

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

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9.01. "PD" PLANNED DEVELOPMENTS

9.01.A. Purpose

The purpose of the Planned Development (PD) District is to:

- 9.01.A.1.** Promote the mixture of land uses in a creative, economical, and aesthetically pleasing manner.
- 9.01.A.2.** Encourage flexibility in the design of developments specifically in the preservation of open space, in the protection of natural features, in the utilization of site amenities, and in the creation of designs that are compatible with surrounding uses.
- 9.01.A.3.** Provide harmonious transitions between uses by utilizing land uses, landscaping buffers, or other similar techniques.
- 9.01.A.4.** Allow for the development of infill sites and the redevelopment of existing sites in creative manners that respect existing circumstances, adjacent land uses, topography, lot size, and other similar elements.
- 9.01.A.5.** Allow for safe and efficient transportation networks that accommodate automobiles, non-motorized vehicles, and pedestrians.

9.01.B. Applicability

9.01.B.1. Existing Planned Development Districts

- 9.01.B.1.a.** Existing Planned Development Districts approved by Tate Township will remain in existence and their development plans continue to be enforced.
- 9.01.B.1.b.** Revisions to existing Planned Development Districts shall comply with the regulations contained in [Section 9.01.G. Modifications to Approved Planned Developments](#).

9.01.B.2. New Planned Development Districts

New Planned Development Districts shall comply with the regulations contained in this Article.

9.01.C. Establishment of a Planned Development

The following are the planned development districts that are available to property owners at their election. All approved Planned Development Districts shall be identified on the Township's zoning map with one of the following designations:

- 9.01.C.1.** "R-PD," Residential Planned Development
- 9.01.C.2.** "C-PD," Commercial Planned Development
- 9.01.C.3.** "E-PD," Enterprise Planned Development
- 9.01.C.4.** "M-PD," Mixed-Use Planned Development

9.01.D. Application Requirements

9.01.D.1. Preliminary Development Plan

The Preliminary Development Plan shall include the following information. The quantity of copies of application(s) and sets of plans, application fee, and other submittal requirements are included on the applicable development application.

- 9.01.D.1.a.** A survey and/or engineering drawings of the property to be included in the Planned Development.
- 9.01.D.1.b.** The plan shall include a vicinity map, north arrow, scale bar, applicant contact information, and proposed development title.
- 9.01.D.1.c.** Evidence that the applicant has the consent of the property owner to submit the Preliminary Plan or has sufficient control over the tract to complete the proposed plan, including a statement of the ownership and beneficial interests in the tract of land and the proposed development.
- 9.01.D.1.d.** A narrative description of the proposed development.
- 9.01.D.1.e.** A plan that identifies the proposed parcels contained within the development.
- 9.01.D.1.f.** Existing property lines of adjacent properties noting the owners of record and existing zoning designations and uses.
- 9.01.D.1.g.** The location of proposed buildings and land uses within the development. The amount of land area/proposed square footage dedicated for each land use shall be specified.
- 9.01.D.1.h.** Preliminary interior open space system and landscaping and perimeter buffering concepts.
- 9.01.D.1.i.** Location of existing and proposed streets, drives, access locations, parking areas, and pedestrian network.
- 9.01.D.1.j.** Minimum peripheral setbacks around the perimeter of the development.
- 9.01.D.1.k.** Traffic impact study, if deemed required by the Zoning Inspector, the Clermont County Engineer's Office and/or the Ohio Department of Transportation.
- 9.01.D.1.l.** For residential developments, a statement of density of the various residential uses within the development.
- 9.01.D.1.m.** Any other information requested by the Zoning Inspector, Zoning Commission, or Township Trustees.

9.01.D.2. Final Development Plan

The Final Development Plan shall include the applicable information from the Preliminary Development Plan and the following information:

- 9.01.D.2.a.** A plat prepared by a registered surveyor or engineer for the entire development area identifying parcel numbers, lines, dimensions, and areas.

