

City of Springboro

Memo

To: Members of Planning Commission, Chris Pozzuto, City Manager, Elmer Dudas, Development Director, Lois Boytim, Planning Commission Secretary, Chad Dixon, City Engineer

From: Dan Boron, Planner

Date: September 20, 2019

Re: Urban Village District—Changes and Updates

This memorandum identifies updates and changes to the UVD, Urban Village District, proposal that have been made since the September 11th Planning Commission work session. A revised version of the proposed ordinance is included in this packet. Also included is a copy of the proposed amendments to the Official Zoning Map (unchanged since September 11th).

The following are updates on the UVD, Urban Village District process:

- City staff has notified all property owners directly impacted by the proposal about the proposal and the Wednesday, October 2, 2019 public meeting. All members of Planning Commission are also invited to this meeting that will take place at 6:00 p.m. in the Community Room located in the City Building.
- An information package has been posted to the City website's main page under Springboro News, <https://www.cityofspringboro.com/CivicAlerts.aspx?AID=68>, with information on the proposal, a question/answer section, and the ordinance draft. The latter will be updated as we move forward with this process.
- City staff will work with Planning Commission on development of a booklet or other publication that provides graphic examples of some of the concepts proposed. For example, there was discussion at the September 11th work session regarding window orientation. This would be developed after the ordinance has been reviewed and approved by City Council.

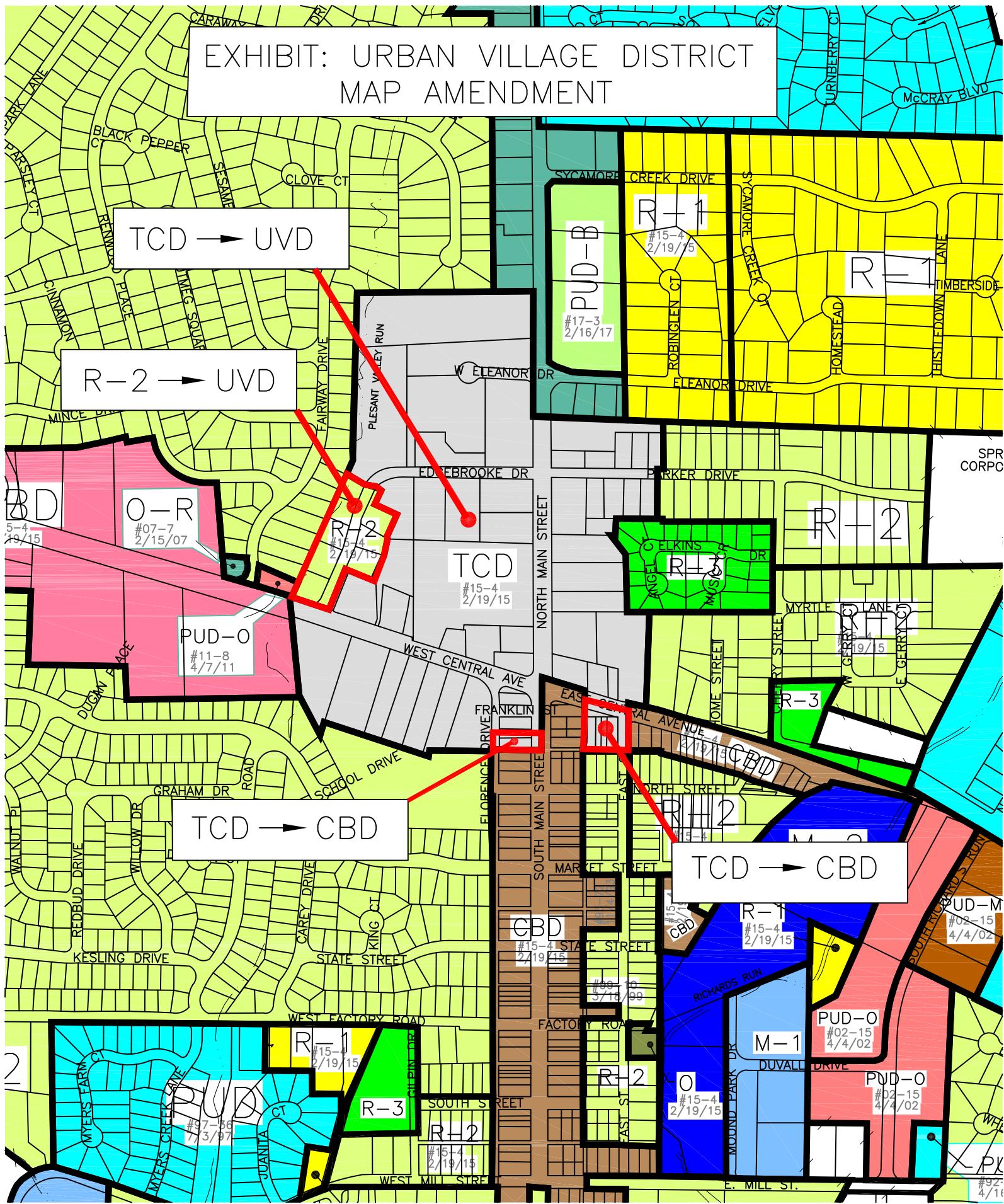
- The proposal will be reformatting into a codified format after the October 9th Planning Commission work session, that is, after comments and questions from the October 2nd public meeting are heard.

Changes to Draft UVD, Urban Village District Proposal. The following changes have been made to the proposed ordinance. All resulting changes have been highlighted in the document.

- References in the September 6th memorandum to providing residences on Parker Drive with a no-cost rezoning to R-2, Low Density Residential District, have been removed. This proposal was from an earlier iteration of a City staff proposal, and has been superseded by the proposed nonconformities provision contained in the current proposal.
- Throughout the proposed UVD, Urban Village District, ordinance, the term Town Center or Town/Village Center has been changed to Village Center to avoid confusion with the current Town Center District that the UVD, Urban Village District, is replacing.
- Throughout the ordinance, maximum building heights have been changed to no more than 3 stories/45 feet based on the September 11th discussion. Previously this was stated up to 4 stories/55 feet.
- Throughout the proposed ordinance, the maximum height of unoccupied buildings has been set at 75 feet. The previous proposal was 90 feet.
- On page 4 of the proposed ordinance, the reference to an exception to allow hospitality facilities and hotels up to 7 stories/75 feet have been removed.
- On page 5, 2nd sentence, 4th line, handscape has been changed to hardscape.
- On page 8, under h), references to nine feet were clarified. The previous proposal stated feet but with an inch symbol.
- On page 8, also under h), the occupied-unoccupied figure was changed to 30 feet (75-45) to account for changes highlighted earlier in this summary.
- On page 9 under j), Building Opacity, the value has been changed to 65%. A similar change was made on page 16.
- On page 9 under d), Color Variation, deviation changed to exception for consistency with remainder of document.
- On page 13, under Outdoor Events, references to Planning Commission deleted. This is a City administrative function.
- On page 14, first two paragraphs deleted from b) Parking Requirements. This is a zoning document, not an opinion piece. Remainder of regulation kept.

- On page 17, under I), Open Space, where feasible added.
- On page 20, under F) Site Development, text “in keeping with the existing street grid of the historic district” deleted.

