



UNION VILLAGE

PUD ZONING STANDARDS

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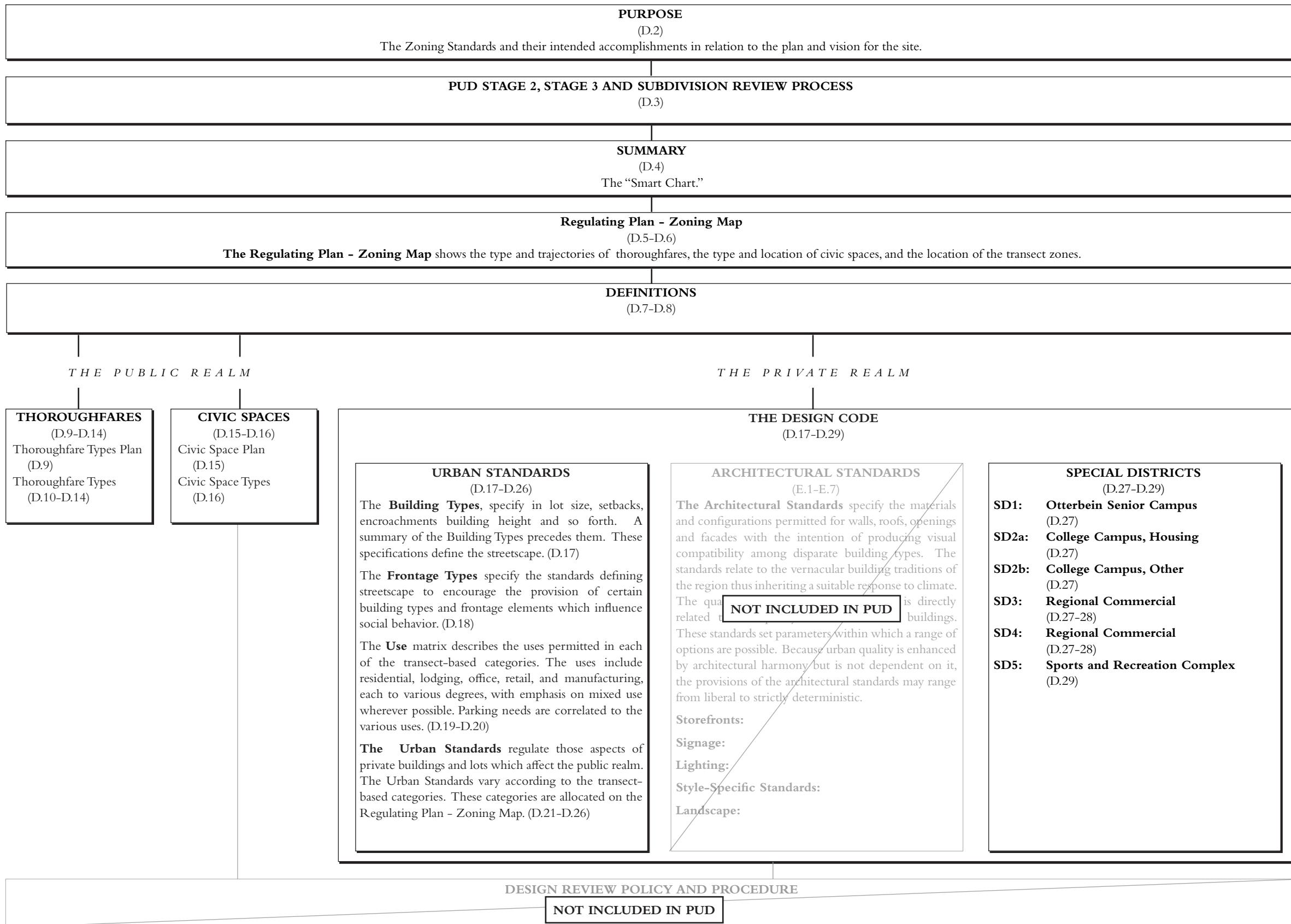
OTTERBEIN PROPERTIES, LLC
FOUNDER

BOB TURNER & DEAN MORRISSEY
DEVELOPMENT CONSULTANTS

MICHAEL WATKINS ARCHITECT, LLC
TOWN PLANNER

Where no standard is included in these PUD Zoning Standards or the Design Code, the standards of the most current Warren County Code shall apply.

Sources for various text, definitions, illustrations and the like include the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.



THE PURPOSE AND INTENT OF THE UNION VILLAGE PUD ZONING STANDARDS is to enable, encourage and qualify the implementation of the following policies:

THE SITE

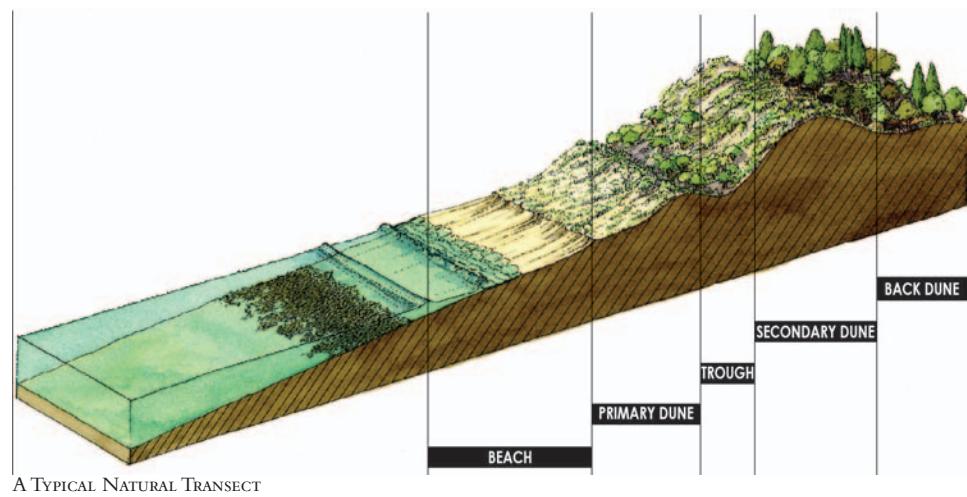
- That development should be organized in the pattern of historic local settlements, such as hamlets, villages and neighborhoods, and national best practices, while retaining the character of the site derived from the topography, wetlands and woodlands.
- That green corridors should be used to define the hamlets, villages and neighborhoods and connect them to one another and to parks and trail systems.

THE NEIGHBORHOODS

- That hamlets, villages and neighborhoods are the preferred pattern of development and that Districts of a predominantly single use are the exception.
- That neighborhoods should be compact, pedestrian-oriented and Mixed Use.
- That as many ordinary activities of daily living as possible should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
- That a range of housing types and price levels should be provided to accommodate diverse households.
- That appropriate building Densities and land uses should be provided within walking distance of neighborhood centers and transit stops.
- That commercial, Civic and institutional activity should be embedded in downtowns, not isolated in remote single-use complexes.
- That schools should be sized and located to enable children to walk or bicycle to them.
- That a range of Open Space including parks, greens, squares and playgrounds should be distributed throughout.

THE BLOCK AND THE BUILDING

- That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- That development should adequately accommodate automobiles and bicycles, while respecting the pedestrian and the spatial form of public areas.
- That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- That architecture and landscape design should grow from local climate, topography, history, and building practice.
- That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- That Civic Spaces and Civic Buildings should be provided as locations that reinforce community identity and support self-government.
- That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity of society.
- That the developed areas evolve harmoniously and orderly.
- That people should have meaningful choices in living arrangements as manifested by distinct physical environments, the general characters of which are delineated by the below Transect Zones.



TRANSECT-BASED PLANNING

Different human beings thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. The rural-to-urban Transect is divided into six Transect Zones. These six habitats vary by the level and intensity of their physical and social character, providing immersive contexts from rural to urban. Elements of the built environment are coordinated by these Transect Zones at all scales of planning, from the region through the community scale down to the individual lot and building.

One of the principles of Transect-based planning is that certain forms and elements belong in certain environments. For example, a ranch house belongs in a more rural setting, an apartment building in a more urban setting. Some types of thoroughfares are rural in character, and some are urban. A deep suburban setback destroys the spatial enclosure of an urban street; it is out of context. These distinctions and rules don't limit choices; they expand them. This is the antidote for the one-size-fits-all development of today.

T1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

T2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

T3 Neighborhood Edge Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

T4 Neighborhood General Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

T5 Neighborhood Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

T6 Town Center Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.

Union Village will not have T1, T2, or T6. They are included here for illustrative purposes only.

UNION VILLAGE

PUD ZONING STANDARDS

PURPOSE

PUD STAGE 2, STAGE 3 AND SUBDIVISION REVIEW PROCESS

PUD Stage 2

(Approved by BOCC)

- Stage 2 includes all details show at Stage 1 in addition to the following:
 - Stage 2 is a general subdivision plan.
 - It shows undimensioned proposed parcel lines, undimensioned and semi-conceptual locations for stormwater detention basins.
 - It does not show commercial building footprints.
 - It shows a more detailed road layout and trail/sidewalk connections.
 - Establishes criteria for determining major and minor amendments.
 - Each Stage 2 will show all previously approved sections.
 - Standards for “Special Districts” may be added and/or amended at Stage 2.
 - “Major” modifications to the Stage 1 PUD may be reviewed concurrently with Stage 2.

Preliminary Plan

(Can be submitted and reviewed concurrently with PUD Stage 2).

(Approved by RPC)

- Preliminary Plan required as specified in the Subdivision Regulations.
- Dimensioned lots, ROWs, major easements, Stormwater management systems, and trails are shown.
- Front building setback lines are shown.
- Parking lots and parking spaces are shown.
- Shows points of vehicular ingress/egress and intersection design.
- Existing building footprints are shown.
- Future development building footprints not shown.

Site Plan Review of Nonresidential Development and Multifamily

(Approved by BOCC)

- The site plan review process shall comply with section 1.303 of the current zoning ordinance or as amended per the ordinance.
- Complete site plan review of all nonresidential and multifamily development.
- Conformance of commercial development to PUD Stage 2 and Preliminary Plan.
- Can only be denied if Site Plan review criteria are violated.

PUD STAGE 2, STAGE 3 AND SUBDIVISION REVIEW PROCESS

PUD Stage 3

(Approved by Staff)

- Stage 3 is submitted and reviewed as usual.
- Shows all details approved at Stage 2 and site plan review.
- Comprehensive lighting and landscaping standards are required.
- Conditions are never attached to approval.
- It is merely a checklist of Stage 2.
- It is reviewed only by Planning and Zoning.
- ****Submitted and reviewed with Record Plat.**

Record Plat

(Approved by Staff)

- Record Plat as currently specified in the Subdivision Regulations.
- A strictly administrative process, a “checklist” that ensures compliance with Preliminary Plan.

MINOR MODIFICATIONS

The following constitutes minor modifications to the approved PUD that are not subject to Stage 1, Stage 2 or Site Plan Review.

The Warren County Zoning Inspector may determine that a minor modification to a previously approved PUD is exempt from further review or as a new application, provided:

1. The change is necessary because of natural features of the subject property not foreseen by the applicant or the county prior to the approval PUD;
2. The change will not reduce any area of landscaping, open space, natural area or parking by more than one percent (1%);
3. The change will not increase the density of the PUD;
4. The change will not increase the square footage by more than five percent (5%) of the existing gross square footage area of the approved Stage 1 or 2;
5. The change will not result in any structure, circulation, or parking area being moved significantly in any direction;
6. The change will not reduce any approved setback by more than ten percent (10%);
7. The change will not result in an increase in the height of any structure by more than five percent (5%);
8. The use or development does not create a danger to public health or safety and/or a nuisance, including but not limited to environmental pollution; traffic; noise; vibration; odor; dust; or, glare. Uses that do create nuisances are subject to review by the body vested with Approving Authority in order to determine whether such a modification is compatible with the PUD.
9. Standards (And/or special requirements) for lighting, signage, landscaping, buffers/screening, architectural design, frontage, and vistas are approved at stage 2.

UNION VILLAGE

PUD ZONING STANDARDS

GENERAL STANDARDS

GENERAL STANDARDS

1. Buffers and Screening

- A landscaped buffer shall be included wherever a physical, visual transition zone between areas of a significantly different scale or character is needed as determined by the Board of County Commissioners to reduce the adverse effects of a proposed use on adjacent properties located on the periphery of the PUD.
- Loading zones and garbage locations shall be screened. Trash service shall be addressed at Stage 2.

2. Lighting

- Lighting shall be provided by street lamps and porch lights throughout the neighborhood.
- Decorative poles shall be used with specific lighting standards to be submitted at Stage 2.
- A comprehensive lighting plan may be submitted at Stage 2.

3. Signage

- Signage standards shall be submitted at Stage 2.
- A comprehensive signage plan may be submitted at Stage 2.

4. Storm Water / Groundwater Management

- A storm water drainage plan shall be approved by the Warren County Engineer's Office and/or Ohio Department of Natural Resources (ODNR).
- Stormwater discharges associated with construction shall comply with the Ohio Environmental Protection Agency, National Pollution Discharge Elimination Systems (NPDES) permitting procedures.
- Collection and conveyance of storm water runoff shall involve a combination of shallow, grass-lined swales, open ditches, and conventional storm water sewer systems. Where site hydrology permits, storm water runoff from roads shall drain naturally. As necessary to achieve proper drainage, catch basins and storm drainage piping shall be installed to collect and convey storm water. Storm water runoff from the developed land will be routed through vegetative buffers or other control devices. Vegetative buffers shall be maintained around critical areas and open drainage channels to prevent erosion and control sediment.

GENERAL STANDARDS

- The requirements for ground water protection shall be analyzed and designed through the requirements of the Warren County Engineering Department, Warren County Soil and Water Conservation District, OEPA, and the Warren County Zoning Code (Section 2.601).
- Setbacks for freshwater wetlands shall be determined and analyzed as required per the recommendations of OEPA, Warren County Soil and Water Conservation District, and the Warren County Engineer's Department.

MANAGEMENT

1. Utilities

- Prior to earth moving activities an erosion and sediment control plan shall be approved.
- Prior to approval of the final plat, the developer shall expand and/or upgrade the water system, water treatment, and storage facilities necessary to serve the development, as determined by the Warren County Water & Sewer Department.
- Prior to approval of the final plat, the developer shall expand and/or upgrade the sewer system to serve the development, as determined by the Butler County Water & Sewer Department.
- All public and private utility service lines shall be installed underground, or as determined by the Board of County Commissioners.

2. Community Services

- All principle structures shall have address numbers clearly visible from public ROW, or as determined by the relevant fire department.
- The relevant fire department shall approve all fire hydrant locations.
- The Lebanon City School District shall determine the size and scope of grade levels for any proposed public school site at Stage 2.

3. Maintenance

- A New Community Authority, Home Owners Association, properties board, or a combination thereof shall be established to own and maintain all common civic space, including median strips in boulevard streets, roundabouts, recreational facilities, pedestrian paths, landscaping, lighting, signage, and stormwater management facilities located outside of public ROWs. An infrastructure maintenance program (i.e. "sinking fund") shall be established for all stormwater facilities.

4. Misc.

- All development shall comply with the Warren County Subdivision Regulations, unless regulated by the approved PUD.
- All prior PUD standards that pertain to the Otterbein properties shall not apply.
- The Union Village PUD is separate and independent of any design standards adopted and enforceable exclusively by the Town

MANAGEMENT

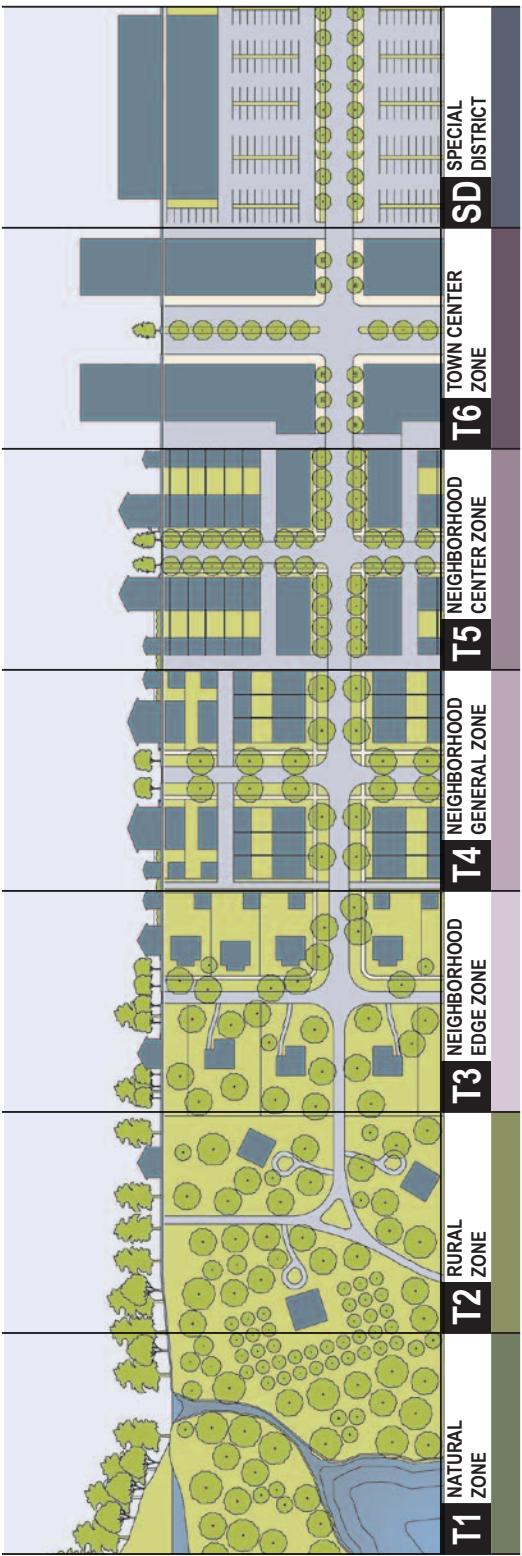
Planner, Developer, properties Board, Home-owner's Association, or similar community authority. No Approving Authority under the Union Village PUD and Warren County Zoning Code shall have authority to enforce or impose as conditions of approval, standards contained within the Union Village Architectural Standards (not submitted as part of PUD), restrictive covenants, or related documents unless added at Stage 2.

