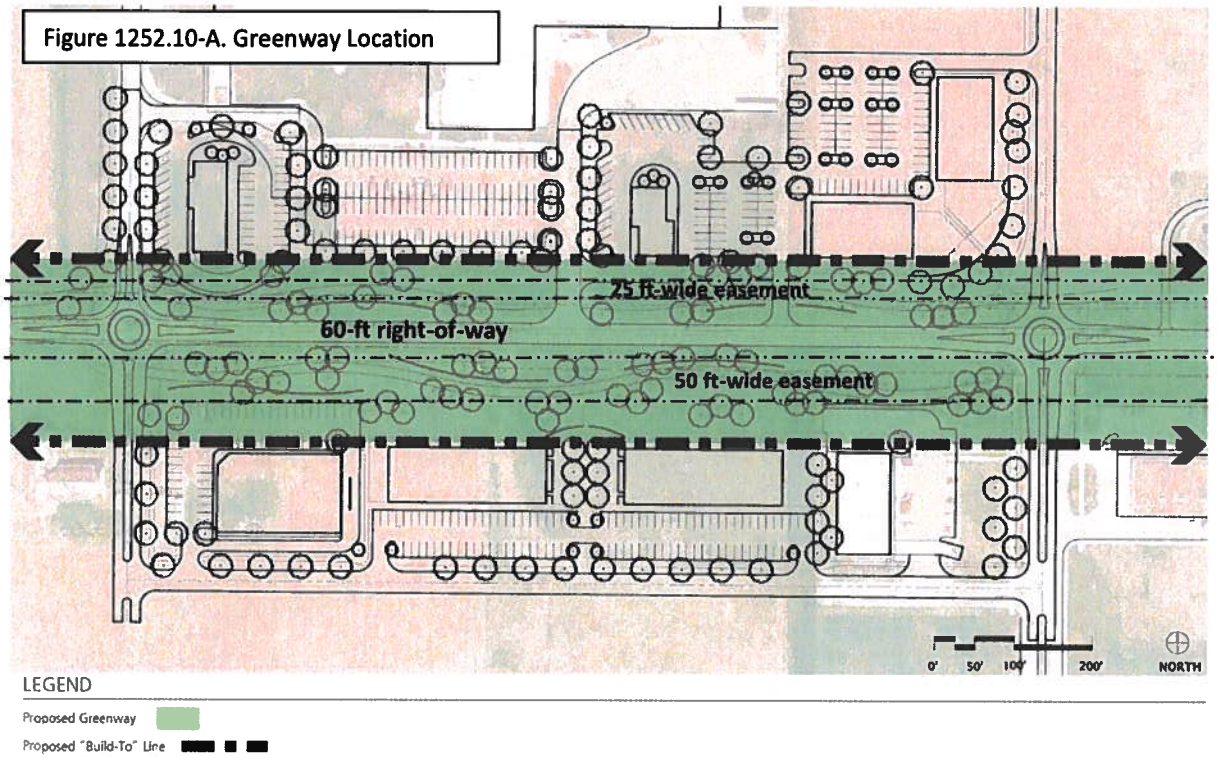
1252.10 SR 64 Greenway Place-Making Criteria.

In order to achieve the transformation of SR 64 into a multi-modal and attractive public realm, this Section establishes requirements for a greenway along SR 64. Associated standards for related place-making elements such as tree plantings, walls, pedestrian connections are included in order to provide the SR 64 greenway a unique identity.

A. Location of Greenway. The greenway shall be established along both sides of the SR 64 corridor:

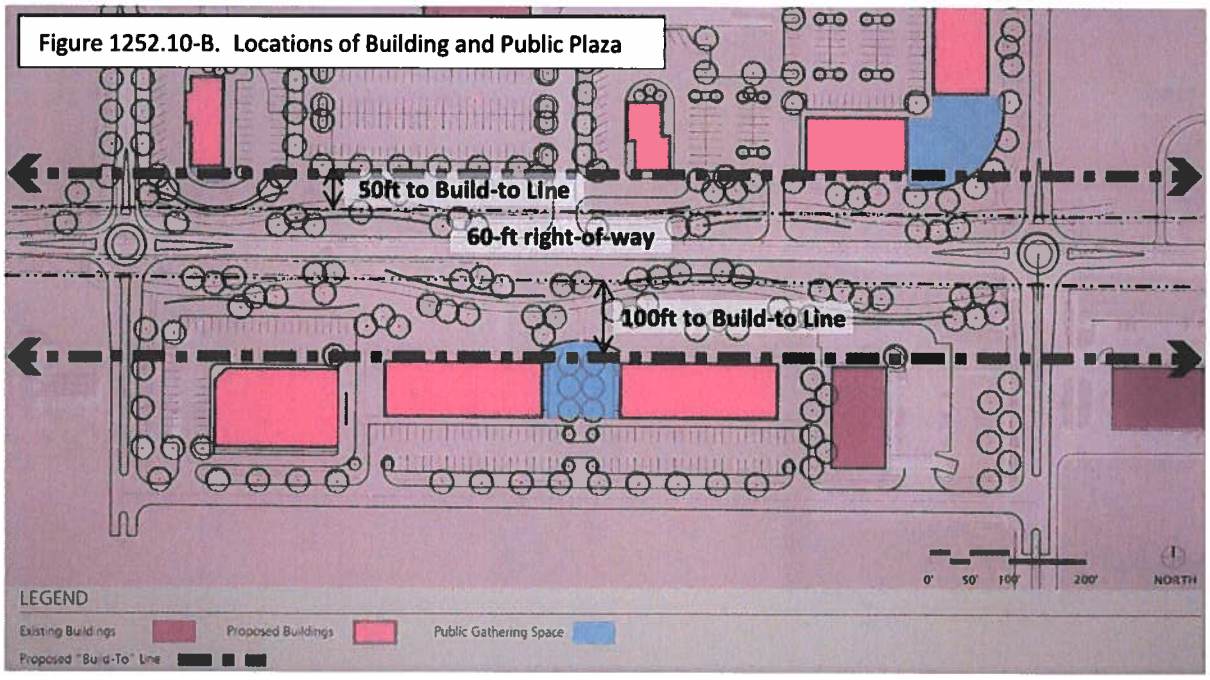
1. On the north side of SR 64, the width of the north greenway shall be 60 feet measured from the existing right-of-way line. A 25 ft wide easement shall be established within the greenway, adjacent to the right-of-way. See Figure 1252.10-A.

2. On the south side of SR 64, the width of the south greenway shall be 100 feet measured from the existing right-of-way line. A 50ft-wide easement shall be established within the greenway, adjacent to the SR 64 right-of-way line. See Figure 1252.10-A.



B. <u>Locations of Buildings and Public Plazas adjacent to Greenway</u>.

1. Buildings shall be placed at the Build-to Line, which corresponds to the width of the greenway: 60 feet from the SR 64 north right-of-way line and 100 feet from the SR 64 south right-of-way line. See Figure 1252.10-B.



2. A minimum of one Public Plaza shall be located on the north greenway and one on the south greenway, in locations that approximate the placement shown on Figure 1252.10-B. Each public gathering space shall include a minimum of 1,000 square feet.
3. See Figures 1252.10-B1 and 1252.10-B2 for Illustrations of public plazas.