EXHIBIT: URBAN VILLAGE DISTRICT MAP AMENDMENT



Definitions

The following terms shall be applicable to the UVD, Urban Village District, and shall have the following meaning:

- i) “LINER BUILDING” shall mean a retail or business structure built to camouflage an unsightly façade/use such as a substation, service bay or parking area/ garage. Liner Buildings are generally narrow in depth and placed along the street and consistent with approved uses in Mixed-Use areas.
- k) “MAXIMUM OCCUPIED HEIGHT” shall be forty-five (45) feet measured from median front exterior grade level to eight (8) feet above the highest occupied floor, for commercial or mixed-use buildings that are not residential.
- l) “MAXIMUM UNOCCUPIED HEIGHT” shall be ninety (90) feet, six (6) inches measured from front exterior grade level to the highest unoccupied enclosed structure. What is the difference between Occupied Height and Unoccupied Height? There is discussion throughout this document dealing with “height” all of which needs to be reconciled.
- m) “MIXED USE” shall mean an area or structure that contains a mixture of commercial, office and/or residential uses.
- o) “OPEN SPACE” shall mean any hardscape or landscaped grass or appropriate vegetation area but shall not include any interior landscaping or landscaped buffers or islands within parking areas.
- r) “SET BACKS” shall also be defined as “build to lines.”

UVD Restrictions

Section 2. General UVD, Urban Village District Requirements. The purpose of the UVD is to allow for flexibility in zoning that will allow for the overall development site to become a walkable, integrated urban village with the following emphases:

- a) A unified architectural character that allow for creative interpretation of traditional design vernaculars, motifs, and building materials that create a visually cohesive, integrated urban village environment;
- b) Activity areas, and open space around a well-designed transportation/ circulation network where pedestrian activity is strongly supported and integrated with vehicular streetscapes, service or parking areas;
- c) Retailing, cafes, restaurants and personal or business services that generate high pedestrian activity along ground floor locations and potential office space or residential units on upper floors of or peripheral mixed-use or residential developments;
- d) A design where commercial, office, retail, institutional and public single lot uses can be incorporated into the overall urban village fabric.
- e) Residential areas that are intermixed within close/walkable proximity of new commercial uses, places of work or dedicated public open spaces and/ or amenities;
- f) An emphasis on development where new and existing residents and visitors can live, work and play.
- g) A design where open space, streetscapes with dedicated sidewalks, pathways, public and/ or institutional uses, and recreational uses are interwoven to create an overall village context.

A. Lot Requirements. Lot requirements are defined in Table 1 below based upon the usage classification (i.e. retail, town/village center, single family residential, multi-family residential, and office). The definitions for each classification appear below the table. If there is a question as to the appropriate usage classification for a user, the Planning Commission will determine the most appropriate classification at its discretion.

Table 1, UVD Lot Requirements

Usage	Minimum Lot Width Or Area	Minimum Open Space	Front Yard Setback	Sum of Side Yard Setback ⁵	Rear Yard Setback	Maximum Occupied Height ⁶
MIXED USE AREAS						
Village Center¹	NONE	NONE	0'	0'	0'	3 stories/45'
Retail²	75'	5%	0'	0'	0'	3 stories/45'
Office³	75'	5%	0'	0'	0'	3 stories/45'
MULTI FAMILY RESIDENTIAL AREAS⁴	5,000 SF	15%	<20'	0'	15'	3 stories/45'
Single Family Attached	8-14upa	15%	<20'	0	0	3 stories/45'

Multi-Family Attached	15-20 upa	15%	<20'	0	0	3 stories/45'
Apartments and Condominiums	20 upa	15%	<20'	0	0	3 stories/45'
Accessory structures	660 sf	-	-	-	-	2 stories

¹Village Center – Primary uses include retailing, including specialty retail, apparel and/or accessories, home goods, gifts, small or edited format general merchandise retailers, along with restaurants/ bar, specialty foods, hospitality/hotels and/or meeting facilities, entertainment facilities, public services, , retail businesses, business and personal services, personal care businesses, professional offices and financial services, educational services, hospitality/hotels and attached meeting facilities, social activities, and professional-class office space, in a village setting showcasing a streetscape atmosphere, requiring structures to be built to a close and/ or immediate proximity to encourage pedestrian flow and walkability.

²Retail/ Commercial Services- In and along main thoroughfares within the defined **Village Center**. These uses shall include; non-specialty retail, small to medium format anchors, commercial businesses, personal/ personal care services, business services, financial services, restaurants/bars, cafes or specialty foods, educational services, entertainment facilities, hospitality/ hotels potentially including attached meeting or conference facilities, automotive services, child daycare centers and other single uses usually on individual lots per functional requirements. Secondary uses may include residential, including assisted and/ or independent living per the discretion of the Planning Commission.

³ Office- Primary uses include professional offices and services, medical offices and/ or laboratories, essential services including walk-in medical and/or pet care, and educational uses. Secondary uses may include residential per the discretion of the Planning Commission.

⁴Multi-Family Residential Area – Area includes single-family attached dwellings, such as town houses or duplex units, multi- family attached dwellings, apartments and condominiums, assisted and/or independent living residences, senior housing, and live/work hybrid residential units, except as regulated by the Planning & Zoning Code.

⁵ Structure Setbacks- To create a traditional-scaled, pedestrian oriented, walkable streetscape environment, and to create an integrated mixed-use, urban village, no more than 50% of any structure shall be set further back than the setback or build-to line location that fronts on a pedestrian walk area.

⁶ Structural Height- Buildings that are used for commercial/ non-residential purposes shall not exceed forty-five (45) feet, in Maximum Occupied Height measured from front exterior grade level to nine feet (9') above the highest occupied floor. Residential buildings, including all attached, multi and/ or single family units, including assisted or independent living units, shall not exceed forty-five(45) feet, in Maximum Occupied Height measured from front exterior grade level to nine feet (9') above the highest occupied floor

The height of enclosed unoccupied building elements, such as decorative roofs may exceed the Maximum Occupied Height by no more than 50 percent (50%). Purely decorative unoccupied elements such as towers, flagpoles, spires and/or steeples may be located either atop enclosed, occupied space or freestanding, to a total building height of no more than ninety feet above median grade at that location (75 feet), excluding decorative metal spires or finials.

B. Site Development. In keeping with the UVD design intent to create an integrated mixed-use, urban village environment, the criteria in this section for public roads may vary from current Springboro subdivision standards and shall be submitted for review and approval to the Planning Commission.