- The development shall grow from the main village center (the area across from "Special District 1") outwards linking roads and utilities as the project expands. The Special Districts (not residential options) may develop anytime.
- All development shall comply with all Federal Aviation Administration requirements.
- The U.S. Postal Service shall approve of mail distribution facilities throughout the PUD, which may include centralized kiosks or individual mailboxes.
- All development shall comply with applicable Warren County Health Department requirements.

UNION VILLAGE

PUD ZONING STANDARDS

GENERAL STANDARDS



PROGRAM *These residential numbers may increase or decrease by as much as 20% with the understanding that the total will not exceed 4500 units.

Total commercial, retail, and manufacturing (excluding live-work units) for the entire PUD shall not exceed a maximum of 1 million square feet.

The number of residential units in for the residential options for the SD2, SD4 and SD5 sites are shown in the SD2, SD4 and SD5 rows.

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 NEIGHBORHOOD EDGE ZONE	T4 NEIGHBORHOOD GENERAL ZONE	T5 NEIGHBORHOOD CENTER ZONE	T6 TOWN CENTER ZONE	SD SPECIAL DISTRICT
Union Village Neighborhoods							
Number of Residential Units	1,121*	1,421*	1,421*	1,215*			
Density	1 u/a min. - 10 u/a max.	1 u/a min. - 30 u/a max.	1 u/a min. - 30 u/a max.	1 u/a min. - 30 u/a max.			
Sq. Ft. of Commercial		40,000 net max.	300,000 net max.				
Union Village Special Districts							
SD1: Senior Campus							See D.27
SD2a: College, Housing				152* (res. option)			356
SD2b: College, Other							As required
SD3: (Regional) Commercial							400,000 s.f. net max.
SD4: (Regional) Commercial				76* (res. option)			300,000 s.f. net max.
SD5: Sports and Rec. Complex				163* (res. option)	129* (res. option)	126* (res. option)	
Civic							
THOROUGHFARES (D.19)							
Road	permitted	permitted	permitted	permitted	permitted	permitted	
Street	permitted	permitted	permitted	permitted	permitted	permitted	
Avenue	permitted	permitted	permitted	permitted	permitted	permitted	
Boulevard	permitted	permitted	permitted	permitted	permitted	permitted	
Commercial Street							
Arcaded Street							
Rear Lane	permitted	permitted	permitted	permitted	permitted	permitted	
Rear Alley							
Access Drive, 1-way				permitted	permitted	permitted	
Access Drive, 2-way				permitted	permitted	permitted	
Path	permitted	permitted	permitted	permitted	permitted	permitted	
Passage	permitted	permitted	permitted	permitted	permitted	permitted	
CIVIC SPACES (D.15-D.16)							
Park	permitted	permitted	permitted	permitted	permitted	permitted	
Green	permitted	permitted	permitted	permitted	permitted	permitted	
Square							
Plaza							
Playground	permitted	permitted	permitted	permitted	permitted	permitted	
Pocket Park	permitted	permitted	permitted	permitted	permitted	permitted	
Cemetery	permitted	permitted	permitted	permitted	permitted	permitted	
BUILDING TYPES (D.17)							
Mansion	permitted	permitted	permitted	permitted	permitted	permitted	
Large House	permitted	permitted	permitted	permitted	permitted	permitted	
House							
Small House	permitted	permitted	permitted	permitted	permitted	permitted	
Cottage	permitted	permitted	permitted	permitted	permitted	permitted	
Odd Lot							
Duplex							
Townhouse							
Multi-Family House							
Multi-Family Building							
Live-Work Unit							
Mixed-Use Building							
FRONTAGE TYPES (D.18)							
Common Lawn	permitted	permitted	permitted	permitted	permitted	permitted	
Porch & Fence	permitted	permitted	permitted	permitted	permitted	permitted	
Terrace & Light Court							
Forecourt							
Stoop							
Shopfront & Awning							
Gallery							
Arcade							
USE (D.19)							
Residential	restricted use	restricted use	restricted use	restricted use	restricted use	restricted use	
Lodging	restricted use	restricted use	restricted use	restricted use	restricted use	restricted use	
Office							
Retail	restricted use	restricted use	restricted use	restricted use	restricted use	restricted use	
Manufacturing							
Civic	restricted use	restricted use	restricted use	restricted use	restricted use	restricted use	
Institutional							

UNION VILLAGE

PUD ZONING STANDARDS SUMMARY

"SD5" Special District 5: The SD5 portion of the regulating master plan as illustrated on page D5 shall be implemented unless Owner does not transfer title to the SD5 area to the Warren County Convention and Visitors Bureau (CVB) on or before November 1, 2017 due to a failure of contingencies in the contract between the Owner and CVB. Should the title to the SD5 area not be timely transferred, the SD5 (residential alternative) plan as illustrated on page D6 of this document will become the plan of record that shall be implemented.



UNION VILLAGE

PUD ZONING STANDARDS REGULATING PLAN - ZONING MAP

Transect Zones

- T3 Neighborhood Edge Zone
- T4 Neighborhood General Zone
- T5 Neighborhood Center Zone

Civic Spaces & Buildings

- Civic Space
note: Civic Spaces may include tree stands, ponds, trails, recreation fields, buildings, cemeteries, playgrounds, pavilions, recreation related structures, and the like.

- Civic Buildings
note: Civic Buildings may include premises available for not-for-profit organizations dedicated to religion, arts and culture, education (including schools), government, social service, transit, post offices, and the like.

Special Districts

- 1 SD1: Otterbein Campus
- 2a SD2a: College Campus, Housing
(See next page for alternative zoning)
- 2b SD2b: College Campus, Other
(See next page for alternative zoning)
- 3 SD3: (Regional) Commercial
- 4 SD4: (Regional) Commercial
(See next page for alternative zoning)
- 5 SD5: Sports and Recreation Complex
(See next page for alternative zoning)

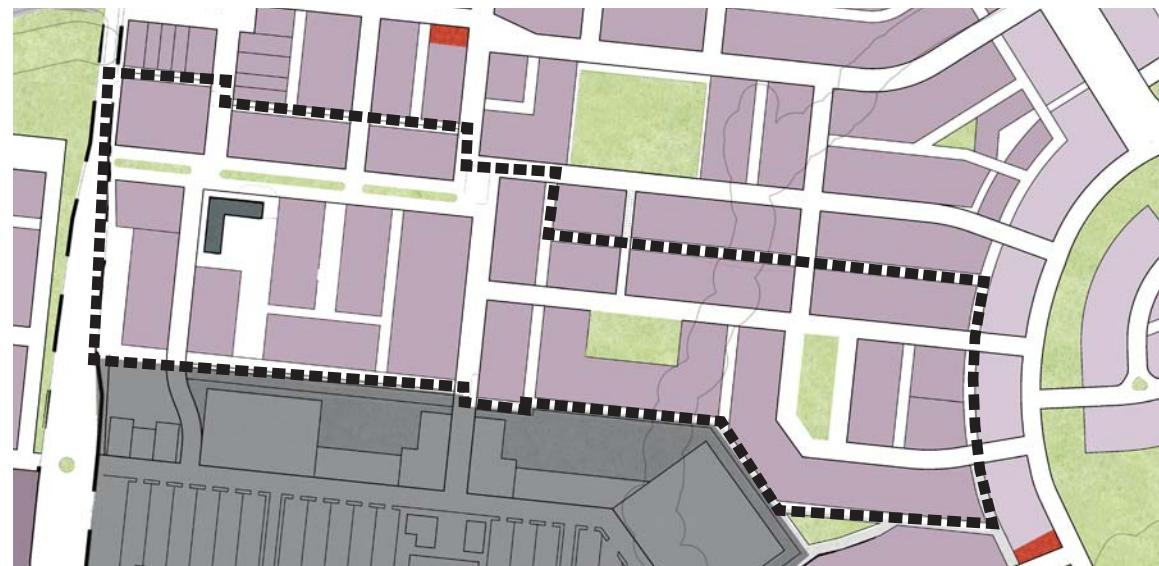
Special Requirements

(to be added at Stage 1 and/or Site Plan Review)

- Required Storefront Frontage
- - - - - Recommended Storefront Frontage
- Common Lawn Frontage
- ▼ Required Terminated Vista
- △ Recommended Terminated Vista

Thoroughfares

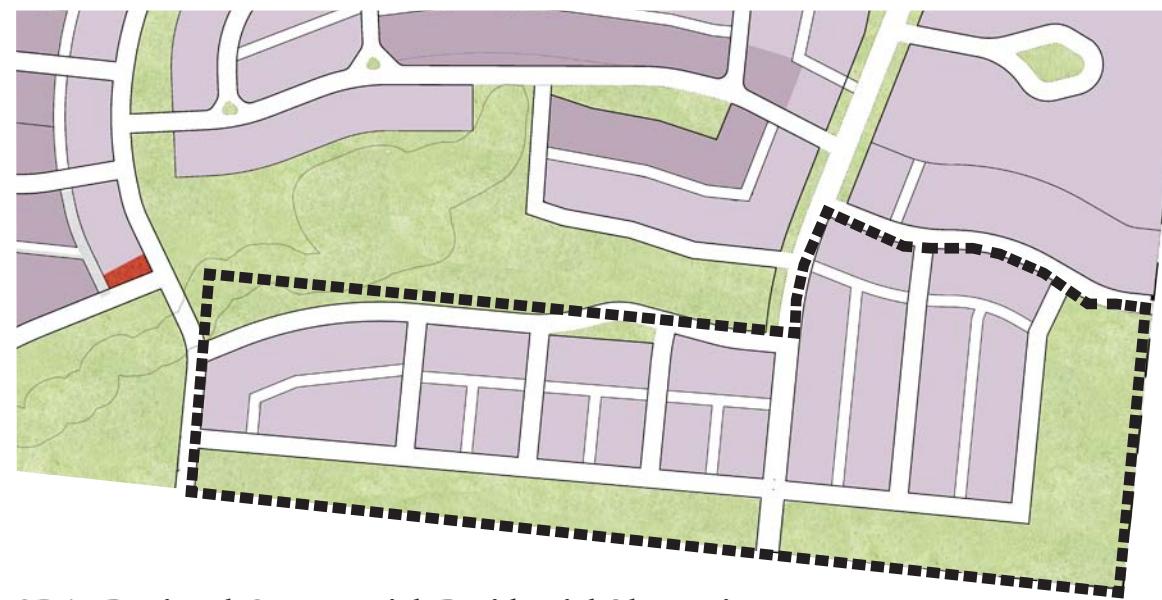
See Thoroughfares (D.9-D.14)



SD2a & 2b: College Campus, Residential Alternative

152 Total Dwelling Units

30.5 Acres (6,340 Lineal Feet of Frontage)



SD4: Regional Commercial, Residential Alternative

76 Total Dwelling Units

36.6 Acres (5,390 Lineal Feet of Frontage)



SD5: Sports and Recreation Complex, Residential Alternative

418 Total Dwelling Units

93.6 Acres (18,440 Lineal Feet of Frontage)

UNION VILLAGE

PUD ZONING STANDARDS REGULATING PLAN - ZONING MAP ALTS.

Transect Zones

- T3 Neighborhood Edge Zone
- T4 Neighborhood General Zone
- T5 Neighborhood Center Zone

Civic Spaces & Buildings

- Civic Space

note: Civic Spaces may include tree stands, ponds, trails, recreation fields, buildings, cemeteries, playgrounds, pavilions, recreation related structures, and the like.

- Civic Buildings

note: Civic Buildings may include premises available for not-for-profit organizations dedicated to religion, arts and culture, education (including schools), government, social service, transit, post offices, and the like.

Special Requirements

(to be added with each phase submission)

- Required Storefront Frontage
- - - - - Recommended Storefront Frontage
- Common Lawn Frontage
- ▶ Required Terminated Vista
- ▶ Recommended Terminated Vista

Thoroughfares

See Thoroughfares (D.9-D.14)

DEFINITIONS

These definitions are for terms in these Zoning Standards that are technical in nature or that otherwise may not reflect a common usage of the term.

Access Drive: See Thoroughfares (D.13).

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 550 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Arcade: See Frontage Types (D.18).

Attic: the interior part of a building contained within a pitched roof structure. Where a vertical knee-wall is greater than 5 ft., an attic shall be considered a story.

Avenue (AV): a limited distance, free-movement thoroughfare connecting civic locations within an urbanized area. Unlike a boulevard, its length is finite and its axis is terminated. An avenue may be conceived as an elongated square. See Thoroughfares (D.11).

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding.

Bed and Breakfast Inn: an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a long-distance, free movement thoroughfare traversing an urbanized area. A boulevard is flanked by parking, sidewalks, and planters buffering the buildings along the sides. See Thoroughfares (D.12).

By Right: characterizing a proposal that complies with the PUD Zoning Standards and is permitted and processed administratively by the County Zoning Inspector, without public hearing. See Minor Modification and Variance.

Civic: the term defining organizations dedicated to arts, culture, religion, education, health, recreation, government, transit, municipal parking, institutional uses, or for use approved by the legislative body.

Civic Building: a building operated by organizations dedicated to arts, culture, religion, education, health, recreation, government, transit, municipal parking, institutional uses, or for use

approved by the legislative body. See Civic Buildings (D.15).

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. See Civic Spaces (D.15-D.16)

Close: a small green area surrounded by a driveway providing vehicular access to several buildings, performing the same function as a cul-de-sac but creating a socially useful space. The width of the close must correspond to the standard turning radius requirements. A close may be built to economical driveway standards.

Commercial: the term collectively defining Lodging, Office and Retail Uses.

Common Lawn: See Frontage Types (D.18).

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Cottage: See Building Types (D.17).

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

Density: the number of dwelling units within a standard measure of land area.

Drive: a thoroughfare along the boundary between an urbanized and a natural condition, usually along a waterfront, a park, or a promontory.

Driveway: a vehicular access way within a private lot connecting a garage to a thoroughfare.

Duplex: See Building Types (D.17).

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account.

Elevation: an exterior wall of a building not along a Frontage Line. See Definitions, Illustrated, at the end of these definitions (D.8).

Encroachment: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: the exterior wall of a building that is set along a Frontage Line. See Definitions, Illustrated, at the end of these definitions (D.8).

Forecourt: See Frontage Types (D.18).

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. See Definitions, Illustrated, at the end of these definitions (D.8).

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See Definitions, Illustrated, at the end of these definitions (D.8).

Gallery: See Frontage Types (D.18).

Green: See Civic Space Types (D.16).

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians. See Civic Space Types (D.16).

Highway: a long-distance, speed-movement thoroughfare traversing open countryside. A highway should be relatively free of intersections, driveways, and adjacent buildings, otherwise it becomes strip development which interferes with traffic flow and human comfort.

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category.

House: See Building Types (D.17).

Inn: a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests.

Institutional Use: a use of land thereon owned, occupied, and used for the benefit of members inclusive of, but not limited to nursing homes, assisted living, senior centers, adult day care, hospice, physical therapy, hospitals, emergency care, physician services, home health, or for use approved by the legislative body.

Large House: See Building Types (D.17).

Layer: a range of depth of a Lot within which certain elements are permitted.

Leadwalk: the walk that connects the Primary Frontage line to the Principal Building entrance.

Light Court: See Frontage Types (D.18).

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work Unit: See Building Types (D.17).

Lodging: See Building Use (D.20).

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Line: the boundary that legally and geometrically demarcates a Lot. See Definitions, Illustrated, at the end of these definitions (D.8).

Lot Width: the length of the Principal Frontage Line of a Lot.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using

table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Mansion: See Building Types (D.17).

Minor Modification: See Review Process (D.3).

Mixed-Use: multiple Uses within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Minor Modification.

Mixed-Use Building: See Building Types (D.17).

Multi-Family Building: See Building Types (D.17).

Multi-Family House: See Building Types (D.17).

Odd Lot: See Building Types (D.17)

Office: See Building Use (D.19).

Outbuilding: a secondary building usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding.

Park: See Civic Space Types (D.16).

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect parking areas to frontages. See Thoroughfares (D.14).

Path (PT): a pedestrian way traversing a park or rural area, with landscape matching the contiguous Open Space. Paths should connect directly with the urban Sidewalk network. See Thoroughfares (D.14).

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities.

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Playground: See Civic Space Types (D.16).

Plaza: See Civic Space Types (D.16).

Porch and Fence: See Frontage Types (D.18).

Principal Building: the main building on a Lot, usually located toward the Frontage.

Principal Entrance: the main point of access for pedestrians into a building.

Primary Frontage: On lots with two frontages, the Private Frontage designated by the Regulating Plan to bear the address and Principal Entrance to the building. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. See: Frontage, and Definitions, Illustrated, at the end of these definitions (D.8).

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade.

UNION VILLAGE

PUD ZONING STANDARDS DEFINITIONS

Where no definition is included in these PUD Zoning Standards or the Union Village Design Code, the definitions of the most current Warren County Code shall apply.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings which may contain utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges. See Thoroughfares (D.13).

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings which may contain utility easements. Rear lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and may be drained by percolation at the edges or an inverted crown at the center. See Thoroughfares (D.13).

Regulating Plan: a Zoning Map that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the PUD Zoning Standards.

Residential: See Building Use (D.20).

Retail: See Building Use (D.20).

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use.

Right of Way (ROW): the composite public area dedicated to circulation, including the vehicular way and the streetscape. See Definitions, Illustrated, at the end of these definitions (D.8).

Road (RD): a local, slow-movement thoroughfare suitable for edge and rural areas. A road tends to be rural in character without curbs or on-street parking; it may have clustered plantings and paths instead of sidewalks. See Thoroughfares (D.10).

Secondary Frontage Line: on corner Lots, the Private Frontage that is not the Primary Frontage. As it affects the public realm, its First Layer is regulated. See Definitions, Illustrated, at the end of these definitions (D.8).

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in.

Shopfront and Awning: See Frontage Types (D.18).

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median.

Small House: See Building Types (D.17).

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification.

Special District (SD): an area that inherently, cannot or should not conform to one or more of the normative Community Unit types or Transect Zones. Special Districts may be mapped and regulated at the regional scale or the community scale.

Square: See Civic Space Types (D.16).