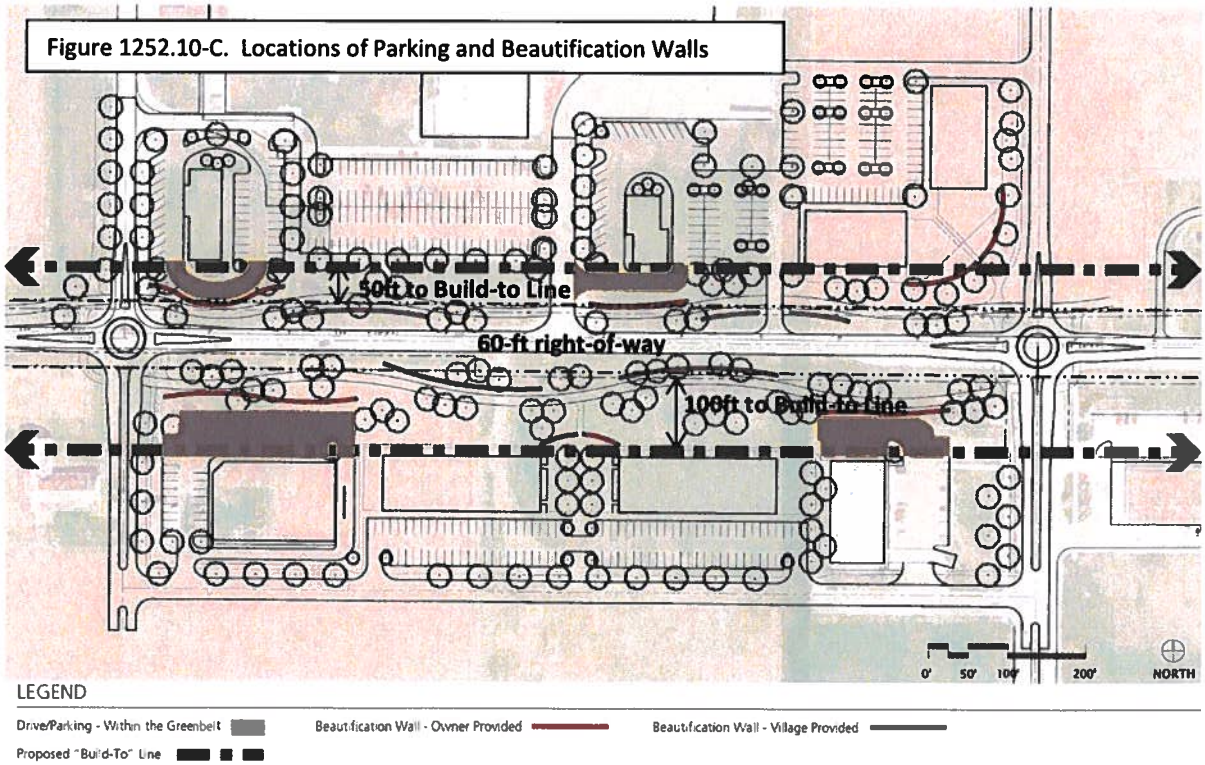
Figure 1252.10-B1

Figure 1252.10-B2

C. Locations of Parking Lots, Screening Walls.

1. Off-street parking shall be located to the side or rear of buildings with frontage on SR 64 consistent with the required Build-to Line, except in limited locations when authorized by the Planning Commission. See Figure 1252.10-C.
2. Screening Wall.
   a) A screening wall shall be erected by the property owner whenever off-street parking is located within the designated greenway, and whenever a public gathering space is located adjacent to the greenway.

Figure 1252.10-C. Locations of Parking and Beautification Walls

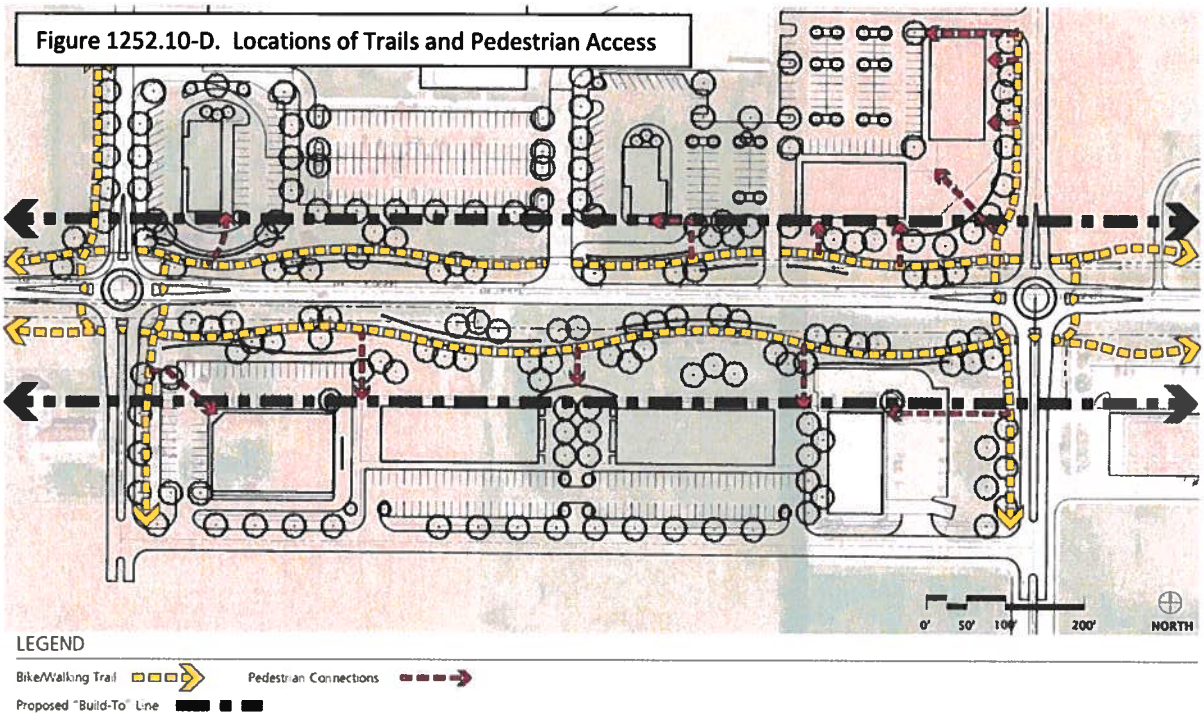


b) The screening wall shall be constructed of stone and shall have a minimum height of three feet. See Figures 1252.10-C.

D. Locations of Bike/Walking Trails and Pedestrian Access.

1. A bike/walking trail shall be installed along the greenway, within the SR 64 greenway easement required in Section 1252.10.A, and within the right-of-way of existing and new secondary access streets as illustrated in Figure 1252.10-D.
2. The bike/walking trail shall be a minimum of 10 feet in width, and constructed of materials approved by the Village Engineer.
3. Pedestrian connections shall be provided from the bike/walking trail to each building located along the greenway and each public gathering space as illustrated in Figure 1252.10-D. Pedestrian connections shall be a minimum of 6 feet in width.

Figure 1252.10-D. Locations of Trails and Pedestrian Access



E. Locations of Street Trees.

1. Street trees shall be installed within the greenway in the general locations illustrated on Figure 1252.10-E.
2. Additional landscaping shall be installed in accordance with Section 1252.12.