- a) **Street Design and Materials.** Beyond the likely predominant use of either conventional standard asphalt or concrete, the UVD guidelines strongly encourages incorporating differing specialty paving materials such as brick, cobblestone, pavers, colored or infused concrete, stamped and colored asphalt pavement and/or other pavement products, to demarcate special pedestrian walk and/or activity zones, dual pedestrian/vehicular crossing areas, feature street surfaces, crosswalks, pathways, unique 'arrival' zones and entries. Where viable, such areas should be made zero curb elevation zones to facilitate ease of pedestrian use, and as a visual cue for traffic calming in these specific areas. Such zones or feature streets can have vehicular and pedestrian zones segregated by use of either fixed or removable bollards that can be changed for programmed public events. For specific UVD Site Development areas with public roadways, pavement design must be based on calculations that anticipate future traffic conditions and must be submitted to and approved by the Planning Commission. Creation of roadways featuring landscaped islands, boulevards, arrival courts and roundabouts are also encouraged where feasible.
- b) **Street Right of Way.** The standard right-of-way width for all roads within the UVD varies depending on service level for that particular street or roadway, service drive or entry. The standard maximum right-of-way width for a conventional two-lane/ two-way road shall be fifty feet (50') within the UVD district. This dimension includes a two-lane, twenty-four foot (24') roadway, one side of parallel parking; eight feet (8') wide, and a sidewalk/landscape area on each side of no less than twelve feet (12'), featuring a sidewalk of no less than six feet (6') on each side. With the remaining areas each side to be landscape buffer, up to either a building, setback line, landscape area, or adjacent building or property line. Additional dimensional width is added for the following uses;
 - For an additional parallel parking lane, add eight feet (8')
 - For each additional travel lane, add eleven feet (11').
 - To add angled-in parking on any one, or a double side, add an additional twenty feet (20') in lieu of the parallel spaces to the right of way
 - Landscaped medians in the center of two way entrances or within roadways, shall be no less than six feet (6'), or no more than twelve feet (12').One way streets shall have travel lanes no wider than 16'.
These dimensions ensure that streets developed within the mixed-use urban village have fairly narrow drive lanes to shorten pedestrian crossings and inhibit drivers from traveling at high speeds within and through these neighborhoods. For specific UVD Site Development enhancements that do not fall within these basic right of way guidelines, such as service roadways, boulevards, roundabouts, arrival courts, and streetscape features (such as street furniture,

water features, sculpture, hardscape/landscape features) and/or in combination with on-street parking, may allow for an exception from these right of way requirements, with the approval of the Planning Commission. This will be assessed in context with a specific development's design intent, in context with any existing adjacent development. And especially if any such development dramatically adds to the pedestrian experience of the UVD district.

- c) **Utility Easements along Streets.** All public street utility easements shall fit within planned street rights of way or in dedicated service lanes where possible, and are to be located under pavement, landscape and sidewalk areas as necessary. Deviation from this requirement is not encouraged, and will only be considered by the Planning Commission for specific UVD Site Development areas that prove a variation is necessary.
- d) **Roadway Widths.** UVD roadway minimum widths shall be a minimum of 16 feet for one-way streets, and a maximum of 28 feet for two lane streets, (back to back of curbs, without cut-ins for drop-off/service zones, parallel/ angle parking, additional travel lanes, or landscape islands). Locations and dimensions are presently not fixed, but shall be designed to accommodate intended end users and to facilitate the mixed-use village streetscape pedestrian environment. Specific UVD Site Developments will allow for the addition of service lanes, landscaped islands, boulevards and/or on-street parking, and may deviate from public roadway requirements with the approval of the Planning Commission, and will be reviewed on a case-by-case basis.
- e) **Street Radii Comer Radii & Clear Zones.** Corner curb radii shall be between 8 feet and 25 feet as determined by the intended use (residential areas up to 15 feet, and mixed use areas up to 25 feet). These fairly tight turning radii are intended to shorten pedestrian crossings and inhibit drivers from turning corners at high speeds. To allow emergency vehicles (e.g. fire trucks) to turn corners, a 25 foot radius Clear Zone may need to be established free of all vertical obstructions including but not limited to street lighting poles, decorative bollards, wayfinding signage, sign poles, fire hydrants, utility boxes, or dense vegetation landscaping or street trees. Curve and radius data and intersection details for public roads shall be submitted for review and approval by the Planning Commission. Where viable, the curve should also be used to create bump-out landscape and walk areas that cap rows of either parallel or angle-in parking spaces.
- f) **Utility and equipment locations.** All utility distribution lines shall be located underground, and all in-ground utility access boxes placed as to not interfere with pedestrian zones, parking areas and roadways. All transformers, switchgear, phone pedestals/cabinets, metering, exposed pipes and valves, generators, landscape/ **hardscape** amenity or irrigation control systems, and any other mechanical equipment or other above-ground utility functions, as well as dumpsters, grease traps, recycling, compactors or any other back-of-house functions shall be grouped in screened areas of all sites, as far as is practical from public view, preferably in rear, side or interior service zones, and adequately screened from public view with mounding, screen walls and/or landscaping/ landscape devices. Where such locations are exposed to public view (such as at parking areas at the rear of buildings), screening shall be provided as far as is practical and shall also incorporate low-profile landscape planting at the base of any non-opening screen device.

g) Utility and equipment screening. For exposed service structures requiring open-air locations, particularly rooftop utility and/or other mechanical equipment or other functional hardware such as generators whether on roof, ground or located attached or near other building wall areas that are not public functions, these shall be screened from public view with landscaping, or screen walls fabricated to match materials harmonious with the building, and/ or painted to match where applicable at the discretion of the Planning Commission. Developers will need to show sectional and plan diagrams depicting the effectiveness of any proposed screening, and it's visibility from any public right of way. Where possible and viable, setting such elements into lower grade areas is also encouraged.

h) Loading/ Service Area screening. Recessed and/ or raised loading areas shall be screened from public right-of-ways. Recessed loading areas and loading areas with raised docks that face out to public parking lots at rear of buildings shall be screened from side view and constructed of materials and patterns to mimic primary structure, and with screen doors where viable. Exceptions are fully screened service zones that provide truck/ service access and are not directly visible to public view. Service entrances located at rear of buildings shall be screened, unless such areas are comprised only service doors, accessed by hand and trolley delivery on-street, curbside loading area. On-street, curbside loading area need not be screened from view, but should be made dual-purpose to encourage other uses after hours parking uses. Hours of loading/servicing shall be coordinated with owner/ developer's management to limit service hours to less congested, preferably early times of the day.

i) Loading Space Requirements. In the Town/ Village Center areas, loading may be accomplished at curbside locations. Curbside loading spaces shall not be screened, but should be made dual-purpose where practical and functionally viable for daytime, public parking use.

j) Loading in required yards. Loading spaces in other than Village Center areas, shall not occupy any part of a required yard setback, except locations at rear yards, per the discretion of the Planning Commission.

k) Screen wall construction and materials. The building materials and colors of walls and fences, visible from any public right-of-way or parking area with more than five parking spaces shall be uniform and compatible with the base-building architectural style, color and building materials of the principal building and its surroundings.

l) Fencing. Chain link fence is only permitted in very limited areas, when they are not visible from any public right-of-way.

m) Open space area requirements. Open space shall be provided at ratios of 15% in Residential areas and 5% in mixed-use areas other than Town/ Village Center for individual developments, and in aggregate in a multi-building setting.

C. Building Design.

a) Architectural Character and Four-Sided Consistency/ Achieving Value Through Design Guidelines
 The following architectural guidelines are meant to achieve two goals; 1.) The establishment of a consistent higher quality design and construction that works with the site and streetscape guidelines to establish and reinforce the mixed-use district neighborhood design goals, and 2.) To protect initial and future investments in the UVD district against future environment variables that could lead to low-grade and

undesirable material choices and building site orientations, and cheap construction for the sake of development itself, that in-turn threatens the economic viability and longevity of the whole district as it grows and changes with time.

In the UVD, the exterior architectural design character for all new or renovated structures, shall take inspiration from traditional massing, material and character of the vernacular of the region in both commercial and residential applications, and to complement the historic South Main Street that is just south of the UVD.