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

- 9.01.D.2.b.** Evidence that the applicant has the consent of the property owner to submit the Final Development Plan or has sufficient control over the tract to complete the proposed plan, including a statement of the ownership and beneficial interests in the tract of land and the proposed development.
- 9.01.D.2.c.** Copies of any restrictive covenants that are to be recorded with respect to property included in the Planned Development District.
- 9.01.D.2.d.** The existing topography with contour intervals of not less than five feet, and final contours at two feet maximums.
- 9.01.D.2.e.** The proposed size, location, use, and arrangement of buildings, parking areas (with proposed arrangement of stalls and number of spaces), entrance and exit driveways and their relation to existing and proposed streets, proposed landscaping, signage, and all other significant features of the proposed development.
- 9.01.D.2.f.** A statement of the density of residential uses within the development, if applicable.
- 9.01.D.2.g.** Building elevations of all sides that indicate proposed architectural character. Exterior finishes and colors shall be identified. Material boards may be required upon request by the Zoning Inspector.
- 9.01.D.2.h.** Design and location of existing landscaping to be preserved and all proposed landscaping areas, open space, buffering plans, retention/detention areas, and yards. The common and scientific names of all proposed plant species shall be provided along with the quantity and sizes of each.
- 9.01.D.2.i.** The location of all existing trees with a caliper of four inches or more.
- 9.01.D.2.j.** Existing and proposed sanitary and storm sewers, water mains, culverts, and other underground structures.
- 9.01.D.2.k.** Lighting, including fixture types, sizes, and a photometric plan indicating the minimum and maximum illumination and the footcandle reading of outdoor lighting at all property lines.
- 9.01.D.2.l.** Service structures and trash facilities, including dumpster pads and enclosure details.
- 9.01.D.2.m.** Notation of any right-of-way dedication that may be necessary for the widening or extension of any major streets.
- 9.01.D.2.n.** Sign plan indicating locations, sizes, and designs for all proposed signs.
- 9.01.D.2.o.** Development schedule and project timetable along with a phasing plan for the development, if any.
- 9.01.D.2.p.** Additional information as requested by the Zoning Inspector, the Zoning Commission, or the Township Trustees.

9.01.E. Waiver of Regulations

The Zoning Commission and the Board of Township Trustees may waive or modify the required conditions of this Article or other applicable requirements within this Zoning Resolution that applies to the development.

9.01.F. Approval Process

The Planned Development process shall follow the specific procedures outlined in this section, which is also summarized in the following chart.



PRE-SUBMITTAL MEETING

- Applicants are required to engage in an informal pre-submittal meeting prior to formal submittal.
- Meeting includes Zoning Inspector and may include members from the BZA, Zoning Commission or Board of Trustees.
- The purpose of such meeting is to review the proposed plan and provide initial, non-binding comments.



PD ZONING MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN

- Applicant submits to the Zoning Inspector.
- Within five (5) days of the application being deemed complete, it is forwarded to the Clermont County Planning Commission. The Planning Commission will then schedule a public hearing to consider the application and make a recommendation.
- The Zoning Commission schedules a public hearing to be held within 20 to 40 days of the filing of the complete application.
- County Planning Commission holds a public hearing and makes a recommendation to the Zoning Commission.
- The Zoning Commission holds a public hearing and makes a recommendation to the Board of Township Trustees.
- Township Trustees hold a public hearing and make a decision on the application.



FINAL DEVELOPMENT PLAN

- Applicant submits the application to the Zoning Inspector.
- Application gets forwarded to the Zoning Commission.
- Zoning Commission holds a public hearing to review consistency with the Preliminary Plan and makes a recommendation.
- Township Trustees hold a public hearing and make a decision on the application.



PERMITS

- No Zoning Certificate shall be issued, and no construction shall occur, until the Final Development Plan is approved.
- Following approval of the Final Development Plan, the applicant can submit for all necessary permits.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLANS

- Applicants may request to combine the Preliminary and Final Development Plan applications to expedite the process; however, the Zoning Inspector has the authority to approve or deny this request based on project timing and plan completeness.
- The application shall include all the required information for the Preliminary and Final Plans.
- The combined process would include Step 1, Combined Steps 2+3, and Step 4.