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See Pedestrian Shed.

Stoop: See Frontage Types (D.18).

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local, slow-movement thoroughfare suitable for general, center, and core zones. A street is urban in character, with raised curbs, closed drainage, wide sidewalks, parallel parking, and trees in individual planting areas. See Thoroughfares (D.11).

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Swale: a low or slightly depressed natural area for drainage.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Terrace: See Frontage Types (D.18).

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

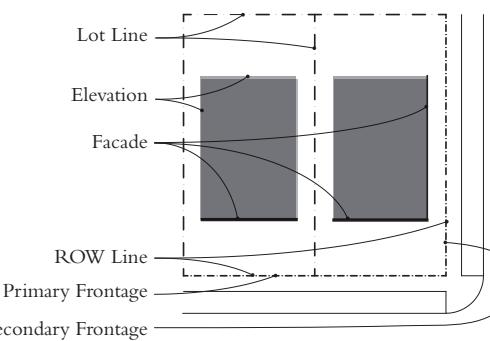
Townhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. See Building Types (D.17).

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. See Purpose (D.2).

Transect Zone: Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. See Purpose (D.2).

Turning Radius: the curved edge of a

DEFINITIONS, ILLUSTRATED



UNION VILLAGE

PUD ZONING STANDARDS DEFINITIONS

Where no definition is included in these PUD Zoning Standards or the Union Village Design Code, the definitions of the most current Warren County Code shall apply.

Lot Line: the boundary that legally and geometrically demarcates a lot.

Elevation: the exterior walls of a building.

Frontage Line: the line between a private lot and a primary thoroughfare or civic space.

Facade: the exterior walls of a building that are set along a Frontage Line.

Right of Way (ROW): the composite public area dedicated to circulation, including the vehicular way and the streetscape.

Frontage: the privately held layer between the Facade of a building and the Frontage Line.

Primary Frontage: On lots with two frontages, the Private Frontage designated by the Regulating Plan to bear the address and Principal Entrance to the building.

Secondary Frontage Line: on corner Lots, the Private Frontage that is not the Primary Frontage.



Thoroughfares with speeds of 30 m.p.h. or less, may have offset intersections, or, occur at angles as means of calming traffic as shown in this example in Kentlands, Gaithersburg, Md.

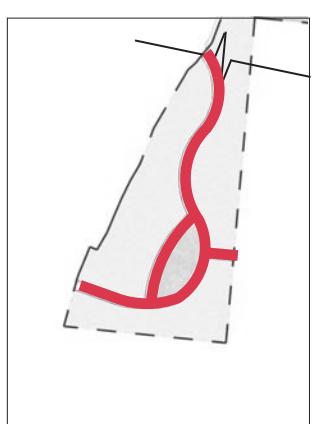
The Engineer's Office, Turtlecreek Township Trustees, County Sheriff, relevant fire department, and RPC shall approve all street sections, ROW widths, one way streets, street stubs, roundabouts, access points, turning radii, and internal circulation.

The Warren County Engineer, Township Trustees, County Sheriff, and relevant fire department shall determine on street parking restrictions and location of "no parking" signs throughout the development.

A Roadway Mitigation Plan (Sub. Regs Section 403) shall be provided for necessary offsite roadway improvements following the completion of a Traffic Impact Study for Greentree Road, SR 741, and SR 63.

Rear lanes (RL), rear alleys (RA), and access drives (AD) shall be privately owned and maintained, or as determined at Stage 2.

Roundabout and traffic signal locations along SR 741 shall be determined at Stage 2 and are subject to approval by ODOT.



UNION VILLAGE

PUD ZONING STANDARDS

THOROUGHFARES

THOROUGHFARE TYPES PLAN

	T3	T4	T5
RD - 60 - 20	X		
RD - 44 - 20	X	X	
RD - 50 - 26	X	X	
YS - 50 - 26	X	X	X
ST - 44 - 20	X	X	X
ST - 50 - 26	X	X	
ST - 60 - 32	X	X	
AV - 80 - 34	X	X	
BV - 120 - 20/20	X	X	
CS - 70 - 34			X
AS - 64 - 28			X
AS - 70 - 34			X
RL - 24 - 12	X	X	X
RA - 24 - 20			X
AD - 10 - 10	X	X	
AD - 24 - 24	X	X	
PT - 12 - 5	X	X	
PS - 24 - 10			X

Key:

- Pavement Width
- Right-of-Way Width
- Thoroughfare Type**
- RD Road
- AS Arcaded Street
- YS Yield St.
- RL Rear Lane
- ST Street
- RA Rear Alley
- AV Avenue
- AD Access Drive
- BV Boulevard
- PT Path
- CS Commercial St.
- PS Passage

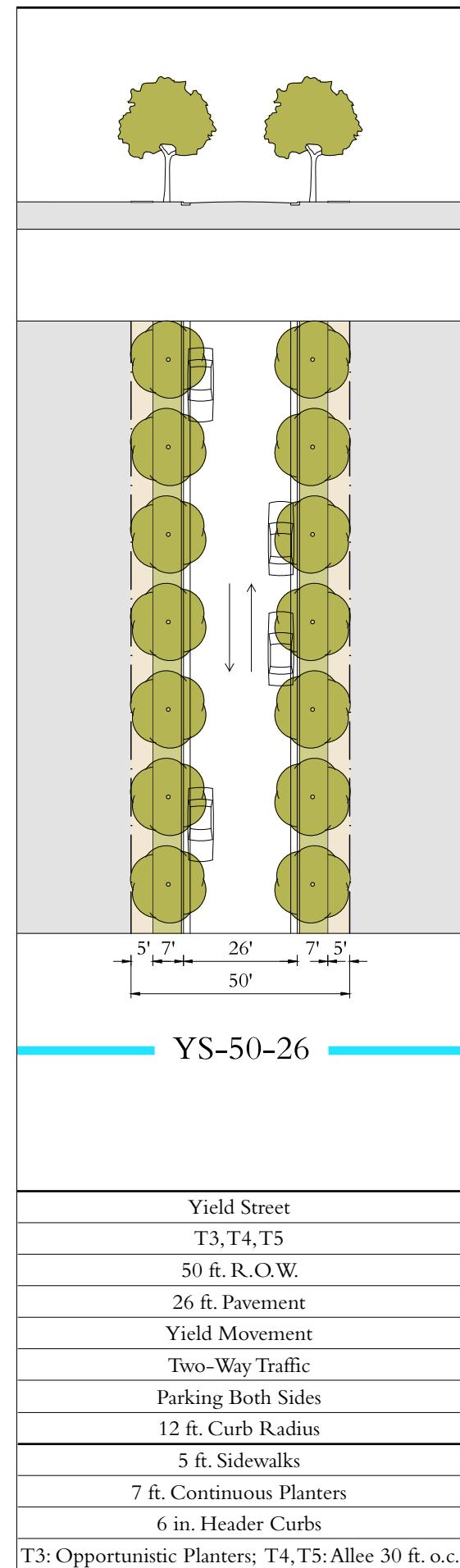
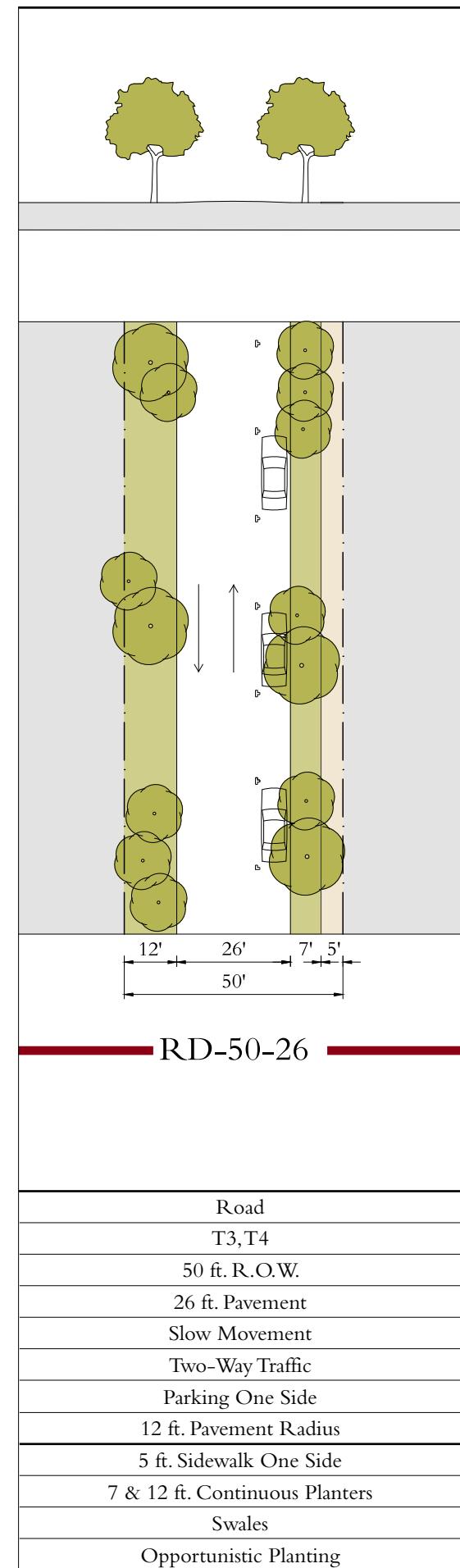
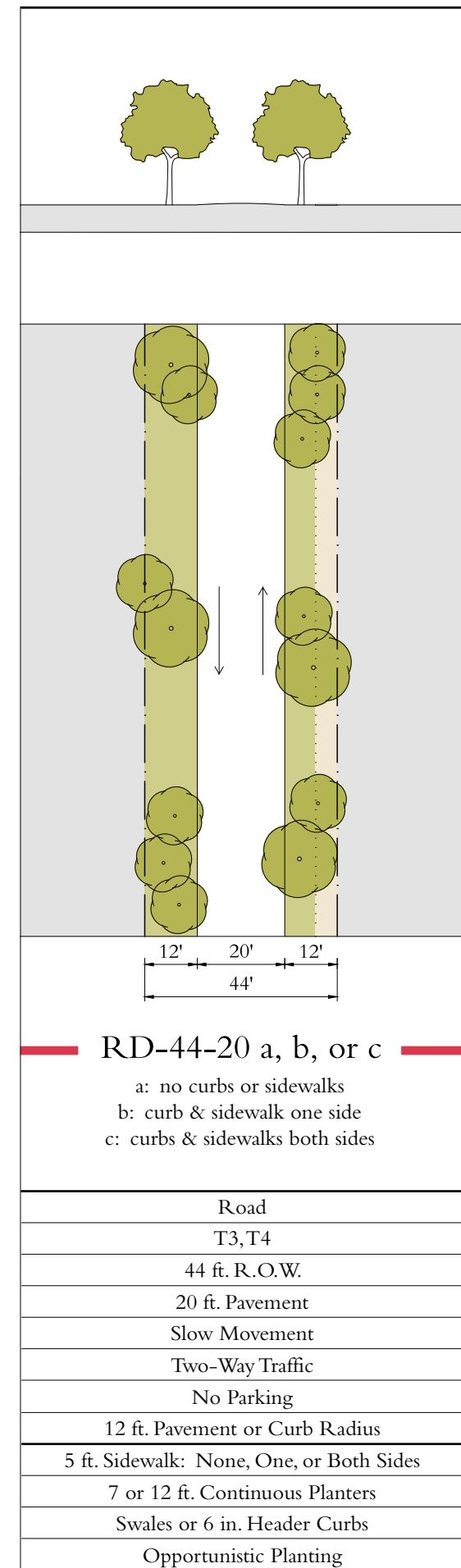
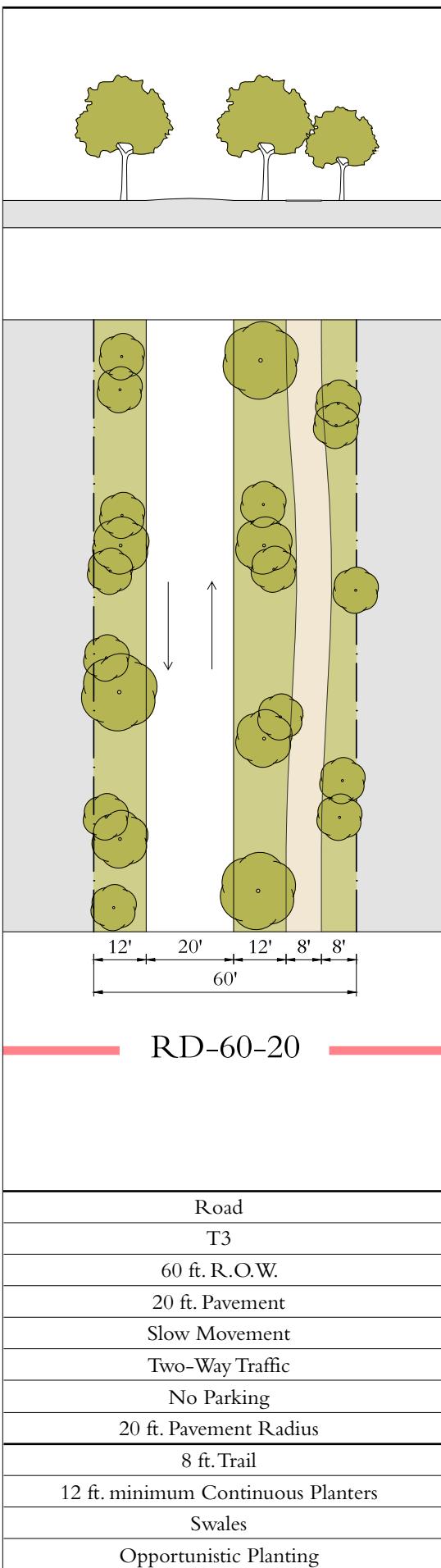
As a Thoroughfare passes through a transect zone, its character may adjust to that of the transect zone, while its capacity (number and width of travel lanes) will likely remain the same.

Specification of which thoroughfare is which thoroughfare type is subject to refinement at the time of Stage 2 submittal.

Landscaping, lighting and signage designs for the 741 and 63 corridors will be included in the Stage 2 submittal for the adjacent property, if not sooner.

Changes and refinement to the Thoroughfare Types may be warranted by:

- Unusual site conditions such as topography or existing trees.
- The intent to slow vehicular traffic.
- The intent to facilitate pedestrian traffic.
- Specialized uses,
- and the like.



UNION VILLAGE

PUD ZONING STANDARDS THOROUGHFARES

THOROUGHFARE TYPES

Trees shall be maintained to allow sufficient vertical clearance in the travel lane for moving vans, buses, emergency vehicles, and the like.

Thoroughfare Type

- RD Road
- ST Street
- AV Avenue
- BV Boulevard
- CS Commercial Street
- AS Arcaded Street
- RL Rear Lane
- RA Rear Alley
- AD Access Drive
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-#-#