Although today's end users, particularly larger retail and free-standing, auto-oriented pad-style structures were not around during this defined era, over the last two decades, numerous retail and mixed-use projects have successfully applied traditional design principles and motifs, clever site planning, and judicious use of materials in traditional proportions and massing to help these buildings and end users blend-into their host communities and developments. So long as these guidelines, and the resulting massing, materials and fabrication are understood and adopted early-on as part of the development process, the developer(s) can adjust and mitigate their designs to accommodate the desired look and intent. Given the nature of the development and its context within a traditional design district, all building sides shall be considered four sided architecture, except where buildings are closely adjacent, or back up to buffer zones, and need to relate to the style of the front or primary corner façade(s). Complexity and level of ornamentation may be reduced progressively on the sides and rear of buildings.

- b) Orientation to street. Buildings shall be architecturally oriented to, and the main entrance itself, shall be located on: the street, public right-of-way or courtyard, and in a few specific instances, for larger-format users over twelve thousand square feet, or for pad-style freestanding buildings, (12,000 sf), facing a relevant-sized surface parking area and yet oriented to the street or surface area it fronts upon, unless deviation is appropriate, per the discretion of the Planning Commission.
- c) Orientation of windows and doors. All windows and doors, openings or frame fenestrations located within an opening shall be vertical in orientation, meaning the primary frame character is more top to bottom, as with traditional storefronts and window design. Traditional window layouts featuring transoms, divided lights, and sidelights are encouraged, along with storefronts, doors and framing components, which follow vertical enhancing design elements. Sliding commercial-grade glass doors, folding glass windows and butt-jointed glazing may be allowed, but only if window and/ or door orientations are also vertical in nature. Retail or commercial storefront areas can have long runs of linear glazing, but must break up the glass panels with a rhythm of continual vertical supports to mimic traditional storefronts. Any sliding doors must pocket out of view, and all folding windows should not encroach into an exterior walk or public area beyond a tenant storefront closure line, unless as part of an exterior lease area. Linear strip windows, horizontally dominant window frames, and rectangular picture windows are discouraged, since they are not part of the traditional architectural vocabulary that is part of the UVD. The Planning Commission may consider specific exceptions, primarily related to functional use, provided that the overall building design is in keeping with the goals of the mixed-use UVD District.

- d) **Glass materials.** Clear or colored glass, translucent, sandblasted and/or decorative pattern glass that can emit light through is encouraged. Retail, and/or commercial storefronts should be predominantly clear glass at any street level opening. Where a clear window opening is desired, but for functional reasons is not viable, an internally backlit, translucent, patterned or colored glass panel is most encouraged. Other options, including back painted, fritted, sandblasted, or non-illuminated translucent glass may be acceptable where structural elements or back-of-house functions or unoccupied space would be visible behind. Black, opaque, spandrel and reflective glass materials are discouraged.
- e) **Building materials.** Building materials should be commercial grade, and applied in a variety of applications across the expanse of all visible public-facing elevations. Acceptable materials include pre-cast and/ or patterned masonry, brick, decorative block, cementitious siding, wood (both new and reclaimed in specific applications), stone, exposed metal structure and/ or architectural details where viable, stucco, or materials of equal appearance consistent with the acceptable architectural character outlined in the UVD. Plywood, split-face masonry block, thin-set or plastic brick and stone, corrugated siding, vinyl siding and plastic panels are prohibited, unless in service or screened areas, not visible to the public.
- f) **Rooflines.** Flat rooflines are permitted, however, parapets or the underside of roof eaves should showcase cornices, masonry and/ or brick trim and/or patterning, decorative blocks/brackets, moldings or some form of architectural emphasis along the roofline. Where adjacent buildings have a similar roofline, a variation of the height of the rooflines is required.
- g) **Roofing materials:** Asphalt shingles, fiberglass shingles, actual or composite roof materials that mimic slate or tile, and either copper or painted/ powder coated standing seam metal are permitted materials for sloped roofs per the discretion of the Planning Commission. Where possible, patterning of asphalt shingles, colors for more vertical roof surfaces is highly encouraged.
- h) **Building heights.** Heights shall be consistent with those of other similar uses. For larger format users, entertainment venues or other commercial uses, where taller interior spaces is required, heights of the front facades should try to use design massing, elements and materials to blend-in with any adjacent structure(s) as to not overwhelm the overall visual appearance.

Individual structures should feature a variety of heights, using elements such as roofline variation, decorative towers or portal elements, steeples, pediments, clerestories, dormers or domes, consistent with the overall architectural character and design guidelines code. Buildings that are used for non-residential purposes shall not exceed **forty-five feet (45 feet)** in Maximum Occupied Height measured from front exterior grade level to **nine feet (9')** above the highest occupied floor. The height of enclosed unoccupied building elements may exceed the Maximum Occupied Height up to **thirty (30')** from mean street level grade. Purely decorative unoccupied elements such as towers, flagpoles, spires and steeples may be located on top of both occupied and unoccupied enclosed space, to a total building height of no more than **seventy-five feet (75 feet)**, excluding decorative metal finials.

I) Building massing. Individual buildings and any attached structures should strive for complementary building massing, reminiscent of traditional townscape/streetscape patterns. Monoplanar or monolithic appearance and surfaces, with little variation in setbacks, wall fenestration, or rooflines are highly discouraged.

Building massing should take into account adjacent buildings, property uses, sightlines, identity, and relationship to its site to accomplish building a contextual variety in its overall massing. As noted above, such elements as rooflines, massing setbacks, decorative architectural elements, visual openings and wall fenestration elements such as pop-outs, window openings, trellises, pergolas, verandas, entrances, piers, pilasters, decorative panels, or grilles, and eaves or cornice lines will break down a structure's overall massing and create a pedestrian scale to its overall context.

j.) Building Opacity/ Blank Walls Buildings within the UVD district need to achieve **sixty-five percent (65%)** glass or storefront area, where open to a streetscape or public right of way. This includes upper level window and opening areas calculated as an overall aggregate, and can include inset terraces where viable.

Blank wall areas must not exceed lengths of more than 75' in any one stretch before a door or opening, and facing a public street or right of way, such wall surfaces must be visually enhanced with design elements such as pilasters, frames, pattern materials, landscape and lighting. These areas are also potentials for large-format, non-commercial advertising environmental graphics where viable.

D. Colors.

a) Color variation. The use of sharply contrasting, or clashing colors on buildings facades is discouraged for large surface areas. If used either as an accent or as some form of tenant identity, they should be limited to specific architectural elements, details or small surface areas. Their use in tenant design/ tenant identity areas however is encouraged, but subject to tenant design guidelines of their particular building or development.

Color schemes should be kept simple with no more than one or two field or trim colors on any given building, unless **an exception** from this is appropriate. All exterior colors and finished material surface colors are subject to Planning Commission approval.

b) Color consistency. The chosen color scheme should help tie all of the parts of the building together. Monolithic color schemes and appearances are discouraged, unless it is part of a highly articulated façade or structure. Typically, the color that is used in the storefront area may be repeated in the upper story windows or cornice area. Colors used at the front façade should be used on the sides and rear of buildings.

E. Landscaping. In addition to the provisions of Chapter 1280, the following provisions shall apply:

a) Plant material selection. Plant materials shall be chosen which are indigenous, moderately fast growing and require moderate maintenance and trimming. All

planted surfaces, whether in ground or in raised landscape beds shall be fully irrigated and maintained in good functioning order. The landscape design shall incorporate the total development site, and in context with adjacent users, and consist of a palette of plants with year round appeal which might include annuals, perennials, shrubs and trees.