MODIFICATIONS TO APPROVED PLANNED DEVELOPMENTS

MAJOR MODIFICATION

See [Subsection 9.01.G.1](#)

MINOR MODIFICATION

See [Subsection 9.01.G.2](#)

ADMINISTRATIVE CHANGE

See [Subsection 9.01.G.3](#)

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

9.01.F.1. **Step 1: Pre-Submittal Meeting**

- 9.01.F.1.a.** Applicants are required to engage in an informal pre-submittal meeting prior to the formal submittal. In addition to the Zoning Inspector, as determined appropriate, a pre-submittal meeting shall include any combination of the following:
- i. One (1) member of the Board of Zoning Appeals;
 - ii. One (1) member of the Zoning Commission; and
 - iii. One (1) member of the Board of Trustees.
- 9.01.F.1.b.** During such meeting it may be determined that an information presentation to the Zoning Commission regarding the application, prior to submittal, is necessary.
- 9.01.F.1.c.** All comments and recommendations provided at pre-submittal meetings, regardless of whether it is with staff or the Zoning Commission, are not binding on staff, the Zoning Commission, or the Township Trustees.
- #### 9.01.F.2. **Step 2: PD Zoning Map Amendment & Preliminary Development Plan**
- 9.01.F.2.a.** The applicant shall submit their application for a PD Zoning Map Amendment and Preliminary Development Plan to the Zoning Inspector in accordance with the provisions of this Article.
- 9.01.F.2.b.** The Zoning Inspector shall determine if the application is complete or if additional information is needed. Upon determination that the application is complete, and within five (5) days it shall be referred to the Clermont County Planning Commission for review and recommendation.
- 9.01.F.2.c.** The Clermont County Planning Commission shall conduct a public hearing on the requested Zoning Map Amendment and furnish to the Tate Township Zoning Commission a recommendation with respect to the zone change and preliminary development plans consistency with Tate Township Comprehensive Plan.
- 9.01.F.2.d.** Prior to the Zoning Commission hearing, it is advised that the applicant engage with adjacent and surrounding property owners regarding the proposed Zoning Map Amendment and Preliminary Development Plan.
- 9.01.F.2.e.** The Zoning Commission shall hold a public hearing on the PD Zoning Map Amendment and Preliminary Development Plan in accordance with [Section 10.05. Public Hearing Requirements](#) and shall furnish to the Township Trustees its recommendation with respect to the submitted plan's consistency with the Preliminary Development Plan and the standards established by [Section 9.01.J. Review Standards for Planned Developments](#) and [Section 9.01.L. Design Criteria for Preliminary Development Plans](#).
- 9.01.F.2.f.** After receiving the Zoning Commissions' recommendation, the Township Trustees shall hold a public hearing on the PD Zone Map Amendment and

Preliminary Development Plan in accordance with [Section 10.05. Public Hearing Requirements](#)) and shall review and act on the application. The Township Trustees may approve, approve with modifications, conditionally approve, or deny the PD Zone Map Amendment and Preliminary Development Plan based on the Review Standards in [Section 9.01.J. Review Standards for Planned Developments](#) and [Section 9.01.L. Design Criteria for Preliminary Development Plans](#).

- 9.01.F.2.g.** In the case of an adverse recommendation by the Zoning Commission, such application shall require the affirmative vote of all the Township Trustees to reverse the Zoning Commission's recommendation.
- 9.01.F.2.h.** If the PD Zone Map Amendment and Preliminary Development Plan is approved by the Township Trustees, then the official Zoning Map will be updated to identify the subject property as being zoned a "Planned Development" with the appropriate prefix ("R-," "C-," "M," or "E-") and the applicant may proceed with submitting a Final Development Plan.
- 9.01.F.3. Step 3: Final Development Plan**
- 9.01.F.3.a.** The applicant shall submit their application for a Final Development Plan to the Zoning Inspector in accordance with the provisions of this Article. A Final Development Plan may be filed for any portion of an approved Preliminary Development Plan.
- 9.01.F.3.b.** The Zoning Inspector shall determine if the application is complete or if additional information is needed. Upon determination that the application is complete, it shall be referred to the Zoning Commission for review.
- 9.01.F.3.c.** The Zoning Commission shall hold a public hearing on the Final Development Plan in accordance with [Section 10.05. Public Hearing Requirements](#) and shall furnish to the Township Trustees its recommendation with respect to the submitted plan's consistency with the Preliminary Development Plan and the standards established by [Section 9.01.M. Design Standards for Final Development Plan](#).
- 9.01.F.3.d.** After receiving the Zoning Commission's recommendation, the Township Trustees shall hold a public hearing on the Final Development Plan and shall review and act on the application. The Township Trustees may approve, modify, conditionally approve, or deny the Final Development Plan based on the plan's consistency with the approved Preliminary Development Plan and the Final Development Plan requirements established in [Section 9.01.M. Design Standards for Final Development Plan](#).
- 9.01.F.3.e. Combined Preliminary and Final Plan**
- The applicant may request to combine the applications of the Preliminary and Final Development Plan. The Zoning Inspector may approve or deny this request based on the type of application, completeness of plans, and