Thoroughfare Type

Transect Zone

Right-of-way Width

Pavement Width

Movement

Traffic Lanes

Parking Lanes

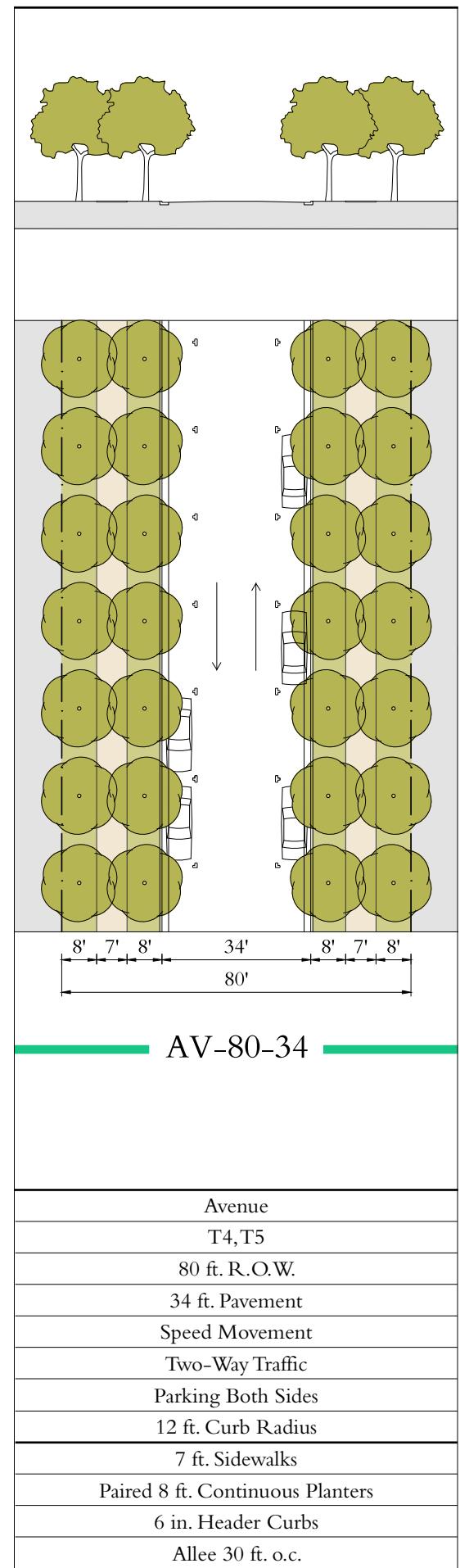
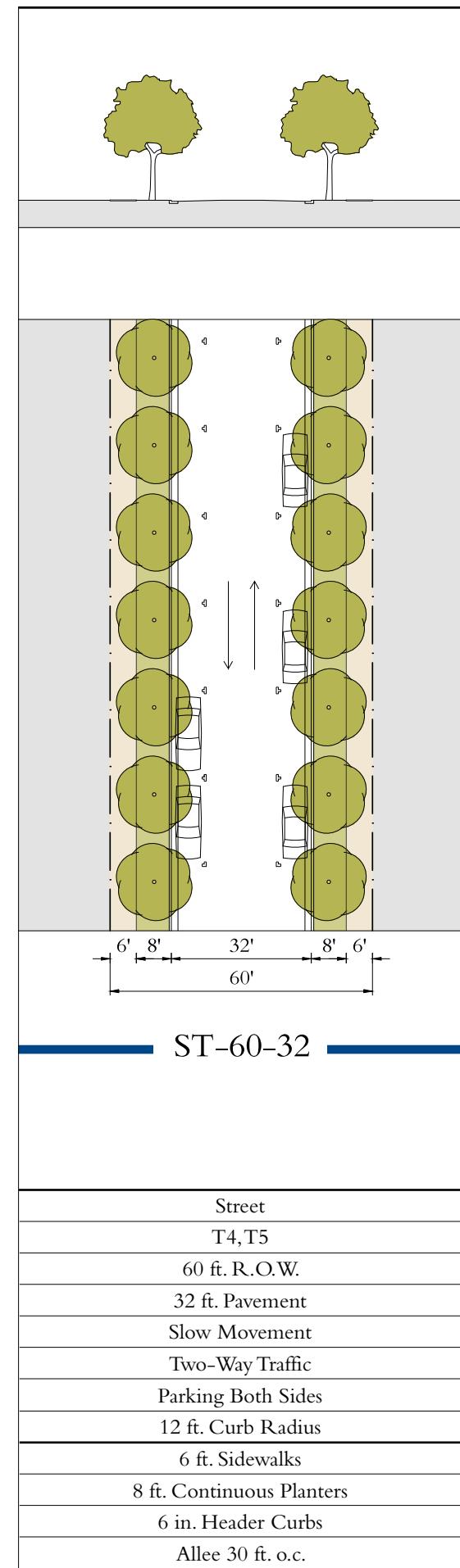
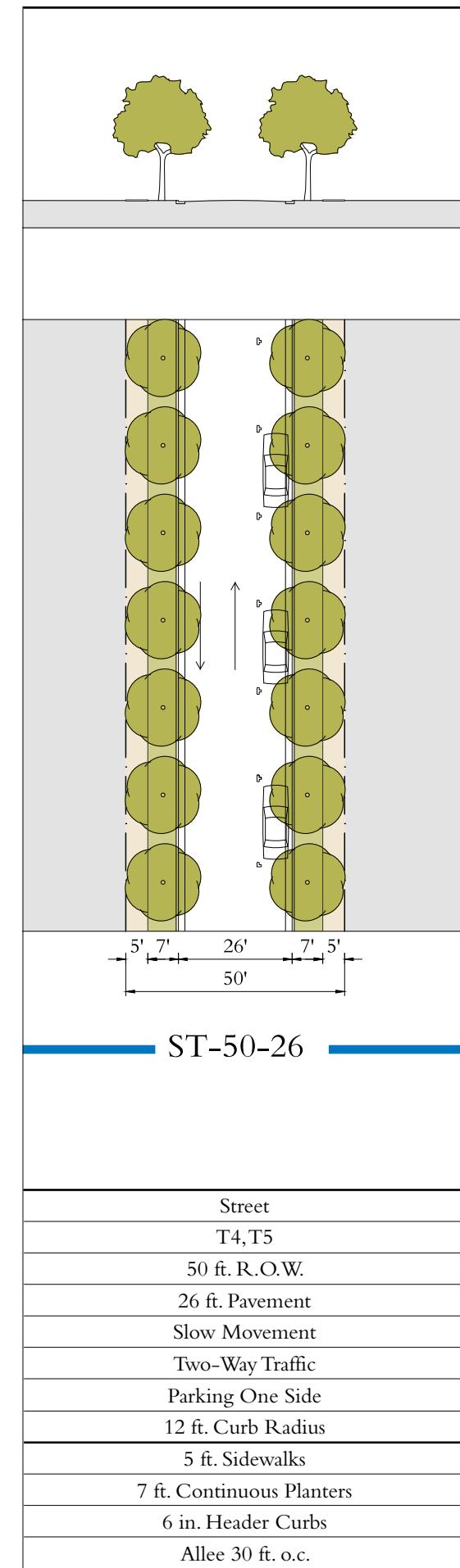
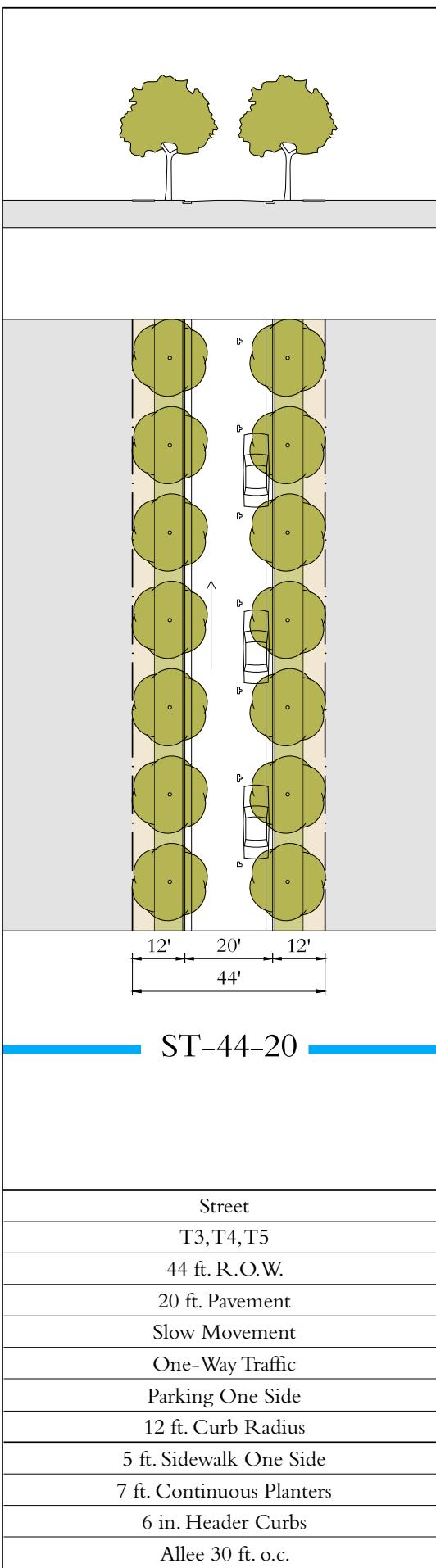
Pavement / Curb

Walkway Type

Planter Type (includes 6 in. curb if any)

Curb Type

Landscape Type



UNION VILLAGE

PUD ZONING STANDARDS

THOROUGHFARES

THOROUGHFARE TYPES

Trees shall be maintained to allow sufficient vertical clearance in the travel lane for moving vans, buses, emergency vehicles, and the like.

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- AV Avenue
- BV Boulevard
- CS Commercial Street
- AS Arcaded Street
- RL Rear Lane
- RA Rear Alley
- AD Access Drive
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-#-#

Thoroughfare Type

Transect Zone

Right-of-way Width

Pavement Width

Movement

Traffic Lanes

Parking Lanes

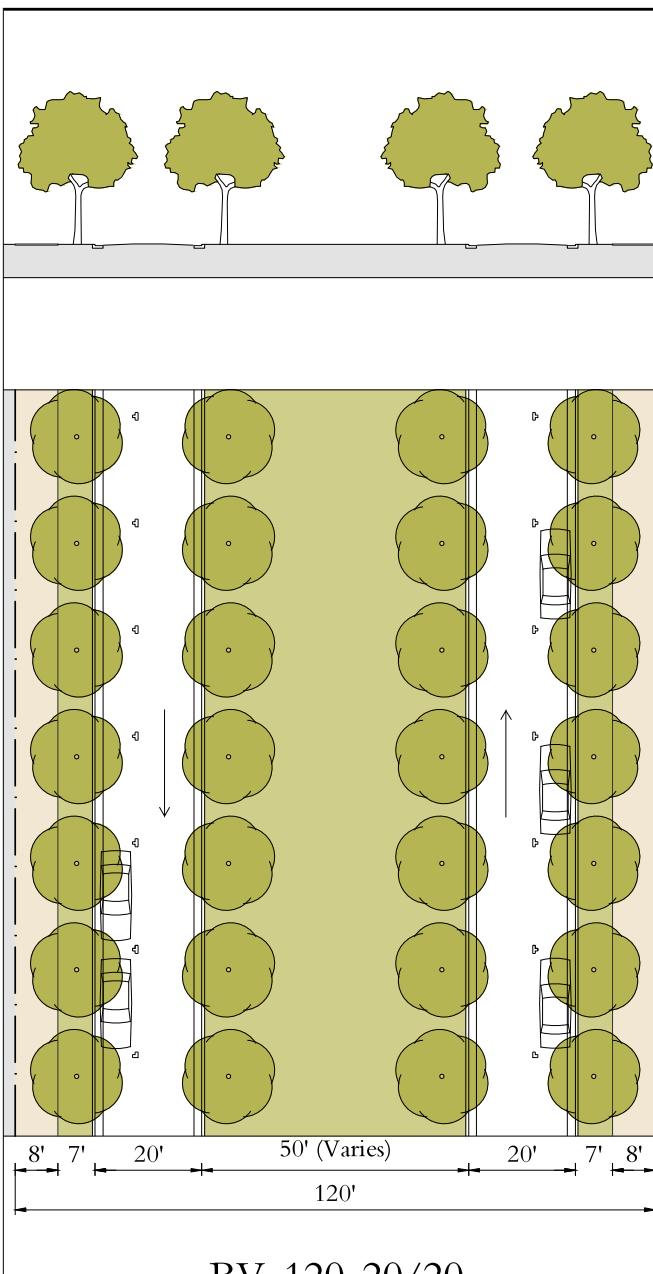
Pavement / Curb

Walkway Type

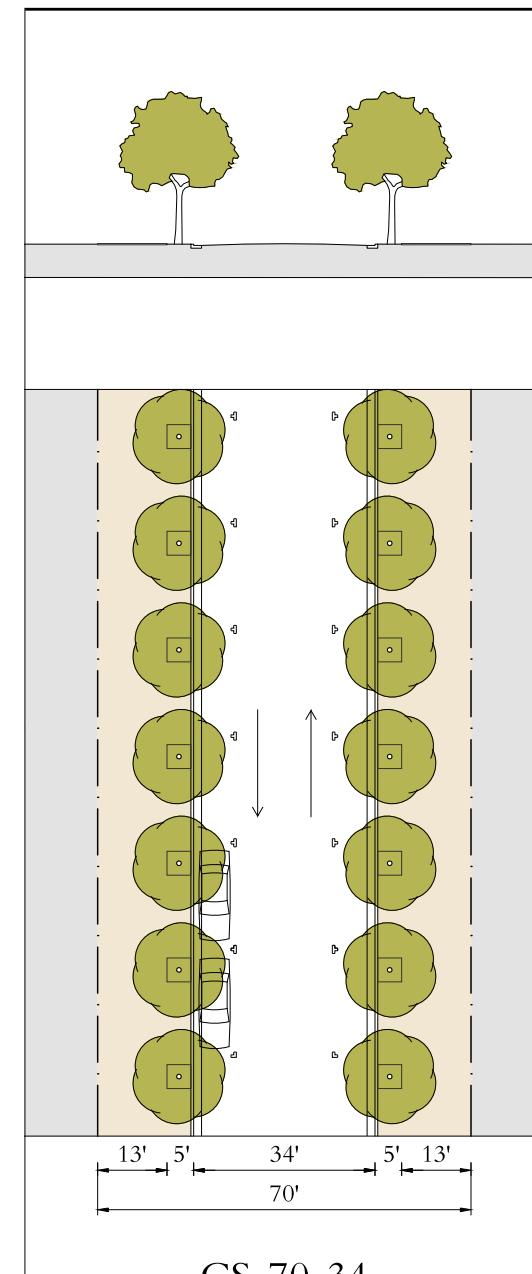
Planter Type (includes 6 in. curb if any)

Curb Type

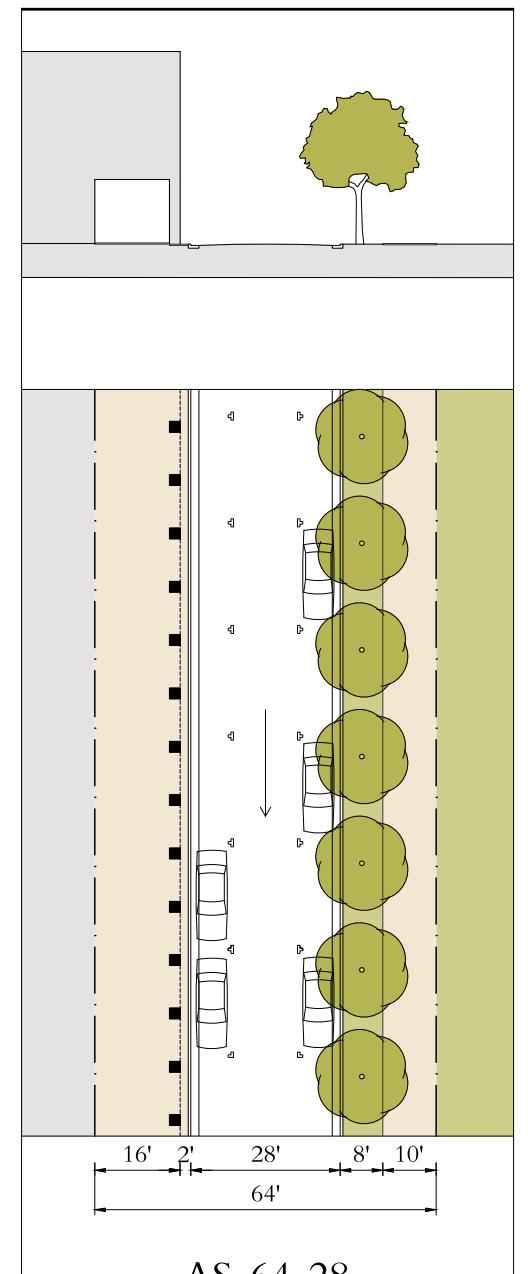
Landscape Type



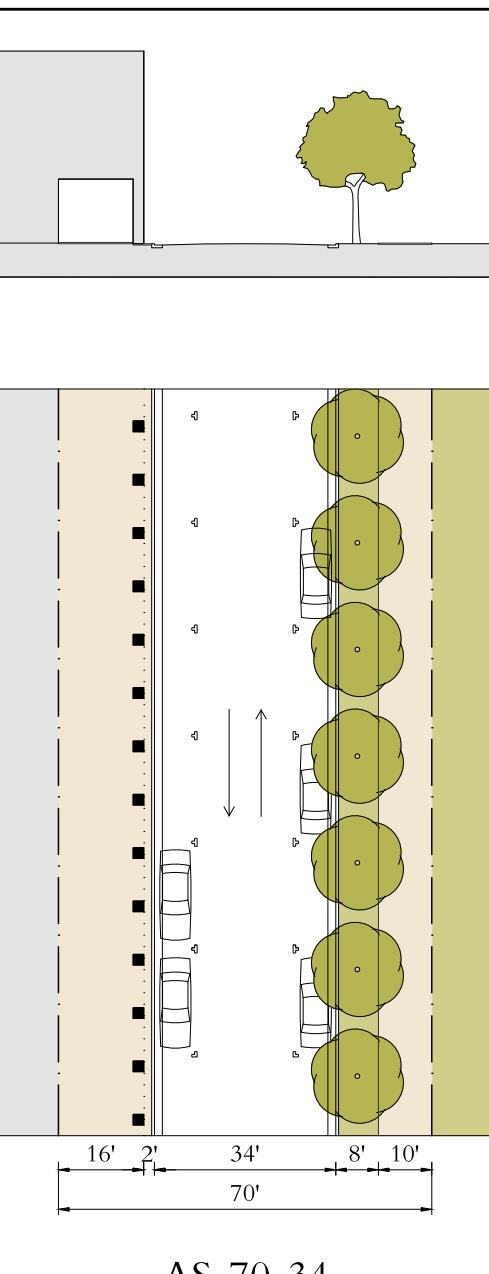
Boulevard
T4, T5
120 ft. R.O.W.
20 ft. Pavement + 20 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
8 ft. Sidewalk One Side
7 ft. Continuous Planters
6 in. Header Curbs
Allee 30 ft. o.c.



Commercial Street
T5
70 ft. R.O.W.
34 ft. Pavement
Speed Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
13 ft. Sidewalk One Side
5 ft. x 5 ft. Individual Planters
6 in. Header Curbs
Allee 30 ft. o.c.



Arcaded Street
T5
64 ft. R.O.W.
28 ft. Pavement
Speed Movement
One-Way Traffic
Parking Both Sides
12 ft. Curb Radius
10 ft. and 16 ft. Sidewalks
8 ft. Continuous Planters One Side
6 in. Header Curbs
Allee 30 ft. o.c.



Arcaded Street
T5
70 ft. R.O.W.
34 ft. Pavement
Speed Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
10 ft. and 16 ft. Sidewalks
8 ft. Continuous Planters One Side
6 in. Header Curbs
Allee 30 ft. o.c.

UNION VILLAGE

PUD ZONING STANDARDS

THOROUGHFARES

THOROUGHFARE TYPES

Trees shall be maintained to allow sufficient vertical clearance in the travel lane for moving vans, buses, emergency vehicles, and the like.