- b) Surface Parking Area landscaping. Parking areas and driveways shall be landscaped with low-profile bushes, groundcover, shrubs, trees or tree groupings to a minimum height of eighteen inches above finished parking surface where there are no trees. Taller bushes, shrubs and low-profile decorative trees are permitted in areas where screening of outboard utility or service areas is required. No less than two, 4in caliper trees should be added to all parking islands, and 2" along any buffer zone not along a street right of way.
- c) Surface Parking Area landscape area requirements. A minimum of eight percent (8%) of any one total interior surface parking area, enclosed or up to any dividing street, landscape zone, 'canoe', building, setback or open space, shall be landscaped with planted islands or a landscape island beds for every linear run of no more than twelve parking spaces. Exceptions to this rule are if the entire run is no more than 14 spaces or if an irregularly shaped island creates a naturally larger landscape bed area where the edges may be more low plantings, and the interior may be more lawn in season. A minimum of two (2) 2 inch caliper trees and ten (10) low bushes or shrubs shall be planted on all interior islands within any row of surface parking area. Permeable paver blocks are also encouraged as a substitute for impervious cover, especially in areas that are likely to be lightly used for parking and/ or landscape zones where a more solid surface is occasionally required, but most of the time it will be a passive space. Similar types of creative alternatives are encouraged, and are subject to review and approval of the Planning Commission.
- d) Exemptions. Parking area landscape requirements shall be negated if the surface parking area is not, nor will ever conceivably be, visible from a public right-of-way.
- e) Planting island requirements. Planted islands shall be no less than 175 square feet in size with a pervious surface area adequate for proper root aeration and expansion.
Creative alternatives are subject to review and approval of the Planning Commission.
- f) Screening materials. Where landscaping is used as screening device it shall be of an opaque foliage year round. Landscape screening shall be of a height and density so as to provide the full desired effect within three (3) growing seasons.
- g) Street trees. All streets shall be planted with regularly spaced shade trees. Trees shall be selected in consultation with the Planning Commission.
- h) Street Furniture. Street furniture/furnishings are key features of public spaces that can greatly facilitate in creating vibrant pedestrian use of all streetscapes, open spaces and connecting outdoor areas. These features include such basic items as benches, trash receptacles, bollards, drinking fountains, wayfinding/ environmental graphics and street signs. Other elements include, moveable tables, chairs and lounges, picnic benches, market umbrellas,

outdoor fireplaces, water features, children's play areas, sculpture and other public art. Street furniture shall be chosen and placed in consultation with developer(s) and the Planning Commission, and shall be located so as to maintain a clear pedestrian path.

Street furniture shall be made of materials consistent with extended public use. These materials include painted or powder-coated metal with a matte finish, Wood; either painted with a matte color or natural finish, outdoor grade fabrics and canvas, and in certain instances; high-impact, composite or resin-based materials that mimic natural finishes that are weather resistant. All street furniture and public features shall be maintained in good working order and appearance by their respective owner(s), and replaced as necessary. Street furniture shall be consistent and/or similar in quality of fabrication, color and style along both sides of any public street or right of way. All street furniture elements, either new or replacements that vary in color, material, number, placement or size from prior an approved plan(s) are subject to Planning Commission review and approval.

- I) Registered professional required. A registered landscape architect shall work with the developer and City of Springboro on all landscape design all landscape plans and/ or alterations.
- j) Maintenance. Any approved and implemented landscape plan shall include an ongoing maintenance schedule, including a beginning of growing season/ spring replacement of any and all damaged or destroyed plantings, trees, landscape surfaces, and repair of any irrigation apparatus from the prior year/ winter. Severe damage from a weather event or infestation may, at the City of Springboro's request, require the re-engaging of a registered landscape architect for proper restoration or replacement of plant materials.

F. Outdoor lighting. In addition to the provisions of Chapter 1273, the following provisions shall apply:

- a) Outdoor lighting. All outdoor illumination of building surfaces, parking areas, service zones, or any non-illuminated, surface mounted project signage or tenant identity signage, shall be directed so as not to directly shine on adjacent properties. All fixtures shall be LED, and their placement, along with all support posts/ poles and brackets, shall be consistent in fabrication quality, and selected to enhance the overall design character of the urban village.
- b) Street lighting. Consistent, and professional grade, LED fixtures for street and pedestrian lighting shall be provided on all streets, sidewalks and pedestrian pathways, including public gathering/ event spaces, both public and private within the UVD district. Street and pedestrian poles shall be located at all intersections and along sidewalks at intervals consistent with the urban village design character that promotes pedestrian activity. Street lighting shall be scaled to the pedestrian; with pedestrian street poles and lamps no less than 14' high, which shall be the recommended minimum height, including 30" minimum bases and tapered support posts of no less than 6" diameter at the base. Pedestrian poles are to be featured on all Village Center walk and community gathering space areas, and shall feature exterior outlets for seasonal and functional needs. Street light fixtures shall be painted or powder-coated metal, with a matte finish, consistent in color and style on both sides of any street and

chosen in consultation with the Planning Commission. An alternative for public spaces, gathering areas, and pedestrian pathways are low-profile LED, internally lit bollards, placed at intervals to fully illuminate all pedestrian surfaces.

- c) A street/ pedestrian lighting plan, showcasing a fixture schedule, light levels, and placement on any site within the UVD district, shall be submitted to the Planning Commission for approval.
- d.) All decorative accent/ architectural lighting, meant to illuminate a building feature, surface(s), or surface mounted, non-illuminated signage, and is a permanent feature of the overall building or site design, shall also be submitted to the Planning Commission for review and approval.

G. Outdoor Storage.

- a) Screening. Outside storage of merchandise, raw material, finished products and/or equipment must be visually screened from all sides visible from any public right-of-way. All multi-tenant service areas, including service docks, back-of-house areas, and dumpsters, compactors, recycling bins, grease traps and general service locations must be fully screened with non-lockable closure gates on one side for access and removal. Large format uses requiring major service bays shall screen all areas with walls that fully hide any required service vehicle(s) backed into a service bay, both lengthwise and in height, and are to be consistent materials/ colors that complement their base building. Exception: if the service bay is located from any public view or right of way, then these requirements may be waived. Initial site planning should work to negate or minimize views from any public areas or such large bays wherever possible. Masonry, brick, stone, decorative block, composite materials, pressure treated wood and/ or painted or powder-coated metal are all acceptable materials to screen attached or free-standing service areas and bays.
- b) Exemptions to screening. Use tall-growth landscaping, screen walls or decorative, opaque fencing to screen all storage facilities. For uses that require more than occasional access, and are outboard or freestanding from the main building area, three sides shall be screened, but screened areas must not be visible from the public right of way, and shall have unlocked, decorative and opaque doors to one side for clear access. Chain-link fencing with inserted plastic slats, or plastic-coated walls and/ or support posts are not permitted.
- c) Storage building design. Any required permanent outdoor storage building(s) or structures shall be constructed in the same style/ materials and colors as their surrounding buildings or related project character. Overall concept is that they should not look temporary.
- d) Visibility from Public Right-of-Way. Where possible, locate any outdoor storage structure away from the public right-of-way or view, preferably behind the main building(s).
- e) Accessory structures. May contain auto and accessory vehicle parking, developer/ landlord/ tenant or resident storage, building or amenity functions/ uses, general

maintenance storage, or trash/ recycling bin enclosures. Prefabricated shed structures are not permitted.