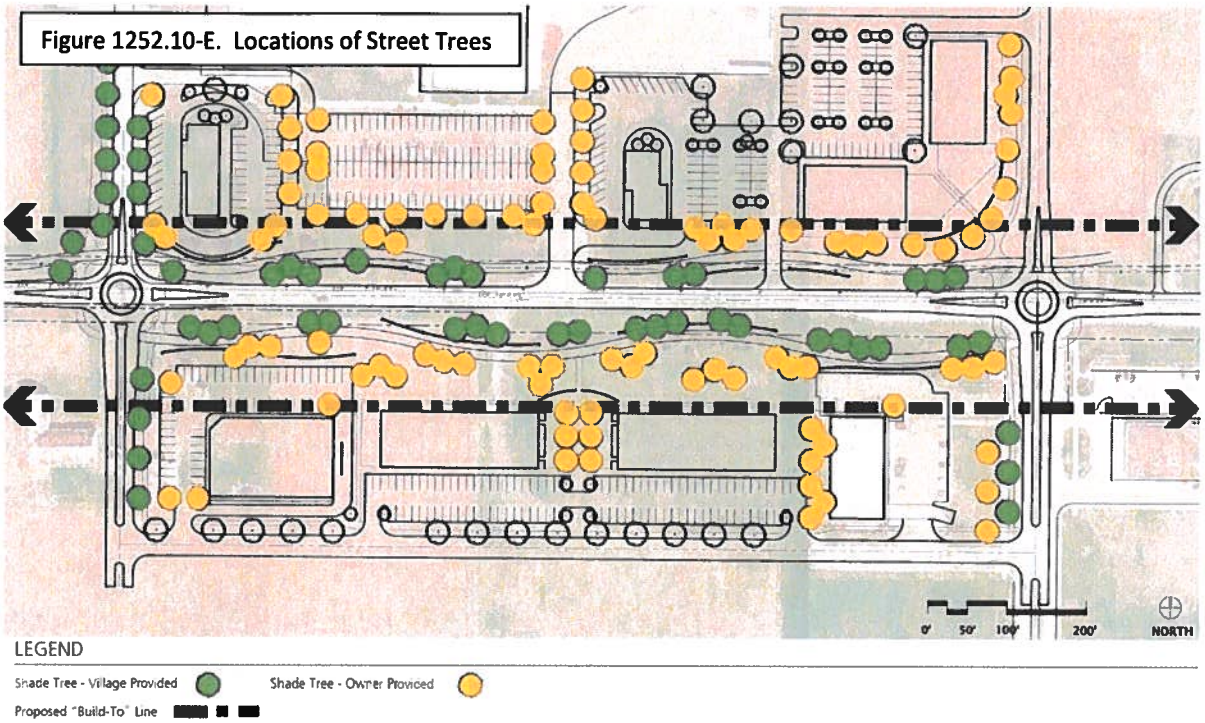


Figure 1252.10-E. Locations of Street Trees

F. <u>Public Art Elements</u>. The incorporation of public art into site design is highly encouraged as an amenity within the greenway. Public art includes, but is not limited to, works of two- or three-dimensions and may be freestanding, or incorporated into walls, pavement or other surfaces. See Figure 1252.10-F for potential locations for public art installations.

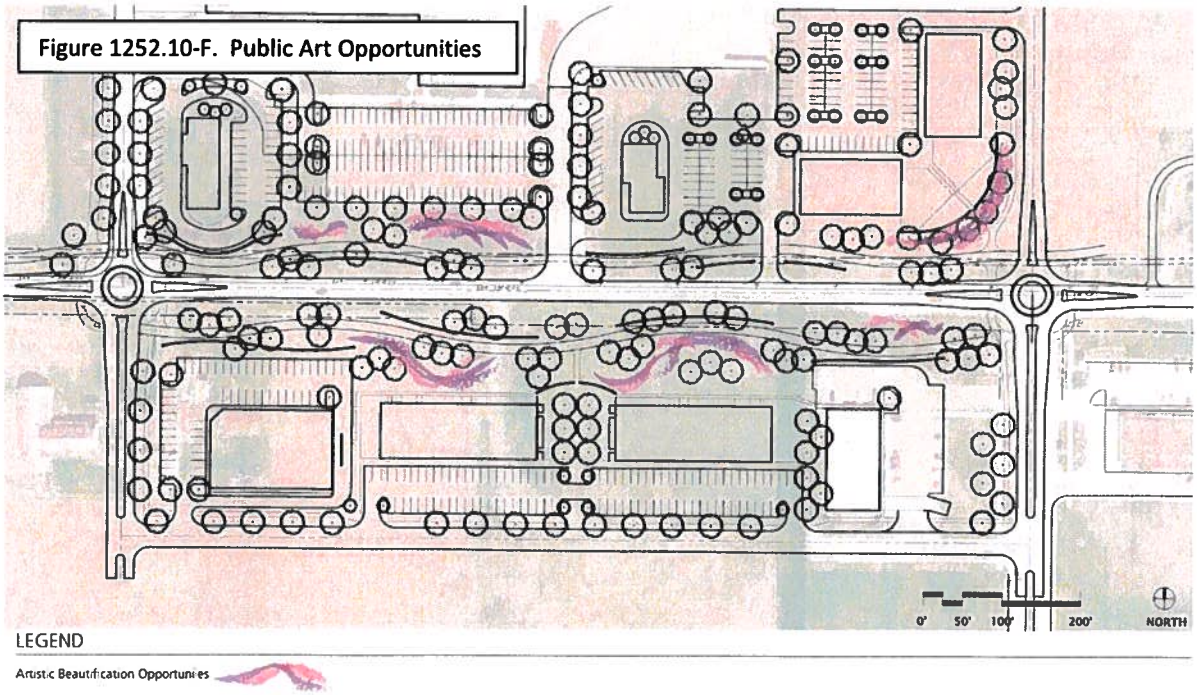


Figure 1252.10-F. Public Art Opportunities

Figure 1252.10-F1. Illustration of SR 64 Greenway.

Figure 1252.10-F2. Illustration of Potential Public Art

1252.11 Open Space and Riparian Corridor Criteria.

The intent of the open space criteria is to ensure that functional, well-designed open spaces are located within the SR 64 East Corridor District to enhance the quality of life for residents, businesses, and visitors, complement adjacent land uses, and contribute to the creation of a comprehensive, district-wide open space network.

A. Open Space. The open space network shall be provided, at a minimum, in the approximate locations shown in the Illustrative Building Plan (Figure 1252.07-A). Open space locations and types shall be identified during Plan Review and shall meet the criteria set forth in this Section.

B. Open Space Types and Dimensions.

1. SR 64 Greenway Corridor. The SR 64 Corridor Regulating Map (Figure 1252.04-A) illustrates a greenway along both sides of the SR 64 corridor. Elements of the SR 64 Greenway Corridor are prescribed in Section 1252.10.

2. Plaza. Plazas are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Plazas are usually located in areas where land uses are more diverse and there is potential for a greater level of pedestrian activity. Special features, such as fountains and public art installations, are encouraged. Plazas shall have a minimum size of 8,000 square feet and a minimum dimension of 60 feet. See Figures 1252.10-B1 and 1252.10-B2 for Illustrations of public plazas.

3. Passive Neighborhood Park. The SR 64 Corridor Illustrative Building Plan (Figure 1252.07-A) illustrates a neighborhood park centrally located south of the Mixed-Use District that anchors the Townhouse District. This park is intended to provide informal passive amenities such as walking paths, fountains, benches, and community amenities that are appropriate for all ages, such as an amphitheater, but not including active recreation such as athletic fields. The neighborhood park shall have a minimum of 4.5 acres, a minimum dimension of 200 feet and a minimum of 30% of the perimeter adjacent to a public street. A civic building may be located within the neighborhood park, provided the remaining park space is not less than 3 acres.

4. Blue Creek Greenway Corridor. A greenway corridor shall be provided along Blue Creek to encompass the required streamside buffer, with a minimum width of 50 feet, unless a

greater width is required by the Village Engineer. This Blue Creek Greenway Corridor is intended to provide an informal linear open space along Blue Creek with connections provided to other open space types and major destinations within and outside of the SR 64 East Corridor District. The SR 64 Corridor Regulating Map (Figure 1252.04-A) illustrates the Blue Creek Greenway Corridor.

C. Provision of Open Space.

1. Residential Buildings. There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. A neighborhood park shall be located within 660 feet of the main entrances of the residential units or the main entrance of a multiple-family building, as measured along a pedestrian walkway.