Thoroughfare Type

- RD Road
- ST Street
- AV Avenue
- BV Boulevard
- CS Commercial Street
- AS Arcaded Street
- RL Rear Lane
- RA Rear Alley
- AD Access Drive
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-#-#

Thoroughfare Type

Transect Zone

Right-of-way Width

Pavement Width

Movement

Traffic Lanes

Parking Lanes

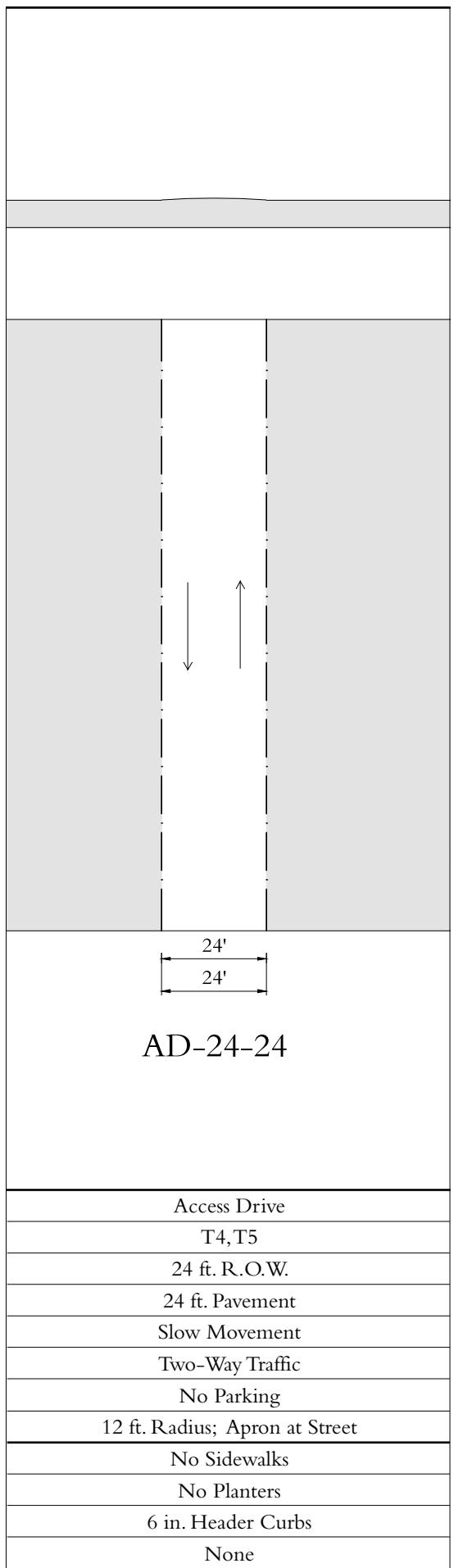
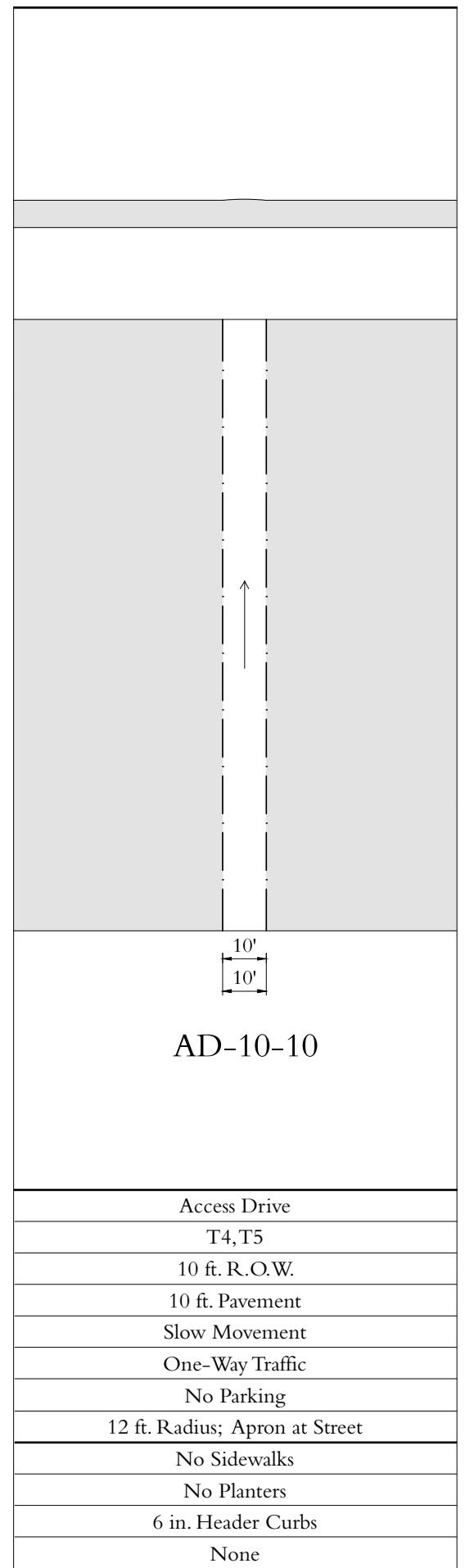
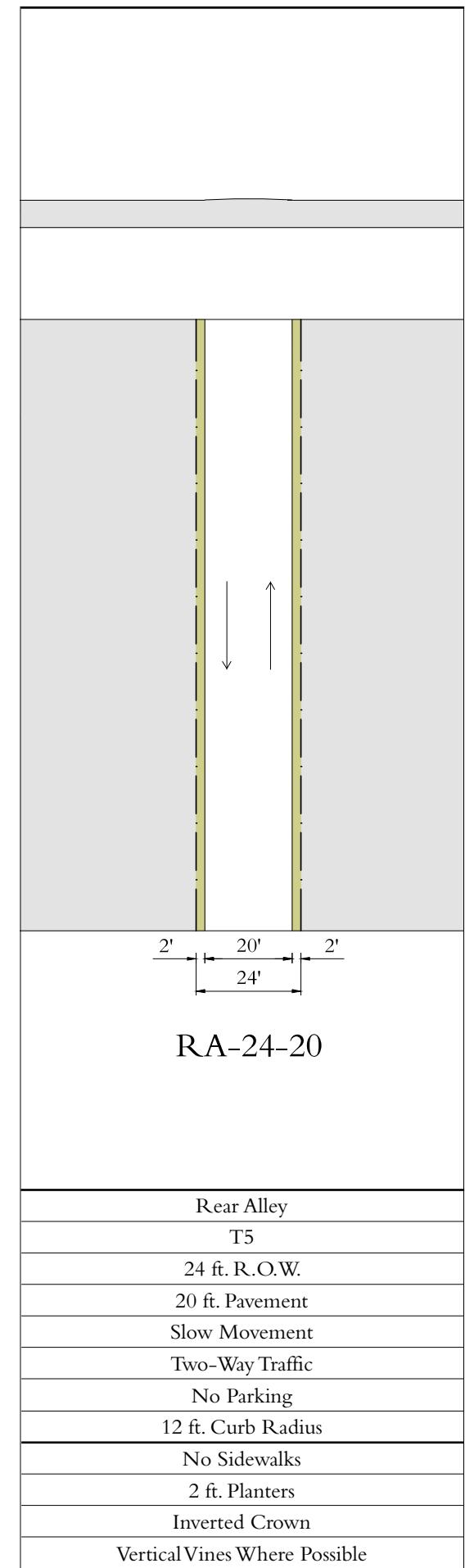
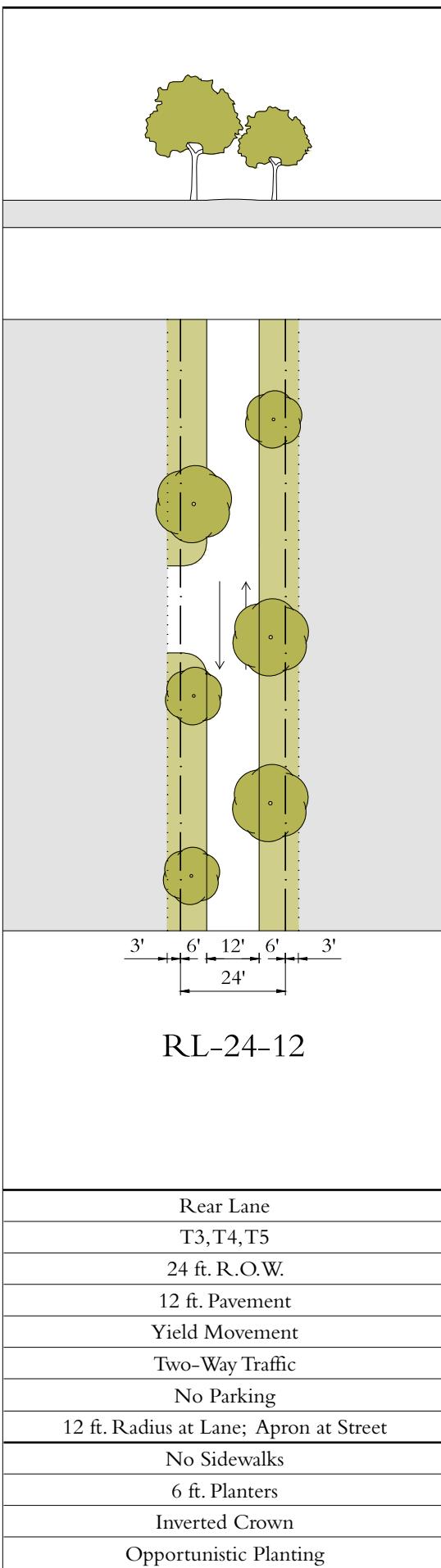
Pavement / Curb

Walkway Type

Planter Type (includes 6 in. curb if any)

Curb Type

Landscape Type



UNION VILLAGE

PUD ZONING STANDARDS

THOROUGHFARES

THOROUGHFARE TYPES

Trees shall be maintained to allow sufficient vertical clearance in the travel lane for moving vans, buses, emergency vehicles, and the like.

Thoroughfare Type

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- RA Rear Alley
- AD Access Drive
- PT Path
- PS Passage

Right-of-Way Width
Pavement Width

XX-#-#

Thoroughfare Type

Transect Zone

Right-of-way Width

Pavement Width

Movement

Traffic Lanes

Parking Lanes

Pavement / Curb

Walkway Type

Planter Type (includes 6 in. curb if any)

Curb Type

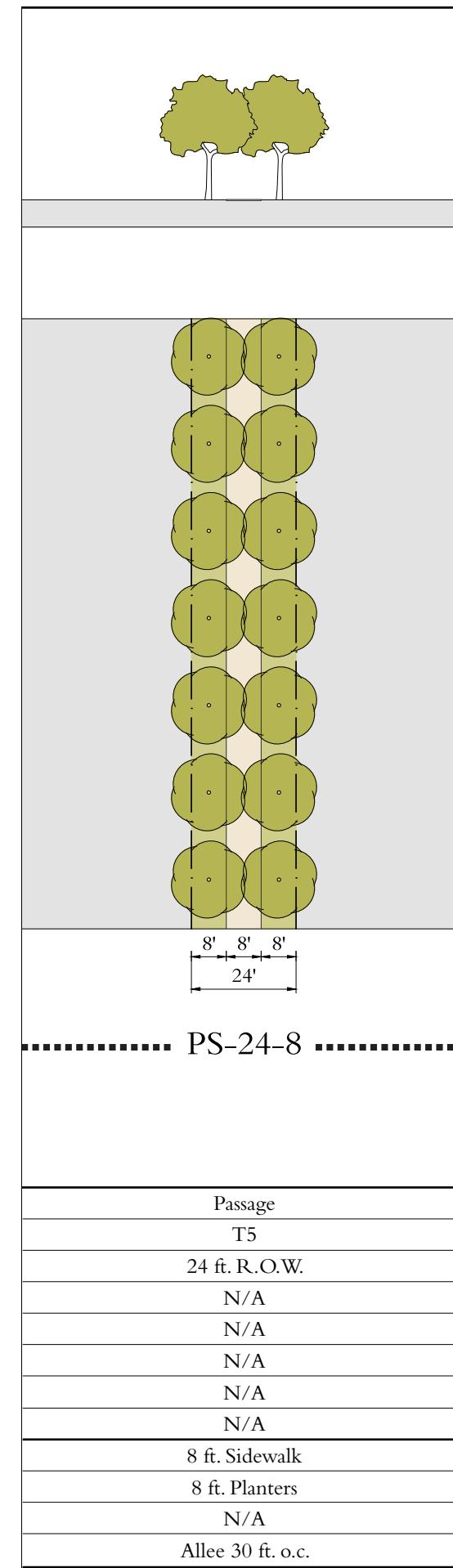
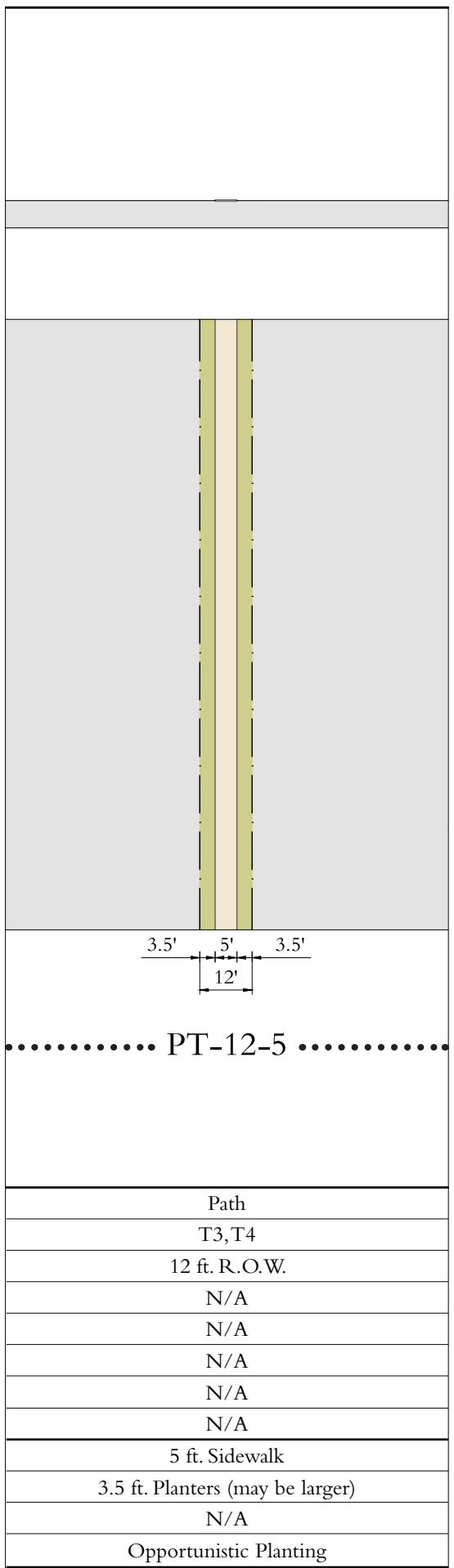
Landscape Type

UNION VILLAGE

PUD ZONING STANDARDS THOROUGHFARES

THOROUGHFARE TYPES

Trees shall be maintained to allow sufficient vertical clearance in the travel lane for moving vans, buses, emergency vehicles, and the like.



Thoroughfare Type
RD Road
ST Street
AV Avenue
BV Boulevard
CS Commercial Street
AS Arcaded Street
RL Rear Lane
RA Rear Alley
AD Access Drive
PT Path
PS Passage

Right-of-Way Width
XX-#-#

Thoroughfare Type
Transect Zone
Right-of-way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Walkway Type
Planter Type (includes 6 in. curb if any)
Curb Type
Landscape Type

UNION VILLAGE

PUD ZONING STANDARDS CIVIC SPACES & CIVIC BUILDINGS

CIVIC SPACE TYPE PLAN

T3 T4 T5

PK Park	X
GR Green	X X X
SQ Square	X X
PZ Plaza	X
PG Playground	X X X
PP Pocket Park	X X X
CY Cemetery	X X X

Greens, squares, plazas, playgrounds, and pocket parks will be completed simultaneously with the phase in which they are located. The much larger park or open space system may be completed in larger segments simultaneous with the completion of the last adjacent phase.

Civic space (parks, greens, squares, plazas, playgrounds, and pocket parks) shall be incorporated into neighborhood designs at Stage 2.

Civic Space Types shown at represent the likely type for each Civic Space, however, the assignment of a Civic Space Type to each Civic Space will occur at Stage 2 submittal. Exact location site and shape of each Civic Space will be determined at that time as well.

Parks will include trails and paths. In order to be woven into the landscapes as sensitively and usefully as possible, their exact location will be determined as Stage 2 submittal.

The Civic Spaces in the plan at left represent approximately 385.1 acres* of the 1417.2 acre site, or, 27.2% of the site. As plans are verified in future submittals, this percentage may decrease. Should the Ballfields from SD5 be built, they shall count as Civic Space. **[A minimum of 20% excluding Civic Building footprints of the site will remain Civic Space.]**

Regional bike paths (or multi-purpose trails) shall be incorporated within the development in accordance with the concepts shown in the I-75 Area Plan. Changes and amendments to the Union Village thoroughfare plan and types may be made at Stage 2 to incorporate shared bike lanes and trails, subject to approval by the Warren County Engineer's Office.



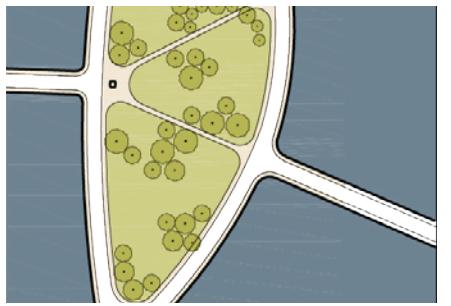
CIVIC SPACE TYPES

T3 | T4 | T5



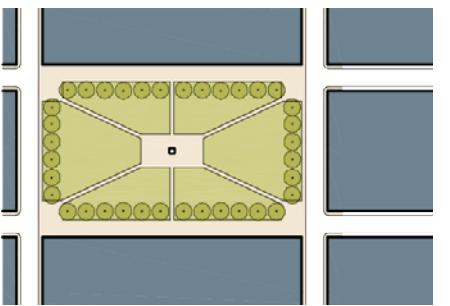
PARK

A large open area available for recreation, usually located at neighborhood edge, and fronted by buildings. Its landscape comprises paved paths and trails, some open lawn, trees, and open shelters, all naturalistically disposed and requiring limited maintenance. A very large park serving as a Corridor is a Greenway.



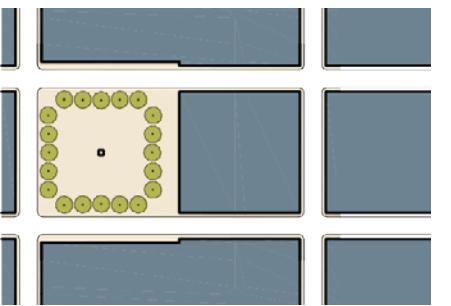
GREEN

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting of grassy areas and trees, naturally disposed and requiring only limited maintenance.