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

timing requirement of the project. All requirements of both the Preliminary and Final Development Plan shall be met for a combined plan submittal. If approved by the Zoning Inspector, the applicant shall submit the Planned Development Zone Map Amendment with the Final Development Plan and any additional information that is required for the Preliminary Development Plan. The application shall follow the process established for the Preliminary Development Plan including a public hearing and recommendation by the Zoning Commission and a public hearing and action by the Township Trustees.

9.01.F.4. Permits

No zoning certificate shall be issued, and no construction shall occur until an approved Final Development Plan has been approved for the Planned Development.

9.01.G. Modifications to Approved Planned Developments

A Planned Development shall be constructed and completed in accordance with the approved Final Development Plan and all supporting data. The Final Development Plan and supporting data, together with all recorded amendments, shall be binding on the applicants, their successors, grantees, and assignees, and shall limit and control the use of premises (including the internal use of buildings and structures) and the location of structures in the Planned Development as set forth therein.

9.01.G.1. Major Modifications

Major modifications to a Planned Development require the approval of the Zoning Commission and Township Trustees. The Zoning Inspector shall have the authority to determine if a proposed change is a major modification. Such changes include, but are not limited to:

9.01.G.1.a. Expansion or subtraction of the Planned Development project from the original lot coverage;

9.01.G.1.b. Proposed changes in the mix or combination of land uses; and

9.01.G.1.c. Changes in the plans relative to the size and arrangement of buildings, the layout of streets or circulation patterns, the size, configuration and location of structures, and substantial changes in any approved elements of the Planned Development that may affect adjacent property owners.

9.01.G.2. Minor Modifications

Minor modifications are those proposed by the developer/owner and shall be the minimum necessary to overcome a particular difficulty or to achieve a more functional and desirable use of the property than was originally anticipated. Minor modifications require the approval of only the Zoning Commission. Examples include, but are not limited to, the following:

9.01.G.2.a. Changes in the plans relative to the arrangement and size of accessory

structures, the layout of streets and circulation patterns, the size, configuration and location of common open space, and changes in any approved elements of the planned development that would not affect adjacent property owners;

9.01.G.2.b. Amendments to the conditions that were attached to the original planned development approval.

9.01.G.2.c. Administrative Changes as defined in [Section 9.01.G.3 Administrative Change](#) in which:

- i. the Zoning Inspector determines that the Zoning Commission review is necessary in order to determine consistency with the approved Final Development Plan.
- ii. it is alleged by the applicant that there is an error in any requirement, decision, or determination made by the Zoning Inspector as part of an Administrative Change determination.

9.01.G.3. Administrative Change

Administrative changes are those proposed by the developer/owner which do not disturb or affect the basic design and approved Final Development Plan and which are essentially technical in nature, as determined by the Zoning Inspector and do not have an adverse impact on adjacent property owners. Examples of administrative changes include, but are not limited to, change in accessory structure material and/or design, parking area locations, landscaping material or species, and sign locations. The Zoning Inspector shall notify the Zoning Commission and Township Trustees of all such approved administrative changes within 30 days of such approval.

9.01.H. Development Plan Expirations

9.01.H.1. Within one (1) year after the approval of the Preliminary Development Plan, the applicant shall file with the Zoning Inspector a Final Development Plan for the entire development, or when submission in stages was authorized by the Township Trustees during the Preliminary Development Plan review, for the first phase of the development.

9.01.H.2. If more than one (1) year passes from the date of approval of the Preliminary Development Plan, and the Final Development Plan has not been submitted for approval or a request for an extension not to exceed 12 months has been filed with the Zoning Commission, the Preliminary Development Plan shall be deemed expired.

9.01.H.3. Upon expiration of the approved Preliminary Development Plan, the PD zoning designation for the subject property shall automatically revert to the zoning district classification that applied to the property immediately prior to the adoption of the Planned Development district designation, unless otherwise specified herein. The township shall provide written notice to the applicant and

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

property owner at least 30 days prior to such automatic reversion.