2. Mixed-Use and Commercial. There shall be a minimum of one square foot of publicly accessible open space/plaza for every 20 square feet of commercial space or fraction thereof. Required open space shall be located within 660 feet of the main entrance to the mixed-use or commercial space as measured along a pedestrian walkway.

3. Private Outdoor Spaces. Private outdoor space such as eating and seating areas, and plazas, are encouraged and may meet the requirements for public open space subject to the discretion of the Planning Commission. Entry alcoves and outdoor spaces may be located between the building and the sidewalk, provided such outdoor spaces do not obstruct pedestrian traffic. Seasonal flower plantings are encouraged, such as hanging baskets, oak barrels, and pots.

D. Open Space Character.

1. Required open spaces shall be publicly accessible and accommodate community activities and gathering spaces.

2. Roadways shall be designed to create pedestrian and bicycle connections throughout the SR 64 East Corridor District.

3. The Blue Creek Corridor is required along the entire length of Blue Creek within the SR64 ECD and shall be designed to facilitate pedestrian and bicycle travel. The Greenway shall be designed with publicly accessible street frontage for a minimum of 60% of the greenway length.

E. Suitability of Open Space.

1. The Planning Commission shall review all proposed open space types during the Plan Review process to determine the suitability of the open space. In determining the suitability of areas to be set aside for new open space types, the Planning Commission may consider all relevant factors and information, including but not limited to:

   a) The goals and objectives of the SR 64 Corridor Vision Plan;

   b) Suitability of the open space for active or passive recreational use or preservation of natural features;

   c) The proximity or potential connectivity to other open space types.

2. If the Planning Commission determines the open space proposed (or portions thereof) to be inconsistent with any of these considerations, a fee-in-lieu of the provision of open space, or a combination of fee and provision of open space may be used to meet the

requirement if approved by the Planning and Zoning Commission in accordance with Section 1252.11F.

F. Payment of Fee-In-Lieu of Open Space.

1. The following requirements shall be met when the Planning Commission determines that a payment of a fee-in-lieu of open space is required.
2. Fee-In-Lieu Calculation The payment of fees-in-lieu of open space shall be collected prior to the issuance of a building permit for each phase of development and shall be calculated using the following method:
   a) Calculate the total acreage of required open space from Section 1252.11C as applicable.
   b) Multiply the acreage of required open space by its estimated average value per acre. This value shall be established from time to time by resolution of Village Council.
   c) Multiply the value of the required open space as determined in Section 1252.11F2.b) by the required open space to obtain the open space fee.
3. Use of Open Space Fee. Unless otherwise specifically directed by Village Council, all fees collected shall be deposited in a fund that shall be used only for land acquisition, development, maintenance and operation of publicly accessible open spaces in the SR 64 East Corridor District as outlined in Section 1252.11.

G. Stormwater Management. Stormwater management practices, such as storage and retention facilities, may be integrated into the open space network, as set forth below, and in compliance with the design requirements setforth in Section 1252.12G.

1. Stormwater Features. Stormwater features placed in the open space network should be designed as formal or natural amenities with additional uses other than stormwater management alone, such as an amphitheater, or a pond or pool as part of the landscape design.
2. Stormwater features placed within the open space network should not be designed nor placed so as to impede public use of the land they occupy.
3. Stormwater features located in the open space network shall be designed with public safety as a design objective.
4. The Planning Commission may require a stormwater management facility to be fenced in order to reduce safety hazards.

1252.12 Parking and Landscaping Criteria.

A. Parking Requirements.

1. Parking spaces shall be provided for all buildings in accordance with Chapter 1258.
2. All parking in the Neighborhood Townhouse, Multi-Family Transition, Corridor Mixed Use and Corridor Commercial Subdistricts shall be on-street or located in mid-block parking lots or in parking lots located behind the buildings accessed from an alley connected to a public street. Parking lots shall not be located between streets and building entrances,

unless specifically authorized by the Planning Commission in locations illustrated in Figure 1252.10-C.

3. Common driveways shall be created wherever possible to serve commercial facilities in order to reduce curb cuts.

4. The Planning Commission may determine that the required number of off-street parking spaces may be reduced by implementing a shared parking policy for two or more uses that have differing peak parking needs.

5. On-street parking within the frontage of the building shall be counted toward on-site parking requirements for mixed-use, commercial and civic uses. On-street parking in front of residential buildings shall be counted as guest parking.

6. Parking lots shall be designed to include features that support alternative forms of transportation, such as bike racks, bus stops, benches, and walkways.

7. Parking lots with ten (10) parking spaces or more shall be designed with pedestrian crossings and pedestrian walkways within the parking lot, which shall be clearly delineated by: pavement scoring; various pavement materials intended to slow traffic; and changes in texture such as stamped concrete, pavers, and/or changes in color, etc. Private sidewalks shall be provided between the public sidewalk and building entrances and between connecting parking areas and the public sidewalk.

B. Surface Construction.

1. All paved surfaces including parking spaces, loading areas, circulation aisles and access drives shall comply with Chapter 1258, unless an alternative surface is approved by the Village Engineer.

2. As an alternative, off-street parking areas may be surfaced with permeable asphalt, permeable concrete or turf blocks, or some combination of permeable and nonpermeable surfaces, subject to review by the Village Engineer. The Village Engineer may approve an adjustment to the calculations for required stormwater management and retention measures to reflect greater stormwater volume control through the use of permeable paving.

C. Landscaping along Parking Lot Perimeters.

1. See Section 1252.10C for landscaping and screening wall requirements for parking lots and/or associated circulation aisles located in or adjacent to the SR 64 Greenway.

2. For parking lots adjacent to secondary streets, the area within the required parking setback shall be appropriately landscaped. For developments using storefronts along a portion of the site's frontage along the secondary street, alternative parking lot screens may include a decorative low wall (3 feet in height, maximum), an elevated landscape planter (16 inches to 3 feet tall and at least 3 feet wide), or other decorative screening feature that adds visual interest from the street and sidewalk, yet maintains eye-level visibility into the site as determined by the Planning Commission.

D. Internal Parking Lot Landscaping.

1. Parking lots that contain 30 or more spaces shall provide interior parking lot landscaping at the rate of 10 square feet of landscaped area for each parking space.

2. Landscaped islands located within the interior of a parking lot shall be at least 6 feet wide and a minimum of 100 square feet, and be generally evenly distributed throughout the parking lot.
3. At least one tree is required for every landscaped island within a parking lot.
4. Wheel stops, curbs or walkways shall be used to protect landscaped islands from vehicles.
5. Canopy trees capable of 30-foot height and spread shall be utilized for the minimum number of required trees.

E. Additional Landscaping and Screening Requirements. Additional landscaping and screening shall be provided when required by Section 1257.09 (Landscaping and Screening Requirements). In the event there is a conflict between the requirements of this chapter and Section 1257.09, the provisions herein shall apply.

F. Utilities. Utilities shall be provided by underground lines preferably at the rear of lots in an easement located in an alley right-of-way. Utility boxes and equipment shall be screened from view of the public right-of-way.