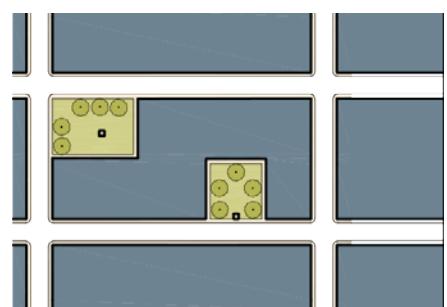
SQUARE

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



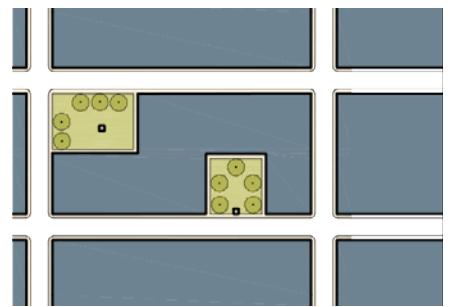
PLAZA

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages; its landscape consists of durable pavement for parking and trees requiring little maintenance. All parking lots on frontages should be designed as plazas with the paving not marked or detailed as parking lots.



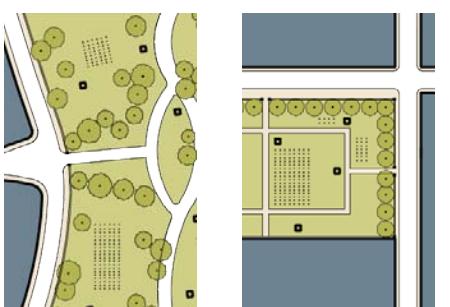
PLAYGROUND

An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



POCKET PARK

A small Open Space suitable for socializing, eating, and resting. Pocket parks shall be equipped with benches and plantings, with Tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (can be a passage or path). The maximum size shall be one half acre.

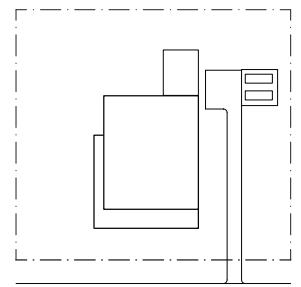


CEMETERY

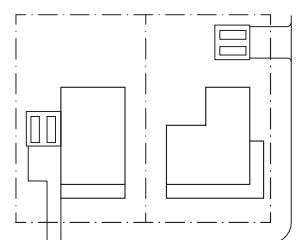
An Open Space serving as the final resting place for human remains. They may be large or small and rural or urban in character.

Greens, squares, plazas, playgrounds, and pocket parks will be completed simultaneously with the phase in which they are located. The much larger park or open space system and the cemetery may be completed in larger segments simultaneous with the completion of the last adjacent phase.

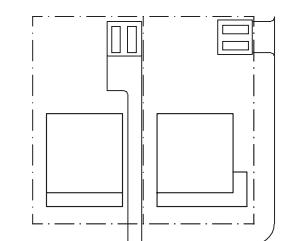
Mansion: A detached single-family dwelling on a very large lot that must be shared with one or more Outbuildings.



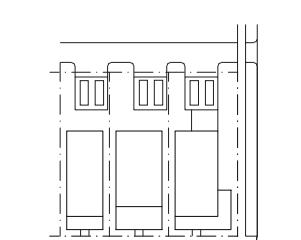
Large House: A detached single-family dwelling on a large lot that may be shared by one or more Outbuildings.



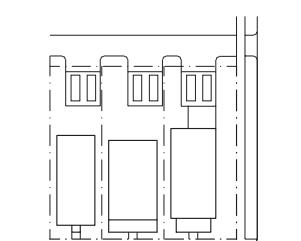
House: A detached single-family dwelling on an average-sized lot that may be shared with an Outbuilding.



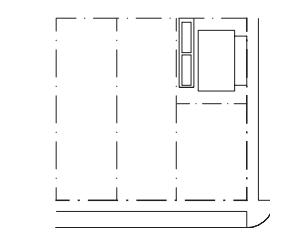
Small House: A detached single-family dwelling on a small lot that may be shared with an Outbuilding.



Cottage: A one- or one and a half-story detached single-family dwelling on a small lot that may be shared with an Outbuilding.

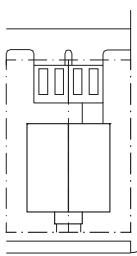


“Odd” Lots: A detached single-family dwelling on a small, atypical lot.

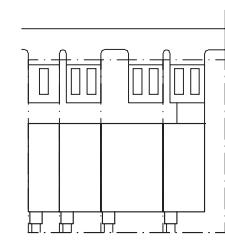


T3 Neighborhood Edge Zone
T4 Neighborhood General Zone
T5 Neighborhood Center Zone

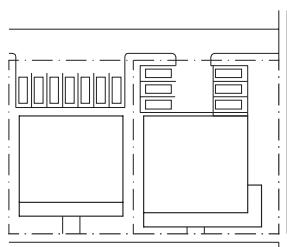
Duplex: A two-family dwelling with a common wall on one side lot line, often with the facades forming a single continuous frontage line. A duplex may have an Outbuilding.



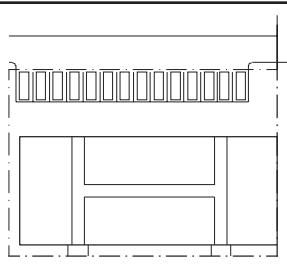
Townhouse: An attached single family dwelling with common walls on the side lot lines, typically with the facades forming a continuous frontage line. A townhouse may have an Outbuilding.



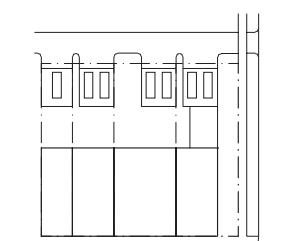
Multi-Family House: A large residential building type accommodating multiple dwellings disposed above/below and/or beside each other, sharing a common entry. They may be condominiums or rental units. A multi-family house may have one or more Outbuildings.



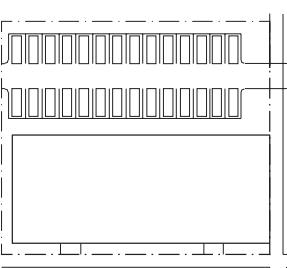
Multi-Family Building: A large residential building type accommodating multiple dwellings disposed above/below and/or beside each other, sharing a common entry and hallway. They may be condominiums or rental units. A multi-family building may have one or more Outbuildings.



Live-Work Unit: A mixed-use building type with one dwelling above or behind a commercial space. A live-work may have an Outbuilding.



Mixed-Use Building: A flexible building type, often with commercial on the ground floor and office or residential on upper floors. In some locations, buildings may be entirely office; in other locations, they may be required to have retail frontage on the ground floor. A mixed-use building may have one or more Outbuildings.

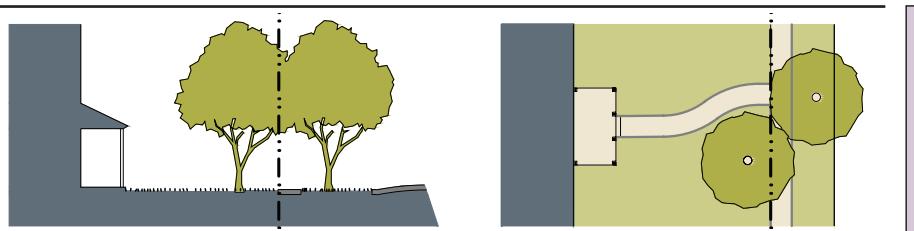


T4 Neighborhood General Zone
T5 Neighborhood Center Zone

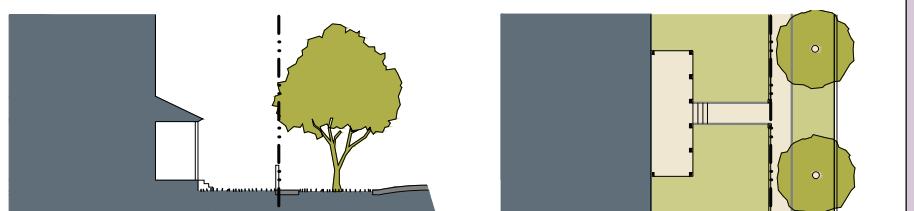
Frontage is the privately held layer between the facade of a building and the lot line. The variables of frontage are the dimensional depth of the front yard and the combination of architectural elements such as fences, stoops, porches, and colonnades. The combination of the private frontage, the public streetscape and the types of thoroughfare defines the character of the majority of the public realm. The combination of elements constitutes the layer between the private realm of buildings. It ranges in character from urban to rural as a function of the composition of their elements. These elements influence social behavior.

PRIVATE LOT PUBLIC REALM PRIVATE LOT PUBLIC REALM

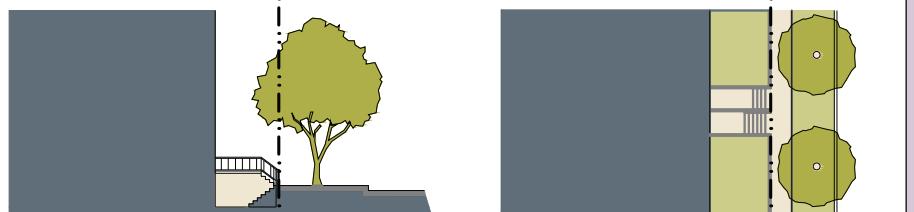
Common Lawn: a facade set back substantially from the frontage line. The front yard thus created should remain unfenced and be visually continuous with adjacent yards. The ideal is to simulate buildings sitting in a common rural landscape. A front porch is not warranted, as social interaction from the enveloping thoroughfare is unlikely at such a distance. Common Lawns are suitable frontages for higher speed thoroughfares, as the large setback provides a buffer from the traffic.



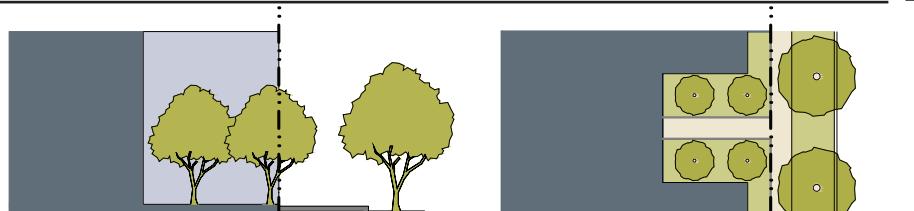
Porch & Fence: a facade is set back from the frontage line with an encroaching porch appended. The porch should be within a conversational distance of the sidewalk, while a fence at the frontage line maintains the demarcation of the yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft wide.



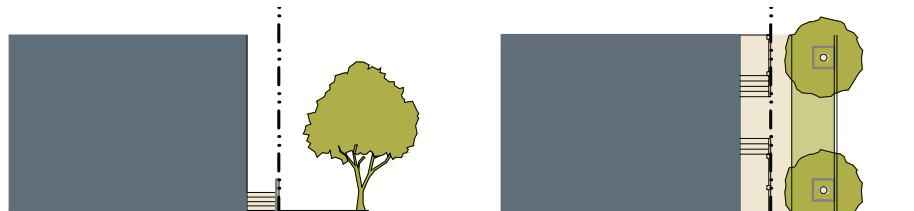
Terrace & Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



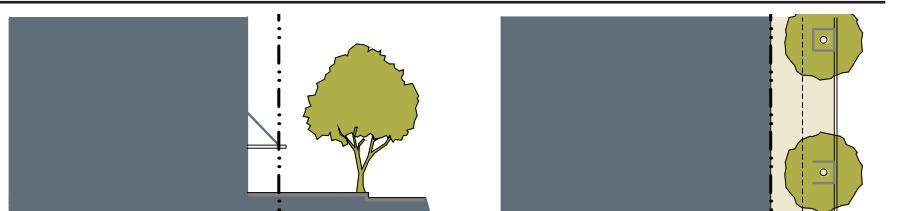
Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for gardens, vehicular drop offs, and utility off loading. This type should be used sparingly and in conjunction with the two frontage types above, as a continuous excessive setback is boring and unsafe for pedestrians. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.



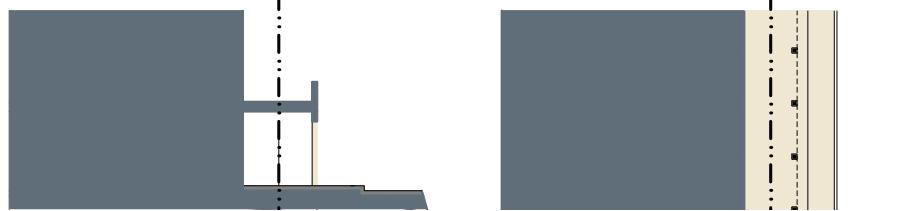
Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for ground-floor residential uses at short setbacks with rowhouses and apartment buildings. An easement may be necessary to accommodate the encroaching stoop. This type may be interspersed with the shopfront.



Shopfront & Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with cantilevered shed roof or an awning. The absence of a raised ground story precludes residential use on the ground floor, although this use is appropriate above.



Gallery: a roof extends over the sidewalk above while the building facade remains set back at the lot line. This type is only for retail use. An easement for private use of the right-of-way is usually required. To be useful, the gallery should be no less than 12 ft wide.



Arcade: a facade of a building overlaps the sidewalk above while the ground story remains set back at the lot line. This type is indicated for retail use, but only when the sidewalk is fully absorbed within the arcade (or colonnade) so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required. To be useful, the arcade should be no less than 12 ft wide.



T3 Neighborhood Edge Zone

T4 Neighborhood General Zone

T5 Neighborhood Center Zone

USE TYPES USE CATEGORIES:

RESIDENTIAL: premises available for long-term human habitation by means of ownership and rental, but excluding short-term letting of less than a month's duration.

LODGING: premises available for short-term human habitation, including daily and weekly letting.

OFFICE: premises available for the transaction of general business, but excluding retail sales and manufacturing.

RETAIL: premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing.

MANUFACTURING: premises available for the creation, assemblage, and repair of artifacts including their retail sale except when such activity creates adverse impacts.

CIVIC: a building operated by organizations dedicated to arts, culture, religion, education, health, recreation, government, transit, municipal parking, institutional uses, or for use approved by the legislative body.

INSTITUTIONAL: A use of land thereon owned, occupied, and used for the benefit of members inclusive of, but not limited to nursing homes, assisted living, senior centers, adult day care, hospice, physical therapy, hospitals, emergency care, physician services, home health, or for use approved by the legislative body.

T3 Neighborhood Edge Zone

RESTRICTED

Restricted Residential: the number of dwellings on each lot is restricted to one within a principal building and one Accessory Unit, and by the requirement of 1.5 assigned or adjacent on-street parking spaces for each. Both dwellings shall be under single ownership (e.g.: houses & cottages).

Restricted Lodging: the number of bedrooms available for lodging is restricted by the requirement of 1.0 assigned or adjacent on-street parking space for each bedroom, up to five, in addition to the parking requirement for the dwelling. Food service may be provided only in the morning. The maximum length of stay shall not exceed ten days. (e.g.: bed & breakfast inn).

Restricted Office: the area available for office use is restricted to the first story of the Principal Building or an Outbuilding, and by the requirement of 2.0 assigned or adjacent on-street parking places per 1000 square feet of gross office space, in addition to the parking requirement for each dwelling (e.g.: home occupation).

Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first story and by the requirement of 4.0 assigned or adjacent on-street parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.

Restricted Manufacturing: the area available for manufacturing use is limited to 600 sq ft within an Outbuilding. Artifacts shall not be stored in the yard. There shall be no parking requirement assigned to this use (e.g.: home workshop, artist studio, woodcraft, furniture refinishing, bicycle).

Restricted Civic: civic uses are permitted.

Restricted Institutional: limited to Residential style Nursing/Geriatric care homes.

T4 Neighborhood General Zone

LIMITED

Limited Residential: the number of dwellings on each lot is limited by the requirement of 1.0 assigned or adjacent on-street parking space for each dwelling, a ratio which may be reduced according to the shared parking standard (e.g.: apartment buildings & rowhouses).

Limited Lodging: the number of bedrooms available for lodging is limited by the requirement of 1.0 assigned or adjacent on-street parking space for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. Food service may be provided only in the morning. The maximum length of stay shall not exceed ten days. (e.g.: bed & breakfast inn).

Limited Office: the area available for office use is limited to the first story of the Principal Building and/or an Outbuilding, and by the requirement of 2.0 assigned or adjacent on-street parking places per 1000 square feet of gross office space, in addition to the parking requirement for each dwelling (e.g.: home office).

Limited Retail: The building area available for Retail use is limited to the first story of buildings at corner locations and by the requirement of 4.0 assigned or adjacent on-street parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.

Limited Manufacturing: the area available for manufacturing use is limited to 600 sq ft within the first story of a Live-Work or an Outbuilding. Artifacts shall not be stored in the yard. There shall be no parking requirement assigned to this use (e.g.: home workshop, artist studio, woodcraft, furniture refinishing, bicycle).

Limited Civic: civic uses are permitted.

Limited Institutional: inclusive but not limited to nursing /Geriatric homes, assisted living, senior centers, adult day care, hospice, physical therapy, physician services, home health, or for use approved by a legislative body.

T5 Neighborhood Center Zone

OPEN

Open Residential: the number of dwellings on each lot is limited by the requirement of 1.0 assigned or adjacent on-street parking space for each dwelling, a ratio which may be reduced according to the shared parking standard (e.g.: apartment buildings & rowhouses).

Open Lodging: the number of bedrooms available for lodging is limited by the requirement of 1.0 assigned or adjacent on-street parking space for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Use. The maximum length of stay shall not exceed 90 days. (e.g.: boarding house or hotel).

Open Office: the area available for office use is limited by the requirement of 2.0 assigned or adjacent on-street parking places per 1000 square feet of gross office space, a ratio which may be reduced according to the shared parking standards (e.g.: corporate office).

Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned or adjacent on-street parking places per 1000 square feet of net Retail space. Retail spaces under 1500 square feet are exempt from parking requirements.

Open Manufacturing: the area available for manufacturing use is limited to the building and a contiguous yard to its rear circumscribed by a solid masonry wall no less than 8 ft high and by the requirement of 3.0 assigned or adjacent on-street parking places per 1000 square feet of net Manufacturing space. Manufacturing spaces under 1500 square feet are exempt from parking requirements.

Open Civic: civic uses are permitted.

Open Institutional: inclusive by not limited to nursing homes, assisted living, senior centers, adult day care, hospice, physical therapy, physician services, home health, or for use approved by a legislative body.