9.01.H.4. A one-year extension of the time limit may be granted by the Zoning Commission, provided that such extension is not in conflict with the most current Comprehensive Plan and that such extension is in the best interest of the entire community. The developer/owner shall apply for an extension and shall state the reason for the extension. The Township Trustees shall be notified of all extensions granted. In no case shall a Preliminary Development Plan be valid for more than two (2) years.

9.01.H.5. If an approved Planned Development shall lapse as provided in [Subsection 9.01.I.1](#) or [9.01.I.4](#) hereof, notice of such lapse shall be filed by the Zoning Inspector and forwarded to the Township Trustees. The Township Trustees may initiate a rezoning to a base zoning district in accordance with [Section 10.06.A. Zoning Map and Resolution Amendments](#).

9.01.I. Review Standards for Planned Developments

The Township Trustees, when considering a Preliminary Development Plan, shall make specific findings of fact directly based upon the particular evidence presented to them, which support conclusions that:

9.01.I.1. The proposed development is consistent with the Comprehensive Plan, other adopted Township plans, and the stated purpose of this Resolution.

9.01.I.2. The development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant.

9.01.I.3. The site will be accessible from public roads that are adequate to carry out the traffic that will be imposed upon them by the proposed development. The streets and driveways within the development shall be adequate to serve the expected intensity of the proposed development.

9.01.I.4. The development will not impose an undue burden on public service and facilities such as fire and police protection and school district capacity.

9.01.I.5. The Planned Development contains proposed covenants, easements, and other provisions relating to the proposed development standards, as reasonably required for the public health, safety, and welfare.

9.01.I.6. The location and arrangement of buildings, structures, parking areas, walks, lighting, and appurtenant facilities shall be compatible with land uses within a 250-foot radius of the perimeter of the proposed development.

9.01.I.7. Unless alternative standards are approved as part of the Planned Development approval process, all PDs shall comply with the applicable development standards within this Resolution, including, but not limited to, sidewalks, street design, sign regulations, accessory uses and structures, landscaping, lighting, and noise regulations.

9.01.J. Planned Development Regulations

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

9.01.J.1. Permitted Buildings and Uses

9.01.J.1.a. The uses allowed in each type of Planned Development as established by [Section 9.01.C Establishment of a Planned Development](#) are identified in [Table 3.03-1: Use Table](#), subject to the approval of the Township Trustees on an approved Concept Development Plan.

9.01.J.1.b. Accessory buildings and uses are permitted subject to approved Development Plan.

9.01.J.2. Minimum Development Area

The minimum development area required to establish a PD is as follows in [Table 9.01-1: Minimum PD Development Area](#) based on the PD designation type.

Table 9.01-1: Minimum PD Development Area	
PD Designation Type	Min. Development Area
R-PD	10 acres
C-PD	5 acres
E-PD	5 acres
M-PD	10 acres

9.01.J.3. Multiple Buildings on a Lot

More than one (1) building is permitted on a single lot within a PD.

9.01.J.4. Setbacks

Peripheral and internal development setbacks shall be defined on the PD Plan.

9.01.J.5. Maximum Height

Zoning Commission and the Township Trustees shall establish the maximum building height for all structures. If adjacent to a residential district or recorded residential subdivision, the building height shall not exceed 35 feet, unless otherwise approved or required by the Zoning Commission or Township Trustees..

9.01.J.6. Transitions

9.01.J.6.a. Developments shall be considerate of adjacent developments and shall be designed in a way to mitigate undesirable audible and visual land impacts to the adjacent land uses. Installation of facilities / features required to protect and preserve the character and value of surrounding properties shall be shown on the approved PD plan and installed prior to any occupancy permits being issued.

9.01.J.6.b. When non-residential PDs are located adjacent to any residential or agricultural zoning district or use, screening shall be provided that includes a combination of landscaping, fencing, berming, or other similar treatment which will create an opaque buffer that is a minimum of six (6) feet in height.

9.01.J.7. Circulation

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

The circulation plan for the project should address vehicular, non-motorized vehicular, and pedestrian circulation. This plan shall be designed to fully accommodate all such transportation types within the development in a safe and efficient manner.