H. Vehicular and Pedestrian Circulation.

- a) Safety. The safe and functional movement of both vehicles and pedestrians, on and off-site, shall be provided as the first consideration in designing transportation networks within the UVD, and all site plans shall be crafted to minimize such conflicts wherever possible.
- b) Outdoor events. All outdoor seasonal events and displays, public space programming, sales, and conditions for holding outdoor events and/ or sales may be permitted or denied at the discretion of the **City of Springboro**.
- c) Pedestrian circulation. Pedestrian circulation is highly encouraged, and can be accomplished via sidewalks, crosswalks, cross-surface lot walkways, community gathering spaces, plazas, terraces, seating and amenity zones, hard-surface paths, bike paths, and permeable pathway surfaces. These varying pathways should be crafted to connect between all buildings, and within and outboard of specific development parcels, and should be graded to accommodate ease of pedestrian travel with minimal inclines if possible. Early site planning should make this a primary consideration within and along the edges of the UVD district.
- d) Sidewalks. Where appropriate, sidewalks shall be provided on each side of every street and shall be creatively developed to interconnect different land use areas and open spaces. Sidewalks should be no less than 6' wide overall, and no less than 12' wide (optimal 14') within commercial or mixed-use developments along any commercial address.
- e) Sidewalks and buildings. Pedestrian connections, including crosswalks, sidewalks and pathways shall be provided along any surrounding streets/ driveways/drive isles, along the front, side or back of any building or group of structures, on all specified and dedicated streetscapes, both public and private.
- f) Sidewalk width. Sidewalks along the front facades of buildings in the Town/Village center shall be an average of no less than twelve feet (12') (14' optimal), incorporating a dedicated landscape/ tree well area at the curb line of no less than five ft. x five ft. (5'x5') square, and at intervals of no less than 25' ft. each. Sidewalks along sides and rear areas of buildings may be of lesser width, but in no case less than six feet (6') wide. Sidewalk and pathway widths within other non-commercial areas of the UVD areas are to be determined by Planning Commission review for each application as submitted, but in no case are to be less than five (5) feet wide, and only in special site condition situations.

I. Off-street Parking Requirements.

- a) Size of parking spaces and aisles shall be in compliance with the City of Springboro Planning and Zoning Code, Chapter 1279, unless specifically allowed otherwise by overriding standards established in this section.

b) Parking Requirements,

The Village UVD District will require these minimum parking counts for each usage classification as follows:

Town/ Village Center, including all commercial uses allowed except freestanding restaurants/ bars - one (1) for each 275 square feet of lease able floor space, (except 1.25 spaces per dwelling unit for any residential unit built above or within such a mixed-use zone); Overall commercial ratio at 3.6 spaces per 1,000 s.f.

Freestanding Restaurants/ Bars, seven (7) spaces per each 1,000 square feet of gross leasable floor area, if stand alone, dedicated restaurant use, and not part of a shared parking analysis location.

Small and Medium Format Anchor Retail, a minimum of three (3) spaces for each 1,000 square feet of gross leasable floor area; (3/1,000) is permitted, up to a maximum of no more than four and a half (4.5) spaces per 1000 square feet of gross leasable floor area. This would largely apply to such uses as small market/grocer and/ or pharmacy. Property owners are encouraged to work with end user retail tenant(s) to facilitate the potential for cross-parking usage with other complementary services/ attractions for all larger surface parking areas. This effort should be encouraged in early site planning phases.

Office, a minimum of one (1) space for every 275 square feet of gross leasable floor space per standard lease calculations. However for medical office uses, the ratio of parking spaces shall be one (1) space for every 200 square feet of gross leasable floor area on single use lots.

Multi-family Residential, one and one-quarter (1.25) spaces per dwelling unit, except single family detached or attached dwellings: Two (2) spaces per dwelling unit if the unit is no less than two bedrooms, and/ or is a for sale product, where there would likely not be less than 2BRs per unit.

Public and institutional, use shared parking within the overall UVD area, and off-street parking shall be located in rear yard areas where viable. The parking area for Institutional Uses shall be a minimum of one (1) space for every 250 square feet of internally occupied floor space or 0.75 spaces per seat for a public performance facility. However, the ratio of parking spaces actually constructed with impermeable surface can be reduced to three (3) spaces for every 1,000 square feet of occupied floor space, provided the balance of the parking area is set aside as green space or permeable pavers (lawn or landscaping) in rear parking yards, and with designs approved by the City of Springboro and the Planning Commission.

c) Shared Parking. Where permissible, shared parking arrangements are meant to encourage a more round the clock usage of any parking area or facility, therefore generating a lower total parking space count for most mixed-use development sites.

The City of Springboro and the Planning Commission may accept a developer(s) formula that can demonstrate certain combinations of mixed-uses and adjacent developments will yield increased overall parking area utilization, especially

throughout any given twenty-four hour period. Such formulas shall be consistent with the recommendations and current standards established by the Urban Land Institute, or the Congress for New Urbanism.

- d) Off-Street Surface Parking Lot Placement. Any off-street, surface parking areas within the UVD shall be set back a minimum of ten feet (10') or a maximum of twenty-five feet (25') from any existing, major arterial, including North Main Street (S.R. 741) and West/East Central Avenue (S.R. Route 73). The Planning Commission shall have discretion to make this requirement applicable elsewhere on any subsequent prominent frontages, such as along key pedestrian connections, within significant vistas and within important public spaces. Surface parking lots may be built up to adjacent property line on all other street frontages within the UVD District and as established in subsequent approved site plan areas that anticipate connecting adjacent development at a future date. Placement of surface parking areas should be related to both the building type served and the adjacent buildings, connecting streetscapes and uses, which may require the lot to be screened by building or landscaping from surrounding streets and/ or pedestrian pathways.
- e) Structured Parking Lot Placement. Any parking structure(s) shall be set back a minimum of 40 feet from the property lines of all adjacent streets to reserve room for liner buildings between parking structures and the lot frontage, unless the site is at the edge of a dedicated open space, service road or bay. The liner building shall be no less than two stories in height. Liner buildings may be detached from or attached to parking structures and can be either commercial mixed-use or residential.

Section 3. Mixed-Use Area Standards.

A. Allowable occupancies

- a) Specialty retail including apparel, fashion accessories, home goods, sporting goods, hobbies, gifts, specialty packaged/ prepared foods, large(r) format retail/anchors including general merchandise and/ or pharmacy, cart-based or pop-up temporary retail/ vendors, kiosk (RMU)-based retail/food vendors, service businesses, personal service businesses, banks, brokerage, real estate or other financial services, grocery and specialty foods, personal care services (salons and spas), professional retail services (florists/ printing/copying, dry cleaner, shoe repair, real estate/ escrow)
- c) Auto or vehicle services including service centers, gas stations and/or convenience stores.
- b) Offices and professional services, medical, dental, pet care, financial/ investment service offices, educational schools and specialty academies.
- c) Multi-family residential, potentially above retail/ commercial, or stand alone, attached single family, or small/ tight lot, single family detached.
- d) Restaurants, cafes, bistros, nightclubs and bars.
- e) Entertainment, performance, and recreational venues.
- f) Theaters and cinemas.
- g) Hospitality/ hotel(s).
- h) Conference and meeting facilities.