UNION VILLAGE

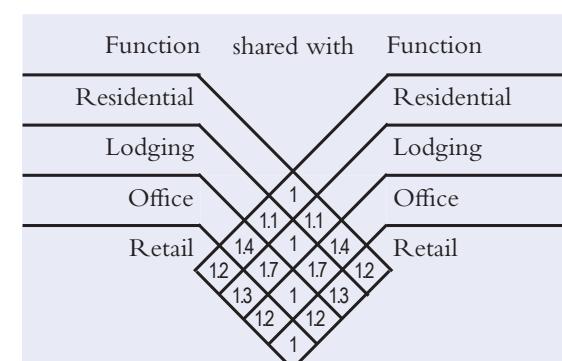
PUD ZONING STANDARDS URBAN STANDARDS

USE

Traditional Neighborhood Development (TND) zoning categories enable a broad range of activity throughout the urban fabric. This is in contrast to the zoning of Conventional Suburban Development (CSD) that assigns different uses to sectors, at the minimum separating dwellings from shopping and from workplaces. While this is justified for certain categories of noxious activities, the absolutism of this technique is usually unwarranted.

Mixed-use, while permeating the TND, is subtly variegated. This is in response to desired lifestyles ranging from isolated to socialized, all of which should be accommodated within the neighborhood structure. Accordingly, the PUD Zoning Standards incorporate a system for grading the intensity of mixed use using the three categories of Restricted, Limited, and Open for buildings and lots held in private ownership.

SHARED PARKING FACTOR



SHARED PARKING

REQUIRED PARKING

	T2	T3	T4	T5	T6
Residential	2.0 / dwelling		1.5 / dwelling	1.0 / dwelling	
Lodging	1.0 / bedroom		1.0 / bedroom	1.0 / bedroom	
Office	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.		
Retail	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.		
Civic	To be determined by Minor Modification				
Other	To be determined by Minor Modification				

The Shared Parking Factor for two functions, when divided into the sum of two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each uses involved in sharing. To determine the Effective Parking for two uses:

1. Required Parking for each use using the Required Parking table below.
2. Add them together.
3. Divide the total by the Shared Parking Factor shown in the table below.
4. The quotient is Effective Parking required for these two uses.

SHARED PARKING FACTOR

Function	shared with	Function
Residential		Residential
Lodging		Lodging
Office	1	Office
Retail	1.1 1.1 1.4 1.4 1.2 1.2 1.3 1.3 1.2 1.2 1	Retail

SPECIFIC USES

Real estate sales and information center(s) are permitted anywhere, but require approval by the Warren County Zoning Inspector.

Model homes and other model units are permitted anywhere, but require approval by the Warren County Zoning Inspector.

USES PROHIBITED IN THIS PUD

The uses listed below, regardless of whether the proposal will be a principal or accessory use, shall be prohibited in this PUD:

- Sexually Oriented Businesses
- Shooting Range, Outdoor
- Race Tracks
- Commercial Amusement, Outdoor
- Truck Stop
- Truck Terminals
- Moving Truck and Trailer Rental
- Junk & Wrecked Vehicle Salvage Yard Facility
- Motor Vehicle Impound Lots
- Salvage Motor Vehicle Auction or Pool Facility
- Self-Storage Facility
- Mover Storage Facility
- Container/POD Storage Facility
- Wind Energy Conversion System, Large Wind Farms
- Mineral Extraction and Surface Mining
- Concrete or Asphalt Batching Plant
- Petroleum or Related Products Refining or Distributor
- Class I, II, III, and IV Composting Facility
- Construction and Demolition Debris Disposal Facility
- Methane Recovery Facility associated with Soil Removal
- Sanitary Landfill
- Incinerator for the Burning of Solid Wastes
- Solid Waste Disposal Facility
- Recycling and Salvage Center
- Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
- Distribution Facilities
- Billboards
- Outdoor vending machines
- Other uses which create an adverse impact on adjacent lots such as noise, vibration, odor, pollution or socio-economic disruption. Consequences confined to the lot are not considered adverse.

USES PROHIBITED IN THIS PUD, UNLESS NOTED OTHERWISE

The uses listed below, regardless of whether the proposal will be a principal or accessory use, shall be prohibited in this PUD unless noted otherwise elsewhere in these PUD Zoning Standards, or, later permitted by Variance:

- Tattoo & Body Piercing Parlor
- Pawn Shop
- Commercial Stable
- Commercial Kennels and Animal Husbandry
- Nursery
- Automobile Fueling Station
- Automobile Oil Change, Lube, Light Service
- Automobile Body Repair Shop
- Automobile General Repair
- Automobile and/or Truck Washing Facility
- Paint Mixing & Spraying Facility
- Plastic & Rubber Products Manufacture
- Drive-through commercial
- Similar Uses: For a proposed use not listed herein, a Variance or a Minor Modification may be issued as described elsewhere in these PUD Zoning Standards.

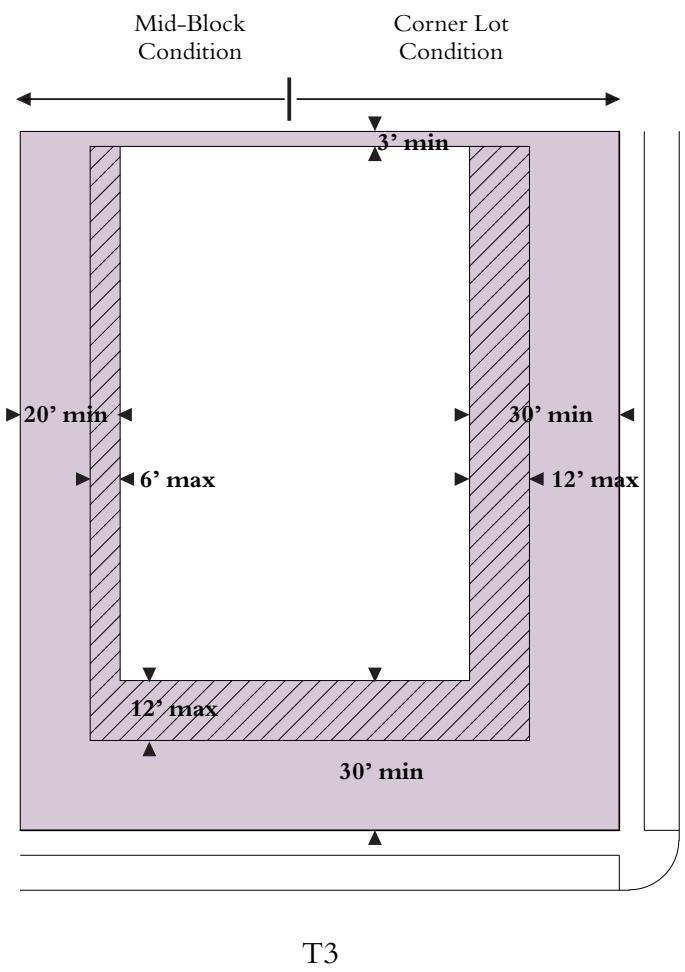
UNION VILLAGE

PUD ZONING STANDARDS

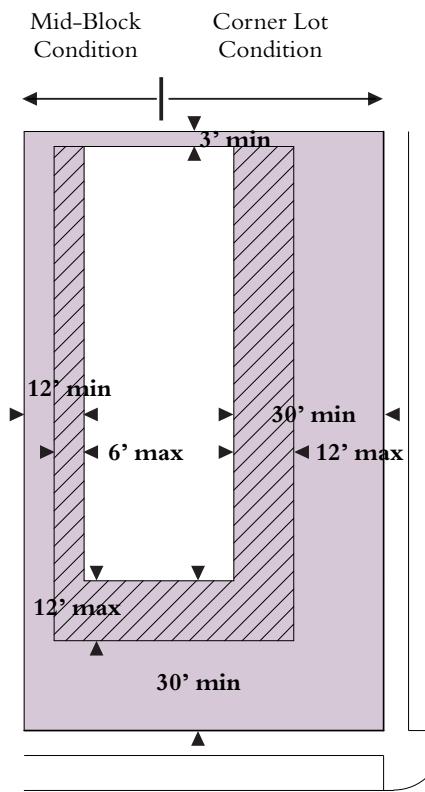
URBAN STANDARDS

USE

MANSION



LARGE HOUSE



	T3	T4	T5
Lot width	120' min.		
Lot depth	140' min.		
Lot area	16,800 s.f. min.		
Lot coverage by roofs	30% max.		
Building volume	50,000 c.f. max.		
Frontage Setback (primary & secondary)	30' min.		
Side Setback *5	20' min.		
Rear Setback *6	3' min.		
% of principal building facade at primary frontage setback	40% min.		
Encroachments at frontage setbacks	12' max.		
Encroachments at side setback	6' max.		
Height of Principal Building *11	2.5 stories max.		
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14	1.5' - 4.5'		
Frontage type(s)	Common Lawn		

UNION VILLAGE

PUD ZONING STANDARDS URBAN STANDARDS

BUILDING PLACEMENT

1. Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
2. Principal buildings shall be centered on the Primary Frontage line.
3. Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
4. Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
5. Side setback is 0 ft. at a party wall.
6. Outbuilding rear setback at corner lots served by a rear lane or rear alley shall be 3 ft.

PERMITTED ENCROACHMENTS

7. In no case shall an encroachment violate the building code.
8. The following may encroach into the setbacks, but not across property lines: stoops, balconies, awnings and porches, chimneys, steps, turrets and towers.
9. Where permitted as a Frontage Type, the following may encroach upon the R.O.W. to the full width less 2 ft. of the enframing sidewalk: arcades, colonnades and galleries.
10. At Retail Uses, the following may encroach upon the R.O.W. to the full width less 1 ft. of the enframing sidewalk however, a 5 ft. clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

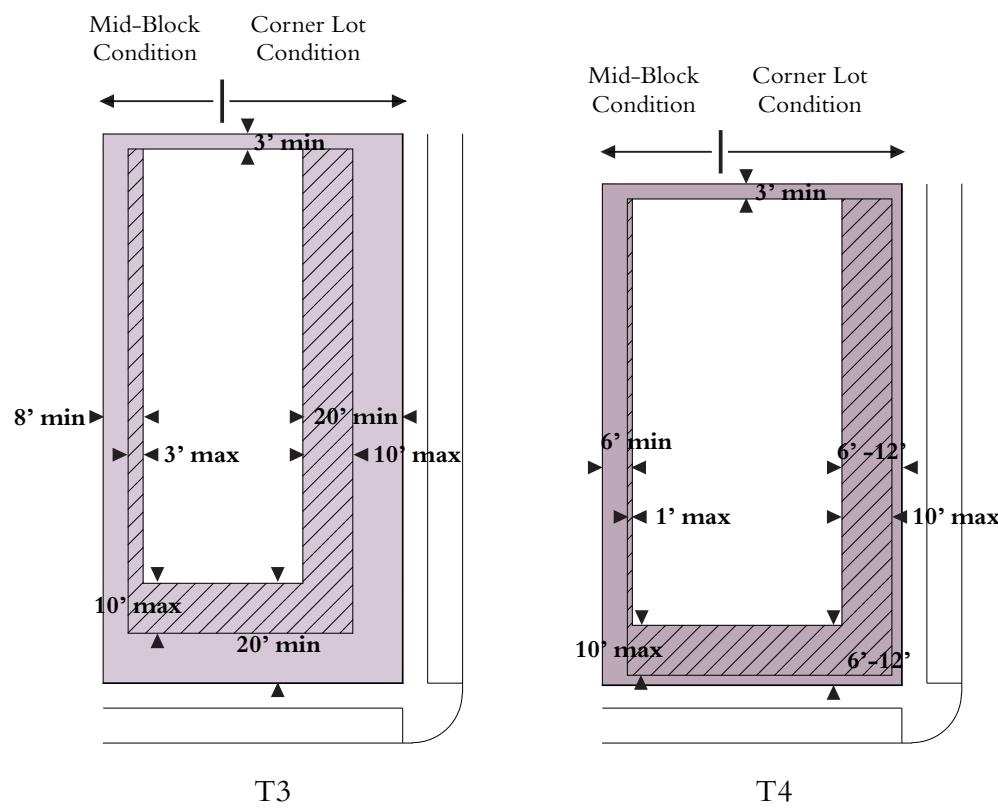
BUILDING HEIGHT

11. The maximum building height shall be measured in number of stories, excluding attics and raised basements. Each story shall not exceed 12 ft. clear, except retail stories which shall be between 12 ft. and 18 ft. clear. See definition of Attic.
12. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof.
13. Backbuilding & Outbuilding height at eave shall be no higher than eave of the principle building, or 2 stories, whichever is more restrictive.
14. A portion of a building no greater than 250 sq. ft. may exceed the height limit.
15. First floor elevation is measured at the point where the lead walk intersects the sidewalk.

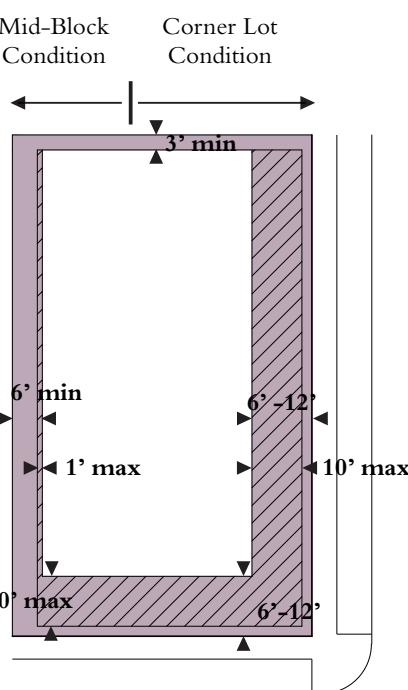
PARKING PLACEMENT

16. The number of parking places provided shall be as required by the Use Standards.
17. The required off-street parking shall be placed a minimum of 20 feet behind the facade.

HOUSE

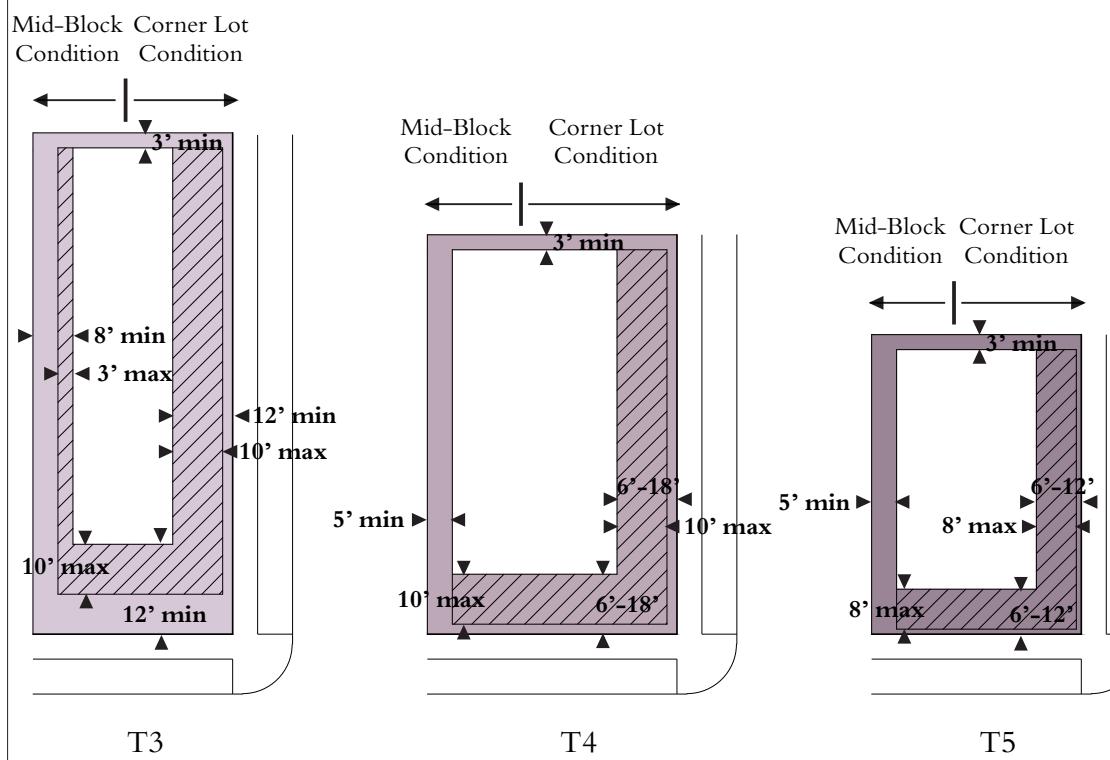


T3



T4

SMALL HOUSE



T3

T4

T5

	T3	T4	T5
Lot width	60' min.	48'-60'	
Lot depth	110' min.	100' min.	
Lot area	6,600 s.f. min.	4,800 s.f. min.	
Lot coverage by roofs	50% max.	60% max.	
Building volume	45,000 c.f. max.	45,000 c.f. max.	
Frontage Setback (primary & secondary)	20' min.	6'-18'	
Side Setback *5	8' min.	6' min.	
Rear Setback *6	3' min.	3' min.	
% of principal building facade at primary frontage setback	50% min.	50% min.	
Encroachments at frontage setbacks	10' max.	10' max.	
Encroachments at side setback	3' max.	1' max.	
Height of Principal Building *11	2.5 stories max.	2.5 stories max.	
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14	1.5' - 4.5'	1.5' - 3'	
Frontage type(s)	Common Lawn Porch & Fence Terrace & Lt. Ct. Stoop	Porch & Fence Terrace & Lt. Ct.	