9.01.J.8. **Open Space**

- 9.01.J.8.a. Common open space shall be provided in each Planned Development that shall occupy the following minimum percentage of the gross acreage of the development based on the PD designation type:

Table 9.01-2: Minimum Required Open Space	
PD Designation Type	Percentage of Open Space Required (min.)
R-PD	30%
C-PD	15%
E-PD	15%
M-PD	20%

- 9.01.J.8.b. For the purposes of this Article, common open space is defined as an area of land or water that is designed for either environmental, scenic, or recreational purposes. It may include buffer areas, active and passive recreation areas, wooded areas, water courses, and similar amenities.

- 9.01.J.8.c. Open space shall not include off-street parking areas, private yards, streets, or any part of road rights-of-way.

9.01.J.9. **Landscaping**

Any part of the development that is not used for buildings, structures, walks, parking, loading, or access ways shall be landscaped.

9.01.J.10. **Signage**

Signage shall be regulated per [Article 8. Signage](#) unless otherwise approved in the Final Development Plan.

9.01.J.11. **Lighting**

Outdoor lighting shall be regulated per [Article 5. Outdoor Lighting](#) unless otherwise approved in the Final Development Plan.

9.01.J.12. **Parking**

Off-street parking and loading spaces shall be required as set forth under [Article 7. Parking, Loading, and Circulation](#) unless otherwise approved in the Final Development Plan.

9.01.K. **Design Criteria for Preliminary Development Plan**

The applicant shall demonstrate how the proposal conforms to all of the criteria numbered 1 – 5 below. The elements under each criterion shall be used to satisfy the stated requirements. The applicant may propose an alternative approach that achieves the intent of the criteria as determined by the Township. Before a

development may be approved, the Board of Township Trustees shall make findings to ensure that the proposal satisfies the criteria.

Appropriate density for the proposed uses shall be established by the Board of Township Trustees at this review stage. Densities and design standards established for various uses as outlined in other Articles of this Resolution shall be used as a baseline for review.

9.01.K.1. Criterion 1: Land Use Compatibility and Efficiency

The site layout is efficient, allows for orderly growth, and utilized the area such that changes in the development can be accommodated. Criteria:

- 9.01.K.1.a.** All proposed land uses shall be compatible with existing and/or abutting land uses and zoning districts as to not impose an undue burden on surrounding properties.
- 9.01.K.1.b.** Where deemed appropriate, a shadow or densification plan may be required that demonstrates how development may be intensified over time for more efficient use of land.
- 9.01.K.1.c.** Opportunities for shared parking are utilized in the proposal.
- 9.01.K.1.d.** When a property physically abuts a municipality, a limited amount of single-family residential and multi-family residential may meet the established setback requirements, lot dimensions, and height regulations of the abutting municipality's zoning regulations.

9.01.K.2. Criterion 2: Pedestrian Access, Safety, and Comfort

The development and design of buildings provide appropriate pedestrian elements which are accessible by a direct, attractive, safe, and comfortable system of pedestrian facilities. Criteria:

- 9.01.K.2.a.** Building(s) shall have at least one (1) primary entrance facing a street that is directly accessed by a sidewalk or plaza within 20 feet of the primary entrance.
- 9.01.K.2.b.** Building entrances shall open directly to the outside; every building shall have at least one entrance that does not require passage through a parking lot or garage to gain access; corner buildings have corner entrances whenever possible.
- 9.01.K.2.c.** Outdoor activities associated within an approved use shall be complimentary to the surrounding space and land uses. These activities shall not impede pedestrian flow or comfort and shall not occupy any space designated for general pedestrian movement.
- 9.01.K.2.d.** Pedestrian facilities including, but not limited to, walkways, required open space, and plazas shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

9.01.K.2.e. Pedestrian facilities and buffering shall be provided between a building entrance and parking and/or vehicular drives.

9.01.K.2.f. Surface parking is to be oriented behind or to the side of a building where the site layout allows. Pedestrian connectivity shall be provided for safe maneuverability in conjunction with vehicular travel.

9.01.K.2.g. Landscape buffering is provided between parking lots and all adjacent sidewalks.

9.01.K.3. Criterion 3: Street Connections

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

9.01.K.3.a. Public or private access appropriately connects the development to adjacent neighborhoods and zoning districts. These roads or drives shall accommodate through traffic when appropriate.