- I) parking, including street and surface lots/garages
- j) Public and Institutional uses
- k) Accessory structure uses
- l) Open Spaces and event spaces.

B. Maximum Height. Buildings that are used for commercial/non-residential purposes shall not exceed forty-five (45) feet in Maximum Occupied Height measured from front facade grade to nine (9) feet above the highest occupied floor. The height of enclosed unoccupied building elements may exceed the Maximum Occupied Height by no more than fifty percent (50%). Purely decorative unoccupied elements such as towers, flagpoles, spires and steeples may be located on top of either occupied or unoccupied enclosed space, or freestanding to a total building height of no more than **seventy-five feet (75').**

C. Orientation. Town/ Village Center area building entrances shall be oriented toward the major or primary streets or primary public event/ open space(s), unless deviation is appropriate, per the discretion of the Planning Commission. Buildings located on an intersection shall have the main entrance oriented toward the major street and any facade facing other streets shall have facades that ‘turn the corner’ with similar/complementary architectural features and character. Retail, office, and institutional buildings and main entrances shall be oriented toward a street, right of way, drop-off area, or courtyard.

D. Build-to line requirements. A minimum of 70% of the front facade of **Village Center** buildings shall have zero (0) front Setback along the sidewalk. The remaining 30% of the front facade may be set back a maximum of fifteen (15) feet to create inset locations for entrances, passages, courtyards and open spaces. Other uses shall have a zero (0) front setback requirement along the sidewalk, and each individual UVD Development Site shall be evaluated by the Planning Commission, in relation to its adjacent property uses. Creative interpretation of traditional urban streetscapes, frontages, building massing, architectural elements and design features that will create an integrated pedestrian-oriented, urban village environment are encouraged.

- a) Exceptions from Build-to Lines may be granted by the Planning Commission in order to avoid existing, and recently installed utility rights of way, and on corner sites (within 50 feet of a primary arterial corner) provided the exception does not encroach upon the a required Clear Zone.
- b) Side or Rear setbacks: All side or rear setbacks are to be reviewed by the Planning Commission, and are to be minimal where possible as a default for site planning purposes.
- c) Corner Setback: Buildings in specific areas, located at an intersection that may have setback on the street designated as front facing and a minimal-to-no setback on the other, provided that the side is located along a service drive, service bay or zero lot line adjacent use/ structure, and will not be a primary public access and provide minimal visual interest.

E. Ground floor use. The ground floor of Town/ Village Center buildings shall be restricted to encourage retail business, restaurants/ bars, cafes, personal care services, professional services, and other uses that foster street level pedestrian-oriented activity. Other adjacent UVD Development Sites, whether future or existing to the Town/Village center site itself shall be

evaluated by the Planning Commission in relation to its adjacency to see where complementary connectivity/ uses might facilitate better pedestrian and vehicular traffic flow. Designs that will create an integrated, pedestrian oriented, urban village environment are encouraged.

F. Upper level floor use. Offices and/or residential uses in Town/ Village Center buildings are encouraged on the upper floors of the building where and/ or if feasible. There are no upper floor level use restrictions of other commercial mixed-use areas.

G. Public and Institutional Uses may include a mix of community and city buildings, meeting halls, libraries, post offices, academic institutions including public and for-profit, public recreational facilities, museums, performing arts centers or other uses permitted by the City of Springboro; located within or adjacent to open spaces, parks. Where possible, they should be sited as visual anchors to key vistas down a street or centered on an open space or plaza. Such uses shall work within a shared parking analysis and any off street parking shall be located in rear yards.

H. Transparency. The ground floor of the building should be designed to be at least **sixty-five percent (65%)** transparent along any front facade, through the use of show windows, entrance doors or other glass surfaces, including sliding, folding and roll-up glass doors that open seasonally. This allows pedestrians to view the goods and services offered in ground floor business and in the case of retailers or restaurants that showcase such spaces, allow for the internal activity of that venue to spill-out into the streetscape environment. Corner tenants or spaces that are primarily retail should turn the corner with at least one bay of transparent, or translucent storefront glass area, no less than 30' back from the structural corner. In the case of professional services, offices space or non-retail commercial area, the Planning Commission will review all site and floor plans to help determine if transparency can be enhanced beyond the 30' minimum. Large format retailers should look to plan outer exposed side walls with either liner uses, or be able to turn elements, massing and details of the base building architectural character down the side for its full distance. Upper level transparency is recommended for buildings that face parks, squares or other significant vistas, per the discretion of the Planning Commission.

H. Tenant Identity/ signage. Signage for upper level businesses shall be crafted to identify the tenant, separately or in tandem with other such businesses, but will be part of an overall tenant and building identity package, again as an addendum to a signed lease agreement. The placement of all signage and its proportion, fabrication and illumination may be reviewed on an as-needed basis for specific end users, at the discretion of the City.

I. Open Space: Usable and functional open spaces and programmable event spaces are required, **where feasible**, as part of the mixed use, Village center development on the former IGA site, and within new, adjacent neighborhoods. This definition may also include/ allow for landscaped traffic islands, pedestrian plazas, arrival courts, landscaped sidewalk/ pathway areas, game areas, public amenity features such as water features, outdoor fireplaces and seating areas, general green space, pocket parks and other recreational uses. Open spaces between buildings are highly encouraged to break-up long street walls and create landscaped courtyards

for tenant or public seating zones, or walkways to connect to other uses beyond or parking, or to adjacent neighborhoods, or to other nearby anchors.

K. Pedestrian access. A network of multi-use pathways and/or sidewalks and potential bike paths shall link all open spaces, residential, mixed use and commercial areas within the UVD. All site plans developed for parcels within the UVD, or subsequent additions and alterations of existing uses, should make this a primary feature of their specific overall site development, and look to connect adjacent sites/ uses, and/ or to tie-into cross-site public pathways/ walkways/ sidewalks or bike paths, and into the adjacent historic district and other City of Springboro neighborhoods abutting the UVD.

Section 4. Residential-General Requirements. The purpose of this Section is to encourage a flexible residential typology matrix that allows for unit development that is compatible with, and in proximity, and integrated into the walkable village center, and to blend with the adjacent historic and other neighborhoods. These include the following types of units and mixes:

A. Allowable occupancies.

- a) Single-family attached dwellings (town homes),
- b) Multi-family dwellings (either stand alone, or potentially over retail and/ or commercial uses including);
- c) Apartments,
- d) Condominiums,
- e) Loft-style residential,
- f) Assisted or independent living residences,
- g) Senior housing,
- h) Tight lot-line, single family homes with rear-garages along an internal site service way
- i) Accessory structures, including separate, rear yard garages with the potential for living/ family spaces above (granny flats).