G. Stormwater Management.

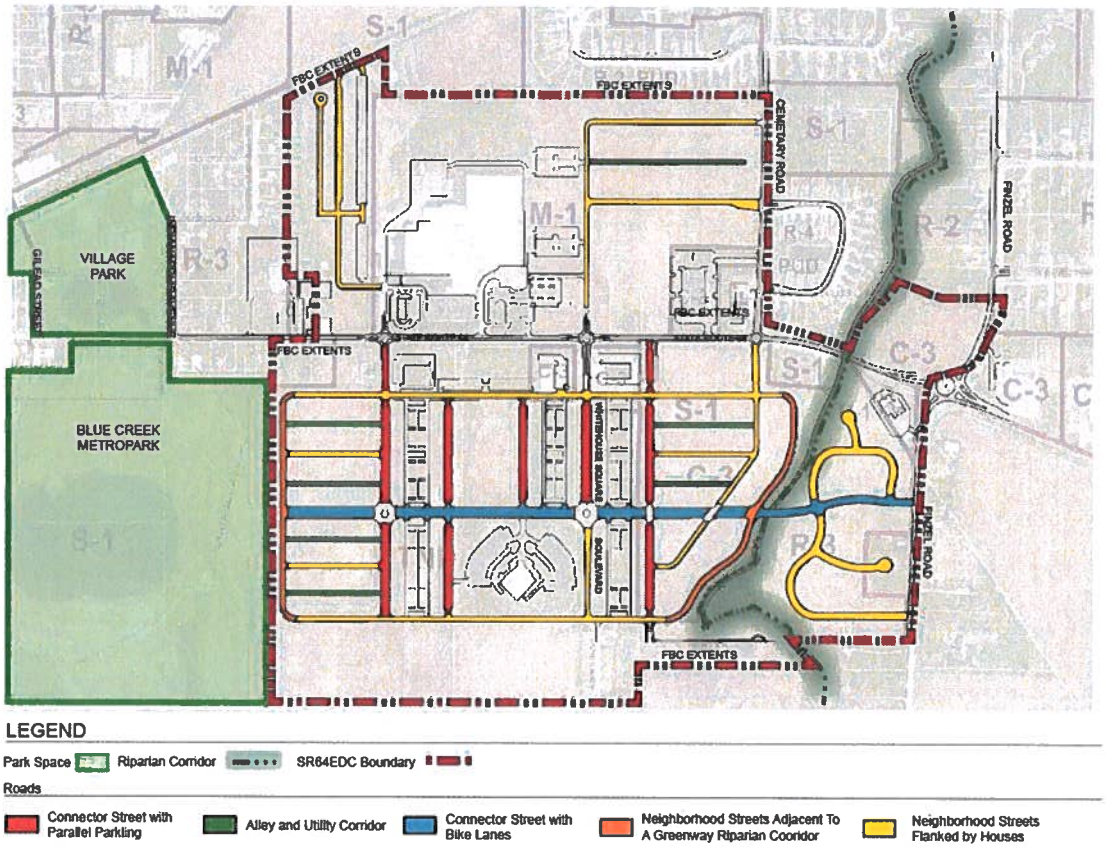
1. Design Guidelines. The applicant should incorporate the most innovative, creative, environmentally effective and cost-effective practices available for stormwater management. The Village encourages the use of stormwater treatment and engineering methods that allow for groundwater recharge and that manage stormwater as close to its source as possible. The use of Environmentally Sensitive Development (ESD) methods such as conservation design, smart growth, green infrastructure, integrated site design and sustainable development are practices and methods that can help achieve these goals. These practices are encouraged to be used in Whitehouse where suited to site and development conditions.
2. Qualified Professional. Stormwater management features shall be designed by a licensed design professional.

1252.13 Criteria for Streets, Blocks, Sidewalks and Pedestrian/Bike Trails.

The intent of Section 1252.13 is to develop a comprehensive network of streets, blocks, sidewalks and trails throughout the SR 64 East Corridor District that are configured to accommodate multiple modes of transportation, organized by a hierarchy of street types, and consistent with the place-making principles of the SR 64 East Corridor District Plan. It is intended that the street network encourage and support the principles of a walkable and bikeable community environment.

A. Street Network. Streets shall form an interconnected street pattern with walkable block sizes as illustrated in Figure 1252.07-A. Existing and planned streets that make up the street network within the SR 64 East Corridor District are classified by street type as depicted on Figure 1252.13-A. Each street type is configured to accommodate specific transportation and land use needs. New streets shall be designed using the principles and characteristics defined by each street type. The Village Engineer shall determine which street type is applicable and may require modifications to right-of-way and/or pavement widths, or require additional street infrastructure elements depending on unique site characteristics.

Figure 1252.13-A
SR 64 East Corridor District Street Network



1. State Route 64 – Corridor Greenway Street. The SR 64 corridor greenway is intended to balance non-motorized and vehicular travel options along this mixed use corridor with landscaping and trail, and no driveway access.

2. Boulevard Connector Streets. The boulevard connector street provides a medium-capacity street that serves a variety of uses and development densities. Boulevard connector streets provide connections between neighborhoods throughout the SR 64 East Corridor District. It is a typically a street where buildings are located right at the sidewalk or within a small setback such as where commercial storefronts are adjacent to the sidewalk. This also includes a secondary access street that is parallel to SR 64 and provides access to the buildings that front on SR 64. Designed as a boulevard with a wide median and a wide public frontage and therefore a wide right-of-way.

    a) Boulevard Connector Streets with on-street parallel parking shall be designed according to the dimensions illustrated in Figure 1252.13-B.

    b) Boulevard Connector Streets with bike lanes shall be designed according to the dimensions illustrated in Figure 1252.13-C.

Figure 1252.13-B. Boulevard Connector Street with Parallel Parking.