9.01.K.3.b. When vehicle connection(s) is/are not practical, pedestrian connection(s), are made to and through the development in lieu of planned vehicular connection(s). Pedestrian connections should equal what would be available if they were on a street (i.e., distance from vehicle lane, minimum clear space, direct route with minimal interruption, shade by day and light by night, connects to an appropriate destination (front door of commercial use, public plaza/park, residence, transit stop, etc.)

9.01.K.3.c. Monocultures of street trees and other plant materials within the streetscape is to be avoided. Tree and plant diversity in the landscape is important toward creating a sustainable habitat, increasing resilience to environmental stresses, such as pollutants, pests, and drought and providing different textures, colors, and bloom times to create a more beautiful and interesting streetscape year round.

9.01.K.4. Criterion 4: Creating and Protecting Public Spaces

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

9.01.K.4.a. The development provides sidewalks and/or multi-purpose trails.

9.01.K.4.b. The development does not diminish the safety, function, comfort and attraction of any public space.

9.01.K.4.c. Preservation of existing significant or sensitive natural features – including cultural and historic resources – should be given the highest priority as dedicated open space in the layout, wherever possible.

9.01.K.4.d. Stormwater facilities shall have amenities included in the design as appropriate for the anticipated needs of the development including but not limited to, naturalistic perimeter, landscaping, shared-use paths, and seating areas.

9.01.K.5. Criterion 5: Human Scaled Building Design

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

- 9.01.K.5.a.** Existing architectural character of the surrounding neighborhood(s) / district(s);
- 9.01.K.5.b.** The continuity of the building size, massing, and scale;
- 9.01.K.5.c.** The street-level and upper-level, four sided architectural detailing;
- 9.01.K.5.d.** Roof forms;
- 9.01.K.5.e.** Rhythm of windows and doors; and
- 9.01.K.5.f.** General relationship of buildings to public spaces such as streets, plazas, and other open space, parking.

9.01.L. Design Standards for Final Development Plan

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

9.01.L.1. Building Entry and Orientation Requirements

- 9.01.L.1.a.** Primary entrances of buildings shall be oriented towards the main public right-of-way as defined in this Resolution to encourage access and movement.
- 9.01.L.1.b.** Secondary entrances shall be oriented to parking areas and pedestrian connection points and may also serve as an internal connection to the main public right-of-way when appropriate.
- 9.01.L.1.c.** Approved uses that include dedication of outdoor space for activity shall provide graphic detail of the outdoor space being used. This shall include seating areas, display areas, vending areas, and similar activities.
- 9.01.L.1.d.** Multi-family residential building facades over 150 feet in length facing a main public right-of-way shall provide two (2) or more main building entrances.

9.01.L.2. Architectural Design Requirements

- 9.01.L.2.a.** Monotony of design in multiple buildings within a development shall be avoided. Variation in detail shall be used to provide visual interest.
- 9.01.L.2.b.** All buildings shall be constructed with exterior finishes and finishes of endurance and durability such as, and including, but not limited to, brick

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.01. "PD" PLANNED DEVELOPMENTS

masonry, stucco, stone, terra cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding authentic vertical board and batten siding, articulated architectural concrete masonry units and similar durable architectural materials. The use of vinyl siding as a primary exterior finish is heavily discouraged. Exterior finishes should complement, and be compatible with, the rural landscape of the township as identified in the current Comprehensive Plan.

- 9.01.L.2.c.** The architectural design of buildings should have a timeless quality and resist franchise specific architecture including but not limited to building design and colors.
- 9.01.L.2.d.** Architectural diversity shall be provided through a variety of means, including, but not limited to the massing and articulation of the front façade, entry design, exterior cladding materials and arrangement, front door types and entrance locations, window types and rhythm of window placement, and roof forms and roofing materials.
- 9.01.L.2.e.** Commercial buildings shall be organized to group utilitarian functions such as delivery and loading operations; HVAC equipment; trash compacting and collection; and other utility and service functions away from the public view when such elements are located outside of a building. The visual and acoustic aspects of all such equipment and activities shall be minimized by placing equipment behind parapets, within architectural screening or by using other aesthetically pleasing methods of screening and deadening the sound of such equipment.
- 9.01.L.2.f.** The ground floor windows of all building facades facing a public right-of-way or facing onto a park, plaza or other public outdoor space shall contain ground floor windows. Required windows shall allow views into lobbies or similar areas of activity, pedestrian entrances, or display windows. Required windows shall provide a lower sill no more than three (3) feet above grade. Where interior floor levels are higher than the exterior grade, the sill may be located not less than two (2) feet above the finished floor level to a maximum sill height of five (6) feet above exterior grade.
- 9.01.L.2.g.** Where ground floor windows are required by this section, exterior walls facing a public right-of-way, public open space, pedestrian walkway and/or public transportation amenities shall have windows, display areas or doorways for at least 50 percent of the length and 50 percent of the ground level wall area, which is defined as the area up to the finished ceiling height of the fronting space or 15 feet above finished grade, whichever is less.
- 9.01.L.2.h.** Building frontages along main public accesses and rights-of-way shall break apart the massing of the facade. Any flat, monolithic façade of 30 feet or more through incorporation of articulated architectural elements