B. Maximum Height. Buildings that are used for primarily residential purposes shall not exceed forty-five (45) feet in Maximum Occupied Height measured from front facade grade to nine feet (9') above the highest occupied floor. The height of enclosed unoccupied building elements may exceed the Maximum Occupied Height by no more than fifty percent (50%). Purely decorative unoccupied elements such as towers, flagpoles, spires and steeples may be located on top of either occupied or unoccupied enclosed space, or freestanding to a total building height of no more than **seventy-five feet (75').**

C. Orientation. Residential area buildings entrances shall be oriented toward the street, primary right of way, open areas or courtyard unless deviation is both necessary and appropriate, per the discretion of the Planning Commission. Buildings located on an intersection shall have the main entrance oriented toward the primary/ desired residential

address and any facade facing onto a corner shall showcase similar architectural styles on both facades.

D. Build-to Lines/ Set Backs. Set back lines at the Springboro Village UVD district are considered “build-to lines.”

- d) **Minimum Set back:** A minimum of 50% of the front facade of residential buildings may have zero (0) to ten (14) foot front Setback along the sidewalk, unless they are single family lots primarily facing onto a dedicated residential neighborhood street. The Planning Commission encourages creative interpretation of traditional designs that will create an integrated, walkable urban village environment and where appropriate will consider an individual UVD Development Site in relation to its adjacent property setbacks.
- e) **Exceptions** from Build-to Lines may be granted by the Planning Commission for single family home sites within new development zones in the UVD, and in areas adjacent that feature healthy, existing old growth 8" caliper (min) trees, and on corner sites (within 50 feet of the corner) provided the exception does not encroach upon the Clear Zone.
- f) **Side or Rear setbacks:** All Residential side or rear setbacks are to be reviewed by the Planning Commission. Where applicable and viable, such setbacks will be used to establish the edge of/ buffer from existing or planned adjacent, non-residential uses. All such setbacks should be encouraged to showcase pedestrian pathways, bike lanes, play areas, and substantial tree and landscape screening that will grow dense within three (3) growing seasons. All setbacks areas are to be landscaped, maintained and irrigated per the landscape design and maintenance guidelines as set forth in the UVD district and the approved design by the Planning Commission.
Plans should be designed and submitted for approval, along with a proposed maintenance schedule by a registered landscape architect.
- g) **Corner Setback:** Dwellings located at an intersection may have setback on street designated as front facing and no or a minimal setback on the other side(s) so long as it is fronting on a driveway or pedestrian pathway back to a service drive or rear yard area, or onto a residential street where necessary and viable.

E. Signage. All Residential project signage may be placed at the entry into any new development, but provided it's part of an overall streetscape design concept, whether public or private access, and conforms to that development's specific design criteria, as reviewed and approved by the Planning Commission. No one development can have more than one such entrance, as authorized by the Sign Code, Chapter 1281. Signs may be placed on low, landscape entry walls or piers bracketing each side of an entry, or on a sign panel or low wall within a landscaped island at the formal entry to that development.

F. Site Development.

- a) **Maximum Block Size:** The maximum perimeter of any block shall be no more than 500 linear feet. Pedestrian pathways and bike paths that inter-connect and link any one development to the wider UVD shall be provided at intervals no greater than

250 feet, or between any eight attached townhomes in any one row, or at the discretion of the Planning Commission.

b) Alleys: Where viable, rear and side alleys shall be incorporated in the Springboro Village Center UVD residential neighborhood guidelines to provide access to parking and service areas behind rows of town house-style units and to access single family-style lot developments, to lessen the number of curb cuts, and foster uninterrupted pedestrian sidewalk movement. Alley locations and dimensions are not fixed but shall be designed to accommodate the alley's purpose, preferably no less than 20' from building edge to building edge across any one alley way to facilitate proper backing out of any one garage space. Alleys may also be incorporated into parking lots as drive aisles and fire lanes.

c) Lot Coverage: Multi-family dwellings may not cover more than eighty percent (80%) of an overall parcel area. This does not include any outboard freestanding garages or covered spaces/ areas.

d) Building Fronts and Backs: The front or side of every building must face the street, right of way or courtyard. Rear facing buildings, overhead doors and service entries are prohibited on street facades.

G. Parking Requirements: The intent of these parking regulations are to encourage a balance between compact pedestrian oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed.

a) Minimum residential space requirements are as follows: 1.25 space per dwelling unit at multi-family residential, and 2 spaces per dwelling for single-family dwellings with 2 or more bedrooms.

b) Minimum parking space dimensions The City of Springboro will recommend the Planning Commission utilize their present zoning standard. Optimally, to reduce the scale of asphalt areas and to maximize land utilization, we recommend head-in spaces of 9' x 18' with a minimum of 10' foot drive lanes (20' for 2 way traffic) and parallel parking spaces of 8' x 22' minimum with 10 foot drive lanes (20' for 2 way traffic).

c) On-Street Parking: On-street parking is permitted and encouraged in the design of all site plans for any residential neighborhood within the UVD district. Parking need not be contiguous with the building(s) or the use it serves, but close enough to be functional and convenient to the end users.

d) Shared parking solutions in all residential applications are encouraged. Developers shall provide a parking analysis justifying any proposed shared parking solution.

H. Access to Off-Street Parking

a) Alleys shall be the primary source of access to off-street or individual unit garage parking. (Parking along alleys, if permissible per any site plan, may be head-in, diagonal or parallel and such parking spaces may be impervious or of a permeable surface solution if viable.)

- b) Alleys may be incorporated into parking lots as standard drive aisles. Access to all properties adjacent to the alley shall be maintained by that developer and/ or property management entity. Shared access drives between parking areas serving two or more adjacent properties is also encouraged.
- c) Corner lots that have both rear and side access shall access parking through the rear.
- d) Garage door(s): Where space permits, all garage doors shall face the side or rear, not the front or along any primary street address. If positioned to streets, squares or parks, they shall be no closer than 20 feet behind the principal plane of the building frontage and shall not exceed 12 feet in width.

I. Parking Lot Landscaping Requirements.

- a) Landscape islands of at least eight (8) feet in width shall be provided at the end cap of any row of parking abutting a perpendicular drive, or between parking rows of no more than a contiguous ten spaces. A diversity of tree species throughout the Springboro Center UVD District is encouraged. Plant material and trees should be of native species that are climate tolerant.

H. General Ancillary Restrictions.

- a) The following shall be located in rear yards or side yards not facing side streets and screened from public view by walls or railings:
 - i. Window and/or Wall Air Conditioners/HVAC units;
 - ii. All Utility Metering devices
 - iii. Air Conditioning Compressors;
 - iv. Irrigation fixtures
 - v. Pool maintenance facilities and pumps.
- b) The following shall be located in the rear yards only:
 - i. Antennas
 - ii. Permanent fixed barbeques
 - iii. Satellite dish antennas greater than 18" in diameter. In residential units over commercial in the **Village Center** portion, a satellite dish needs to be concealed either on roof surfaces or setbacks, well away from public streetscape vistas, public parking areas and/or walkways.
- c) The following materials or design elements are prohibited:
 - i. Undersized decorative shutters (all shutter(s) must be sized so as to equal the width that would be required to cover the window opening.)
 - ii. Clotheslines;
 - iii. Clothes Drying Yards;
 - iv. Reflective and/or bronze-tint glass;
 - Plastic or PVC roof files;
 - v. Backlit awnings;
 - vi. Glossy-finish awnings; and
 - vii. Fences made of chain link, barbed wire, or plain wire mesh, or rough-textured /timber or fortress style wood fences.

- viii. Unpainted/ untreated wood fences
- ix. Vinyl siding on any side turning the corner from a stone or masonry front or primary façade.

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