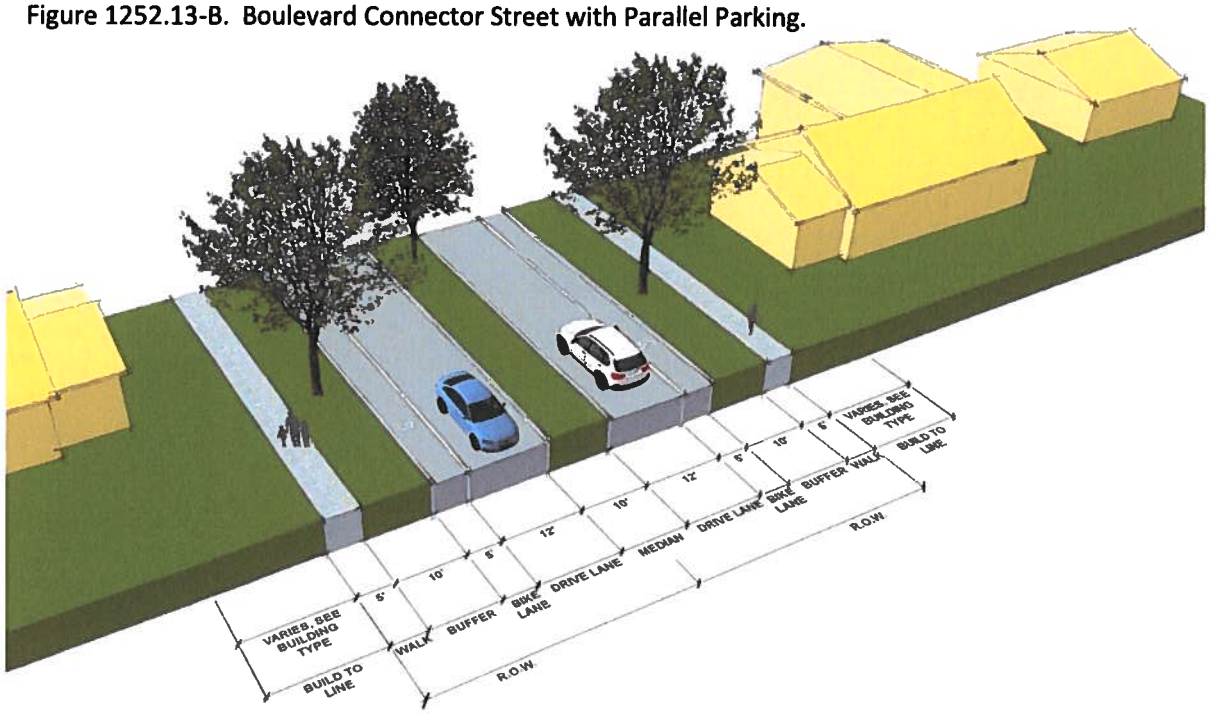
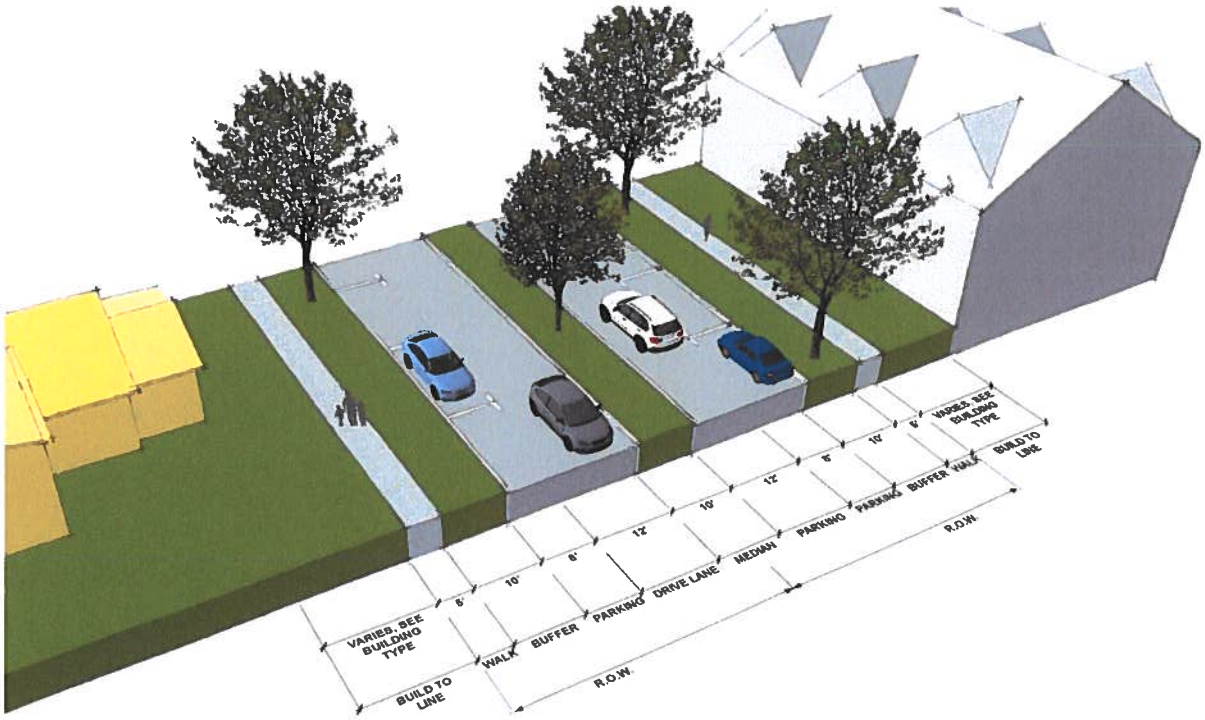


Figure 1252.13-C. Boulevard Connector Street with Bike Lanes.



3. Neighborhood Streets. Neighborhood streets provide a low-capacity street suitable for residential areas, where landscaped setbacks are required.
    a) Neighborhood Streets flanked by houses on both sides shall be designed according to the dimensions illustrated in Figure 1252.13-D.
    b) Neighborhood Streets adjacent to the Blue Creek Greenway Corridor shall be designed according to the dimensions illustrated in Figure 1252.13-E.
4. Alleys. Alleys, which includes service streets, are very low capacity, low speed streets located to the rear of lots that minimize driveway interruptions on sidewalks adjacent to public streets. Alleys and service streets provide access to parking facilities, loading facilities, and service areas for refuse and utilities. Alleys shall be designed according to the dimensions illustrated in Figure 1252.13-F.

Figure 1252.13-D. Neighborhood Streets Flanked by Houses On Both Sides.

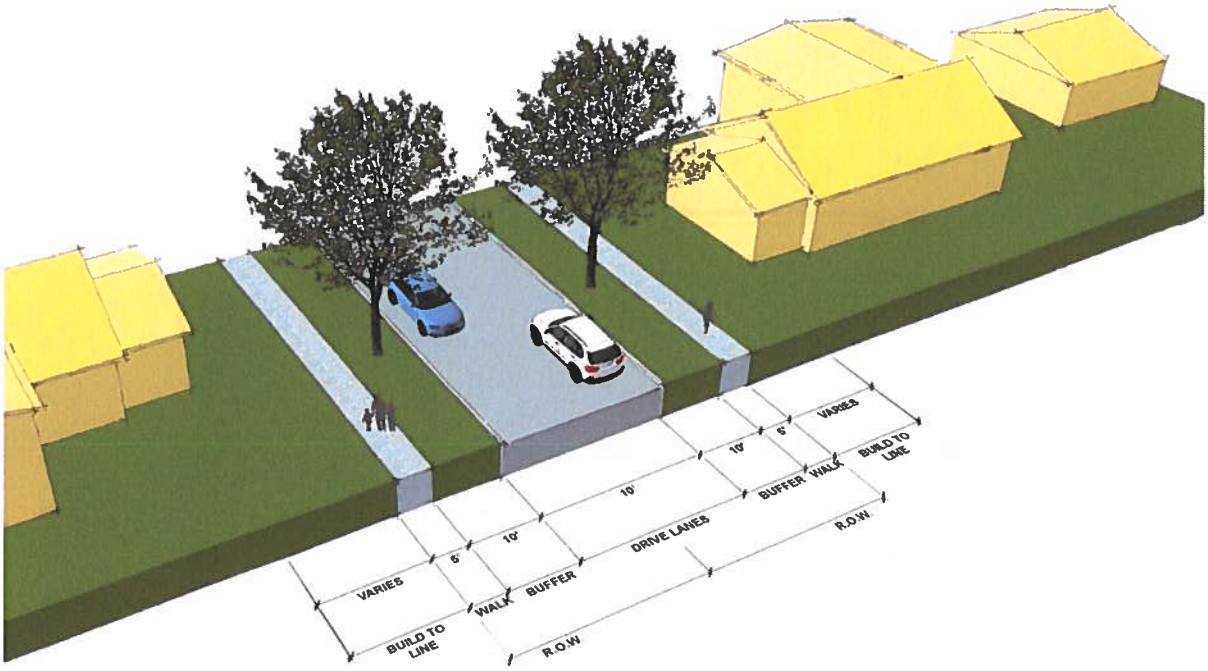


Figure 1252.13-E. Neighborhood Street Adjacent to Blue Creek Greenway Corridor.