such as building projections / recesses, bay windows, recessed entrances or other articulation as further defined in this Resolution.

9.01.L.3. Location and Design of Off-Street Parking

- 9.01.L.3.a.** Parking areas shall be located and designed to facilitate parking, complement and encourage easy and safe pedestrian movement to, through and around the development. The scale and location of parking areas shall support the uses on the site through appropriate placement, design, and overall function.
- 9.01.L.3.b.** The parking design standards contained in [Article 7. Parking, Loading, and Circulation](#) of this Zoning Resolution shall apply to all "PD" developments. The maximum size of any surface parking area, as defined in this Resolution, shall be 50,000 square feet.
- 9.01.L.3.c.** Surface parking areas, as defined by this Resolution, shall provide perimeter landscaping when adjacent to motorized vehicle access.
- 9.01.L.3.d.** Surface parking areas shall provide landscaping which meets the following standards:
- i.** Angled or perpendicular parking spaces shall provide, where needed, tire stops or widened curbs to prevent bumper overhang into landscape areas or walkways.
 - ii.** All surface parking facilities shall include landscaping along the perimeter of the lot to a depth of at least 10 feet. All landscaping required under the provisions of this subsection may be applied towards compliance with other applicable landscaping requirements.
 - iii.** All surface parking areas measuring 10,000 square feet to 20,000 square feet shall include an additional 10 trees to be located in the perimeter landscape strip.
 - iv.** All surface parking areas measuring more than 20,000 square feet to fifty thousand 50,000 square feet shall include an additional 16 trees to be located in the perimeter landscape strip.
 - v.** The minimum planting size for all required trees shall be three inch caliper as defined in this Resolution. Trees shall be deciduous shade trees capable of reaching at least 35 feet in height and spread at maturity.
 - vi.** A minimum of 70 percent of all required landscaped areas shall be covered with trees, or shrubs. All areas shall also include continuous ground cover consisting of lawn, low growing evergreen shrubs, or evergreen ground cover.
 - vii.** Evergreen shrubs shall be not less than two feet higher than the finished grade at the time of planting. Evergreen shrubs shall be of

ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS

9.02. "MHP" MOBILE HOME PARK AND SUBDIVISION DISTRICTS

the type that grow to be at least 36 inches higher than finished grade.

viii. The specific placement of trees and landscaping shall complement the overall site development and associated pedestrian amenities and facilitate safe movement of vehicles into and around the parking area.

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

9.01.L.3.f. All curb cuts are subject to approval based on standards to ensure safe pedestrian circulation, efficient traffic flow, appropriate access points needed for the proper functioning of the development and the objectives of this Section.

9.01.L.4. Utilities

Except as noted below, all public utility distribution and service connections to new buildings and dwelling shall be located underground. Aerial utility connection may be used in renovation of an existing building where all the following circumstances apply:

9.01.L.4.a. The project is an in-fill building or dwelling within an existing neighborhood where utility service is provided aerially rather than underground;

9.01.L.4.b. The project is located between other utility users on the same block face;

9.01.L.4.c. It would not be practicable to serve the new project underground without also serving the neighboring uses; and

9.02. "MHP" MOBILE HOME PARK AND SUBDIVISION DISTRICTS

9.02.A. Uses Permitted

9.02.A.1. Mobile Home Parks; and

9.02.A.2. Mobile Home Subdivisions

9.02.B. Uses Prohibited

All other uses except mobile home parks and mobile home subdivisions are prohibited.