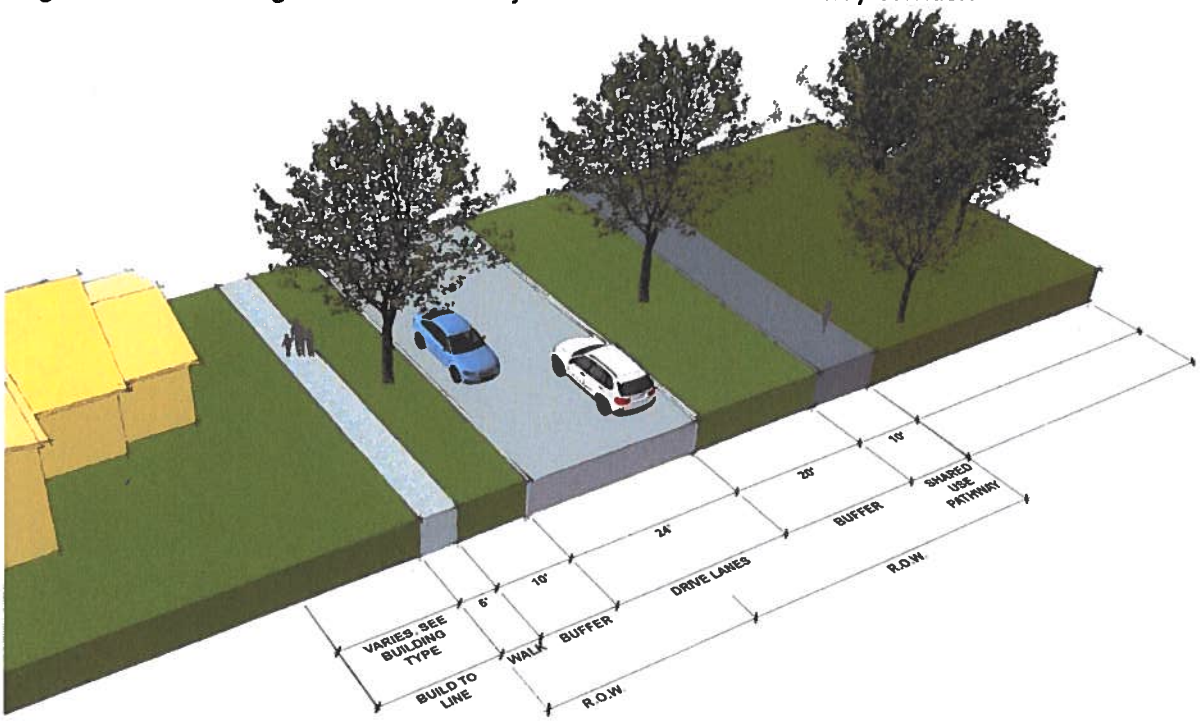
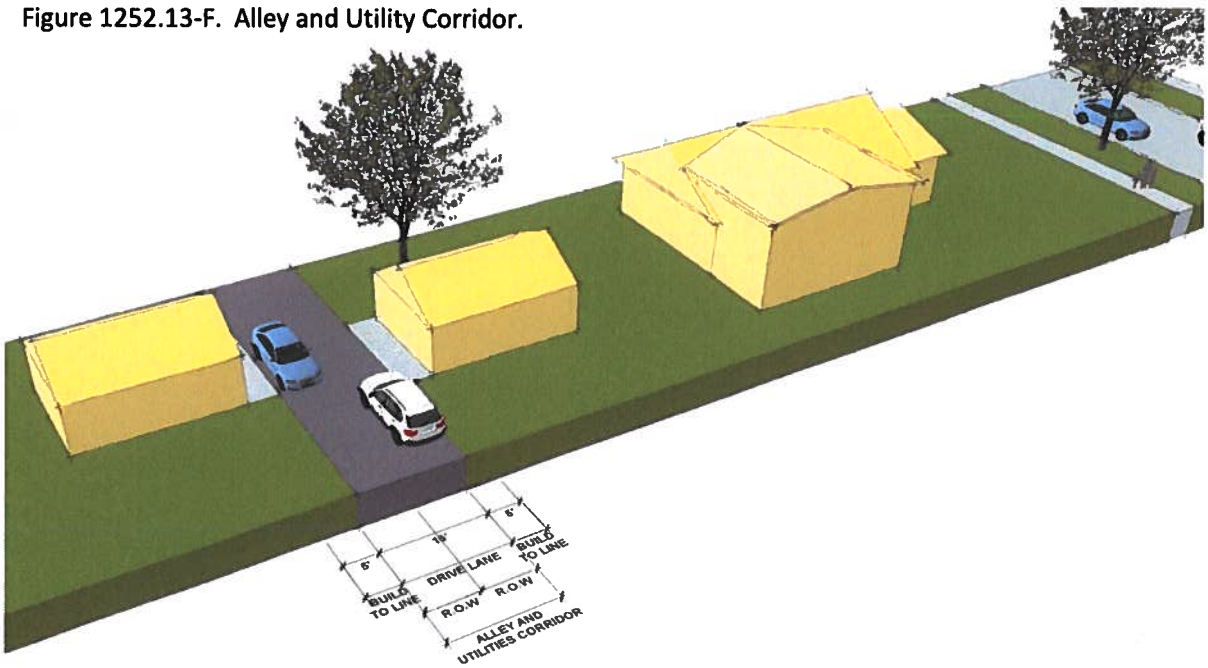


Figure 1252.13-F. Alley and Utility Corridor.



B. New Street Design Standards. New streets shall be designed using the principles and characteristics defined by each street type, and shall adhere to the regulations and requirements set forth in the Whitehouse Subdivision Regulations, except as otherwise provided in this Section. The Village Engineer shall determine which street type is applicable and may require modifications to right-of-way and/or pavement widths, or require additional street infrastructure elements depending on unique site characteristics. *(existing 1252.04 K, in part)*

C. Street Network Map.

1. The Street Network Map (Figure 1252.13-A) shall be used as a guide in determining the appropriate locations and alignments of new streets during the Plan Review process as required in Section 1252.15.

2. Actual street alignments and locations will be determined through the Plan Review process as individual properties are developed. Alignments may be subject to change pending further engineering analysis and land use programming. Where existing alignments are shown to remain, these streets may be subject to improvements necessary to bring them into conformance with a permitted street type.

3. Wherever possible, a traditional grid pattern shall be used when designing new interior streets. Streets shall be coordinated with existing, proposed, and anticipated streets outside the development or outside the portion of a single tract that is being divided into lots. The street layout shall connect to all adjacent public stub streets to facilitate connections to adjacent future development sites. Substantial internal connections shall also exist within the site. The street layout shall contain no cul-de-sacs, or other unconnected streets, unless a determination is made by the Planning Commission that the provision of connected streets is infeasible or inappropriate.

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

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

   a) Accessibility to all modes of transportation (automotive, pedestrian, bicycle, and/or public transit);

   b) Street network connectivity;

   c) Potential conflict between pedestrian and vehicles or between 2 or more vehicles (i.e. location of parks and open space). Particular attention should be paid to line of sight issues and intersection design.

6. Alleys. All lots less than sixty (60) feet in width, Townhouse developments and Apartment developments shall provide rear alley access for off-street parking. Once a block utilizing an alley configuration is created, all dwelling units on that block shall have vehicular access from the alley; direct vehicular access from a street is not permitted.

D. General Block Layout

1. Maximum and minimum block size. Block lengths shall reflect traditional development patterns in Whitehouse (generally between 300 feet and 500 feet in length) to maintain the historic connectivity of streets and variety in pedestrian experience. *(existing 1252.04 E.)*

2. Pedestrian Orientation. *(existing 1252.04 G.)* New development shall provide connectivity through an interconnected street grid network which disperses traffic and encourages a greater use of non-motorized transportation. It shall have a high-quality pedestrian environment to make walking pleasurable.

E. Pedestrian Connections

1. Pedestrian connections to neighboring streets and paths are recommended where possible. Paths and walkways should be designed throughout to make the development pedestrian-friendly for those who live and work there and also to make this development easily accessible to the adjacent land uses.

2. Sidewalks. Sidewalks shall be required on both sides of the street. Sidewalks shall adhere to the regulations and requirements set forth in Chapter 1131 of the Subdivision Regulations.

   a) The sidewalks required by this section shall be at least five (5) feet in width in residential areas and eight (8) feet in width in commercial areas. Where a sidewalk occurs adjacent to a parking lot in a residential area, such sidewalk shall be at least six (6) feet in width unless wheel stops are used to prevent vehicle overhang.

   b) Wheelchair ramps for the handicapped shall be provided at intersections and other major points of pedestrian flow. Wheelchair ramps and depressed curbs shall be constructed in accordance with published standards of the State of Ohio. Construction for the handicapped shall conform to the requirements of ORC 729.12 (Ramped curbing for Handicapped).

F. Trees in Public Right-of-way.

1. Streets shall be lined with trees and landscaped in accordance with the Subdivision Regulations, Section 1127.10 and the Whitehouse Street Tree Ordinance. Special consideration should be given to any proposed commercial storefronts when determining appropriate size and species.

2. Street trees shall be planted within streetscape planting zones in tree wells, tree lawns or open planting beds based on the applicable street type design requirements. The Planning Commission or Whitehouse Tree Commission may prescribe additional planting specifications based on specific tree species, site conditions, and/or conditions related to the adjacent street type.

3. Removal of trees six (6) inches in diameter or greater, measured four (4) feet above ground requires approval of the Planning Commission and/or Whitehouse Tree Commission. *(existing 1252.04 H.)*

G. Lighting. Street lighting shall be provided along all streets in the district. More, smaller lights, as opposed to fewer, high-intensity lights, shall be used. Street lights shall be installed on both sides of the street at intervals of no greater than seventy-five (75) feet. Lighting fixtures shall be distinctive, decorative lampposts designed on a human scale for pedestrian utility and shall be subject to Planning Commission approval. *(existing 1252.04 I.)*

H. Oversize and Offsite Improvements. The Planning Commission, based on advice provided by the Village Engineer, may require that utilities, pavements, and other land improvements for the proposed development be designed oversized, and/or with extensions provided, to serve adjacent land within the SR 64 East Corridor District, when determined to be an integral part of the District's infrastructure. The subdivider may be required to pay for all oversize improvements that pertain to sanitary sewers and waterlines and storm drainage requirements inherent to the plat and may be required to pay for oversized sanitary sewers and/or water line improvements where such oversizing is required for conformance with the sanitary sewer and water service master plans of the Village of Whitehouse or Lucas County.

1252.14 Existing Uses

Implementation of the SR 64 Vision Plan requires sensitive treatment of existing uses that represent significant investments in the Village of Whitehouse. While the long-term goal of the SR 64 ECD is for development to ultimately meet the building and use requirements of this chapter, it is the intent of this section to permit existing uses to continue and to be considered conforming to this Code, even if the use or the building type is not otherwise permitted in the SR 64 ECD, provided that the following requirements are met.

A. All uses that were permitted or special uses under the zoning of a property immediately prior to its rezoning into the SR 64 ECD shall continue to be allowed as permitted or special uses on the property. Expansions of uses within Existing Structures shall be permitted on the property provided that at least one of the permitted or special uses under the prior zoning has been operated continuously in an Existing Structure and/or associated use area on the property within the 12 months prior to the rezoning of the property into the SR 64 ECD.

B. Once a use that complies with the SR 64 ECD is established on a lot or parcel and all Existing Uses have been abandoned or voluntarily discontinued, no non-SR 64 ECD use of the prior zoning district may be re-established.

   1. For parcels with a single Existing Structure configured as a multi-tenant building, once the entire multi-tenant building is abandoned, demolished and/or all tenant spaces have established uses under the applicable SR 64 ECD, no non-SR 64 ECD use permitted in the prior zoning district may be re-established on the parcel.

   2. For parcels with multiple Existing Structures, only after all buildings have been abandoned, demolished and/or all buildings have established uses under the applicable SR 64 ECD, no non-SR 64 ECD use permitted in the prior zoning district may be re-established on the parcel.

C. Abandonment of an Existing Use

   1. If an Existing Use is abandoned for any reason for a period of more than 12 months, only those uses allowed in the SR 64 ECD in which the property is located may be established. With regard to a multi-tenant building, the term "Existing Use" shall mean all of the existing uses in that building.

2. An Existing Use shall be considered abandoned if one or more of the following conditions exist:
   a) Utilities, such as water, gas or electricity to the property, have been disconnected;
   b) The property, buildings, or grounds have fallen into disrepair;
   c) Signs or other indications of the presence of the use have been removed;
   d) Equipment or fixtures necessary for the operation of the use have been removed; or
   e) Other actions that constitute an intention on the part of the property owner or lessee to abandon the use.
3. Once a use has been determined to be abandoned, any subsequent use; new construction, including buildings, site features, parking areas; and other associated construction shall comply with the applicable provisions of this Chapter 1252.

D. Expansions of Existing Uses. An Existing Use may be enlarged, increased or extended to occupy a greater area of buildings and lands only after a finding by the Planning Commission that the enlargement, increase or extension meets all of the following standards:
   1. The expansion does not have a substantial detrimental effect on, or materially impair the use and enjoyment of, adjacent uses or lots, and does not limit the ability for adjacent lots to develop in accordance with this Chapter;
   2. The buildings and area encompassing the expansion of the Existing Use comply with all parking, sign, or other regulations applicable to the area affected by the proposed enlargement, increase or extension of use area as required by the applicable provisions of this Chapter; and
   3. The buildings and area encompassing the expansion of the Existing Use comply with any reasonable conditions imposed by the Planning Commission that are necessary to ensure that the proposed enlargement, increase, or extension of use area will not prove detrimental to adjacent properties or the surrounding community.

E. Any Existing Use may be extended throughout any existing building or parts of a building which were manifestly arranged or designed for that use at the time of adoption of this amendment, but the Existing Use shall not be extended to occupy any land outside the existing building except as may be expressly permitted by the Planning Commission.

1252.15 General Administration – Review Procedures

A. Preliminary Discussions. Applicants are encouraged to confer with the Administrator before preparing a Development Plan in order to become thoroughly familiar with the SR 64 East Corridor District requirements and the goals of the SR 64 Corridor Vision Plan.

B. Applications for Development Plan Administrative Review: The applicant shall submit a Development Plan to be reviewed by the Planning Commission for compliance with the requirements of this Chapter. The purpose of the administrative review is to confirm that submitted documents conform to the requirements of this Chapter.

1. The Development Plan shall be in substantial compliance with respect to the Regulating Map (Figure 1252.04-A), the Illustrative Building Plan (Figure 1252.07-A), the Street Network Map (Figure 1252.13-A), and the requirements of this Chapter.
2. The Planning Commission shall have leeway to relax the requirements of this Chapter for a SR 64 ECD development that exhibits creativity and excellence in design quality of the development.
3. Documents including, but not limited to, the following shall constitute the Development Plan:
   a) Development Plan review application;
   b) A site plan pursuant to Chapter 1241.06 (Site Plan Requirements);
   c) Civic space detail plans at one (1) inch = fifty (50) feet minimum, showing landscaping and location of benches and play equipment. Catalog cuts of site furniture. Details and specifications of pads for site furniture. Layout drawings of any playground equipment and manufacturer specifications. Details and specifications of playground surfacing materials;
   d) Final homeowners association and public dedication documents;
   e) Any additional materials, as required, to document compliance with this Chapter.
4. Deed Restrictions / Property Maintenance *(from existing 1252)*
   a) The developer shall be required to provide deed restrictions for the use of the commercial portion of the property to those uses approved by the Planning Commission.
   b) The developer shall also provide restrictive covenants or other provisions guaranteeing the perpetual maintenance of open spaces, sidewalks and walkways, and other spaces dedicated to public use.

C. Amendments to the Regulating Map.

1. Minor Amendment of Sub-District Boundary. The Planning Commission may approve a minor amendment to a sub-district boundary as part of a Development Plan Administrative Review when the Planning Commission determines the amendment meets the following criteria:
   a) The amendment does not result in a substantial change to the overall intent or land use mix with in the SR 64 East Corridor District.
   b) The expansion does not have a substantial detrimental effect on uses in adjacent Sub-Districts, and does not limit the ability for adjacent Sub-District to develop in accordance with this Chapter.
2. Major Amendments. Major amendments to the Regulating Map shall be reviewed and acted upon in accordance with Chapter 1248. A major amendment is any change to the regulating map that does not meet the criterial for a minor expansion.