	T3	T4	T5
Lot width	40' min.	30'-50'	30'-42'
Lot depth	100' min.	80' min.	60'-100'
Lot area	4,400 s.f. min.	2,400 s.f. min.	1,800 s.f. min.
Lot coverage by roofs	60% max.	70% max.	80% max.
Building volume	45,000 c.f. max.	45,000 c.f. max.	45,000 c.f. max.
Frontage Setback (primary & secondary)	12' min.	6'-18'	6'-12'
Side Setback *5	8' min.	5' min.	5' min.
Rear Setback *6	3' min.	3' min.	3' min.
% of principal building facade at primary frontage setback	50% min.	60% min.	70% min.
Encroachments at frontage setbacks	10' max.	10' max.	8' max.
Encroachments at side setback	3' max.	0' max.	0' max.
Height of Principal Building *11	2.5 stories max.	2 stories max.	2 stories max.
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14	1.5' - 4.5'	1.5' - 3'	1.5' - 3'
Frontage type(s)	Common Lawn Porch & Fence Terrace & Lt. Ct. Stoop	Porch & Fence Terrace & Lt. Ct. Stoop	

UNION VILLAGE

PUD ZONING STANDARDS URBAN STANDARDS

BUILDING PLACEMENT

1. Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
2. Principal buildings shall be centered on the Primary Frontage line.
3. Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
4. Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
5. Side setback is 0 ft. at a party wall.
6. Outbuilding rear setback at corner lots served by a rear lane or rear alley shall be 3 ft.

PERMITTED ENCROACHMENTS

7. In no case shall an encroachment violate the building code.
8. The following may encroach into the setbacks, but not across property lines: stoops, balconies, awnings and porches, chimneys, steps, turrets and towers.
9. Where permitted as a Frontage Type, the following may encroach upon the R.O.W. to the full width less 2 ft. of the enframing sidewalk: arcades, colonnades and galleries.
10. At Retail Uses, the following may encroach upon the R.O.W. to the full width less 1 ft. of the enframing sidewalk however, a 5 ft. clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

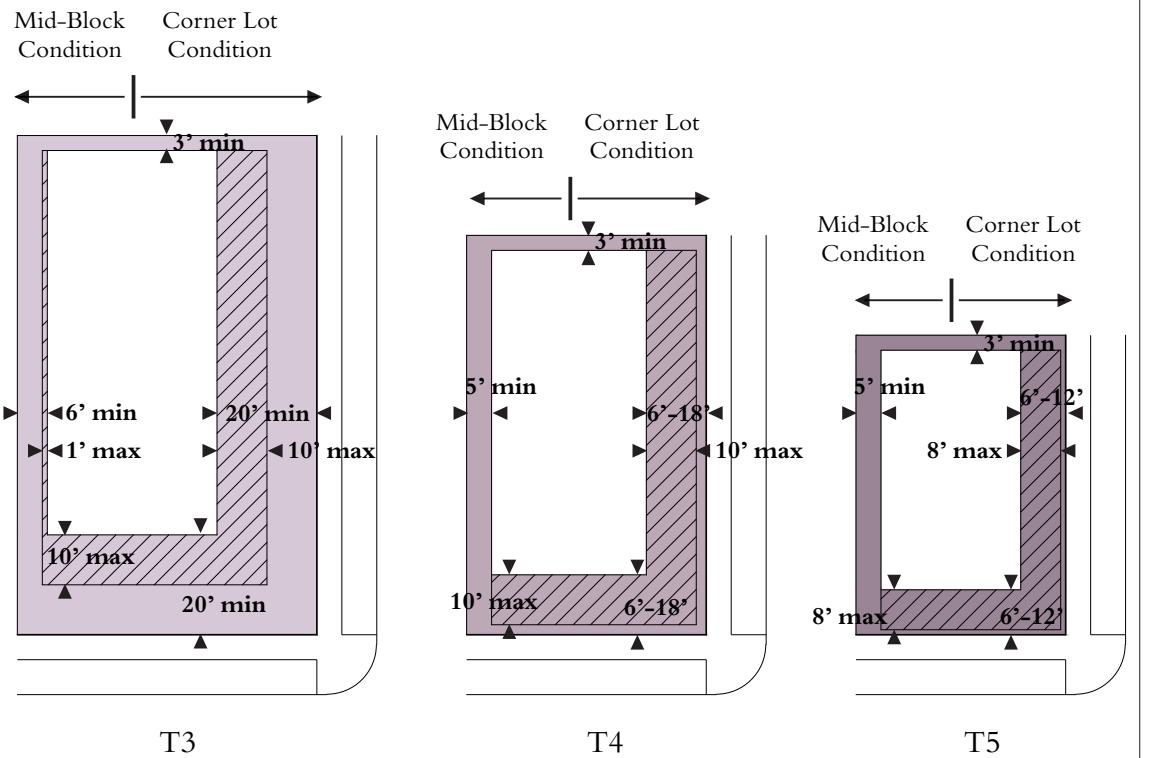
BUILDING HEIGHT

11. The maximum building height shall be measured in number of stories, excluding attics and raised basements. Each story shall not exceed 12 ft. clear, except retail stories which shall be between 12 ft. and 18 ft. clear. See definition of Attic.
12. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof.
13. Backbuilding & Outbuilding height at eave shall be no higher than eave of the principle building, or 2 stories, whichever is more restrictive.
14. A portion of a building no greater than 250 sq. ft. may exceed the height limit.
15. First floor elevation is measured at the point where the lead walk intersects the sidewalk.

PARKING PLACEMENT

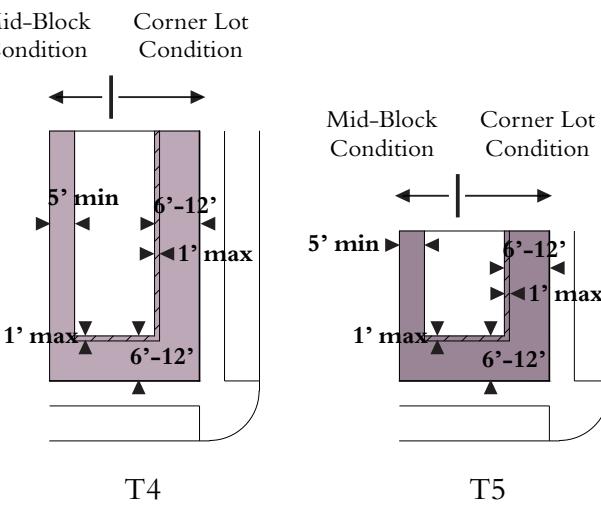
16. The number of parking places provided shall be as required by the Use Standards.
17. The required off-street parking shall be placed a minimum of 20 feet behind the facade.

COTTAGE



	T3	T4	T5
Lot width	36'-60'	30'-48'	30'-42'
Lot depth	100' min.	80' min.	60' min.
Lot area	4,800 s.f. min.	2,400 s.f. min.	1,800 s.f. min.
Lot coverage by roofs	60% max.	70% max.	80% max.
Building volume	40,000 c.f. max.	40,000 c.f. max.	40,000 c.f. max.
Frontage Setback (primary & secondary)	20' min.	6'-18'	6'-12'
Side Setback *5	6' min.	5' min.	5' min.
Rear Setback *6	3' min.	3' min.	3' min.
% of principal building facade at primary frontage setback	50% min.	60% min.	70% min.
Encroachments at frontage setbacks	10' max.	10' max.	8' max.
Encroachments at side setback	1' max.	0' max.	0' max.
Height of Principal Building *11	2.5 stories max.	1.5 stories max.	2 stories max.
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14	1.5' - 3'	1.5' - 3'	1.5' - 3'
Frontage type(s)	Porch & Fence Terrace & Lt. Ct. Stoop	Porch & Fence Terrace & Lt. Ct. Stoop	Stoop

"ODD" LOTS



	T3	T4	T5
Lot width		30' min.	30' min.
Lot depth		50' min.	30' min.
Lot area		784 s.f. min.	784 s.f. min.
Lot coverage by roofs		80% max.	80% max.
Building volume		12,000 c.f. max.	12,000 c.f. max.
Frontage Setback (primary & secondary)		6'-12'	6'-12'
Side Setback *5		5' min.	5' min.
Rear Setback *6		n/a	n/a
% of principal building facade at primary frontage setback		80% min.	80% min.
Encroachments at frontage setbacks		1' max.	1' max.
Encroachments at side setback		0' max.	0' max.
Height of Principal Building *11		2.5 stories max.	2.5 stories max.
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14		at grade	at grade
Frontage type(s)		Fence	Stoop

UNION VILLAGE

PUD ZONING STANDARDS URBAN STANDARDS

BUILDING PLACEMENT

- Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
- Principal buildings shall be centered on the Primary Frontage line.
- Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
- Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
- Side setback is 0 ft. at a party wall.
- Outbuilding rear setback at corner lots served by a rear lane or rear alley shall be 3 ft.

PERMITTED ENCROACHMENTS

- In no case shall an encroachment violate the building code.
- The following may encroach into the setbacks, but not across property lines: stoops, balconies, awnings and porches, chimneys, steps, turrets and towers.
- Where permitted as a Frontage Type, the following may encroach upon the R.O.W. to the full width less 2 ft. of the enframing sidewalk: arcades, colonnades and galleries.
- At Retail Uses, the following may encroach upon the R.O.W. to the full width less 1 ft. of the enframing sidewalk however, a 5 ft. clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

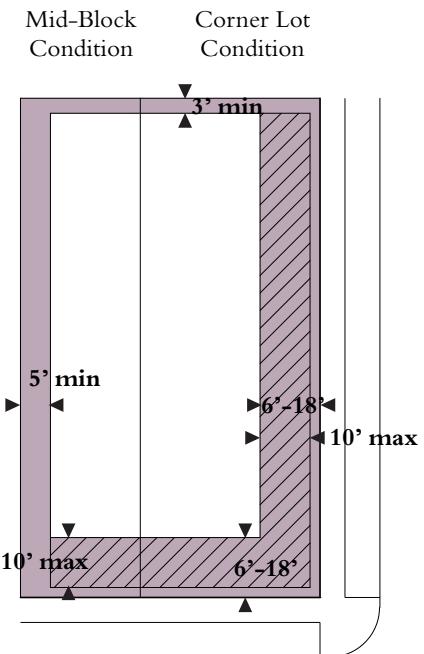
BUILDING HEIGHT

- The maximum building height shall be measured in number of stories, excluding attics and raised basements. Each story shall not exceed 12 ft. clear, except retail stories which shall be between 12 ft. and 18 ft. clear. See definition of Attic.
- Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof.
- Backbuilding & Outbuilding height at eave shall be no higher than eave of the principle building, or 2 stories, whichever is more restrictive.
- A portion of a building no greater than 250 sq. ft. may exceed the height limit.
- First floor elevation is measured at the point where the lead walk intersects the sidewalk.

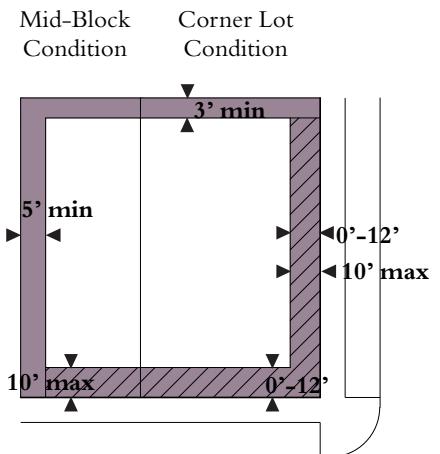
PARKING PLACEMENT

- The number of parking places provided shall be as required by the Use Standards.
- The required off-street parking shall be placed a minimum of 20 feet behind the facade.

DUPLEX

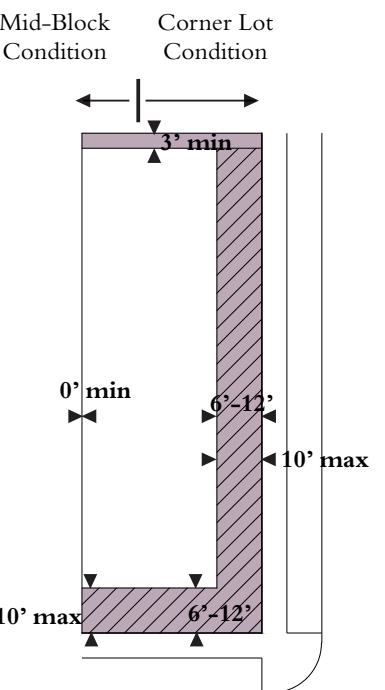


T4

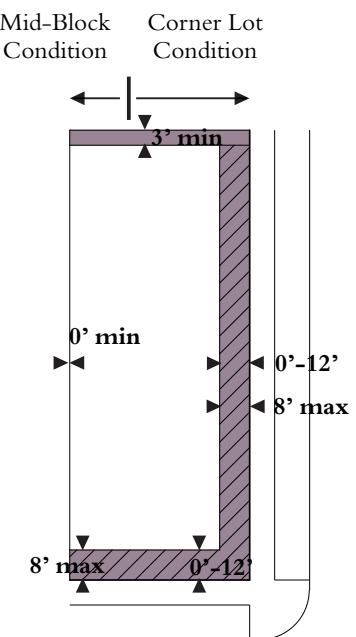


T5

TOWNHOUSE



T4



T5

UNION VILLAGE

PUD ZONING STANDARDS URBAN STANDARDS

BUILDING PLACEMENT

1. Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
2. Principal buildings shall be centered on the Primary Frontage line.
3. Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
4. Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
5. Side setback is 0 ft. at a party wall.
6. Outbuilding rear setback at corner lots served by a rear lane or rear alley shall be 3 ft.

PERMITTED ENCROACHMENTS

7. In no case shall an encroachment violate the building code.
8. The following may encroach into the setbacks, but not across property lines: stoops, balconies, awnings and porches, chimneys, steps, turrets and towers.
9. Where permitted as a Frontage Type, the following may encroach upon the R.O.W. to the full width less 2 ft. of the enframing sidewalk: arcades, colonnades and galleries.
10. At Retail Uses, the following may encroach upon the R.O.W. to the full width less 1 ft. of the enframing sidewalk however, a 5 ft. clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

BUILDING HEIGHT

11. The maximum building height shall be measured in number of stories, excluding attics and raised basements. Each story shall not exceed 12 ft. clear, except retail stories which shall be between 12 ft. and 18 ft. clear. See definition of Attic.
12. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof.
13. Backbuilding & Outbuilding height at eave shall be no higher than eave of the principle building, or 2 stories, whichever is more restrictive.
14. A portion of a building no greater than 250 sq. ft. may exceed the height limit.
15. First floor elevation is measured at the point where the lead walk intersects the sidewalk.

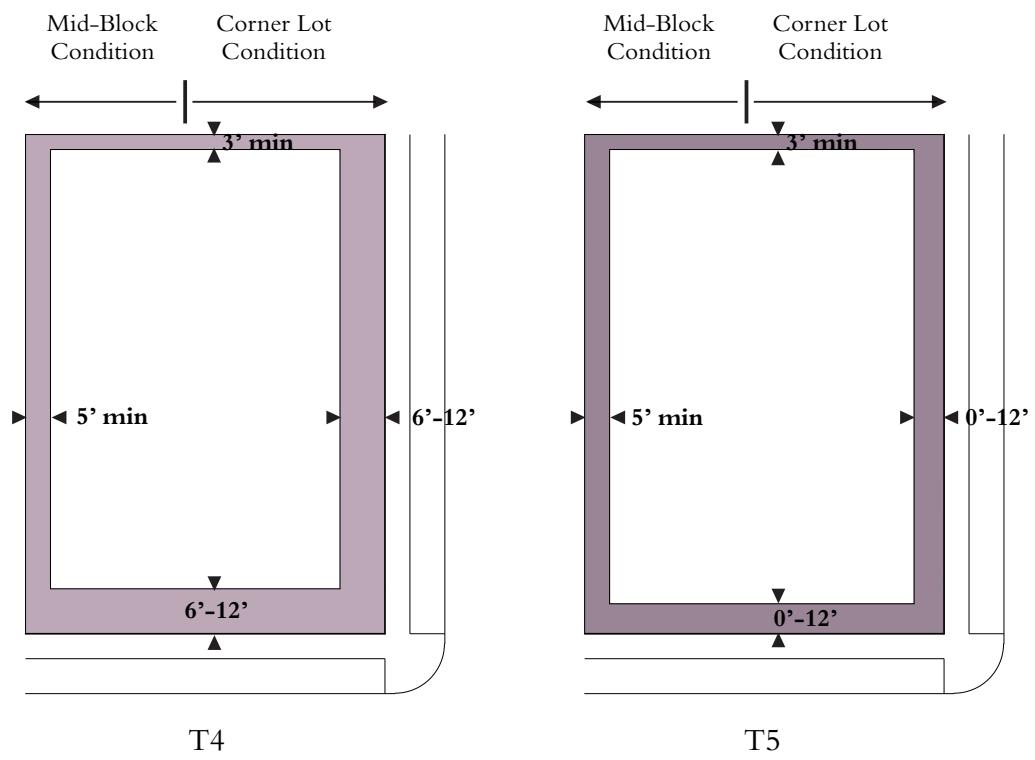
PARKING PLACEMENT

16. The number of parking places provided shall be as required by the Use Standards.
17. The required off-street parking shall be placed a minimum of 20 feet behind the facade.

	T3	T4	T5
Lot width		24'-36'	24'-36'
Lot depth		100' min.	60'-100'
Lot area		2,400 s.f. min.	1,400 s.f. min.
Lot coverage by roofs		60% max.	70% max.
Building volume		40,000 c.f. max.	40,000 c.f. max.
Frontage Setback (primary & secondary)		6'-18'	0'-12'
Side Setback *5		5' min.	5' min.
Rear Setback *6		3' min.	3' min.
% of principal building facade at primary frontage setback		70% min.	70% min.
Encroachments at frontage setbacks		10' max.	10' max.
Encroachments at side setback		0' max.	0' max.
Height of Principal Building *11		2.5 stories max.	3 stories max.
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14		1.5' - 3'	1.5' - 3'
Frontage type(s)		Porch & Fence Terrace & Lt. Ct. Stoop	Stoop

	T3	T4	T5
Lot width			18'-36'
Lot depth			90' min.
Lot area			1,800 s.f. min.
Lot coverage by roofs			80% max.
Building volume			40,000 c.f. max.
Frontage Setback (primary & secondary)			0'-12'
Side Setback *5			5' min.
Rear Setback *6			3' min.
% of principal building facade at primary frontage setback			100% min.
Encroachments at frontage setbacks			8' max.
Encroachments at side setback			0' max.
Height of Principal Building *11			4 stories max.
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14			1.5' - 3'
Frontage type(s)			Stoop

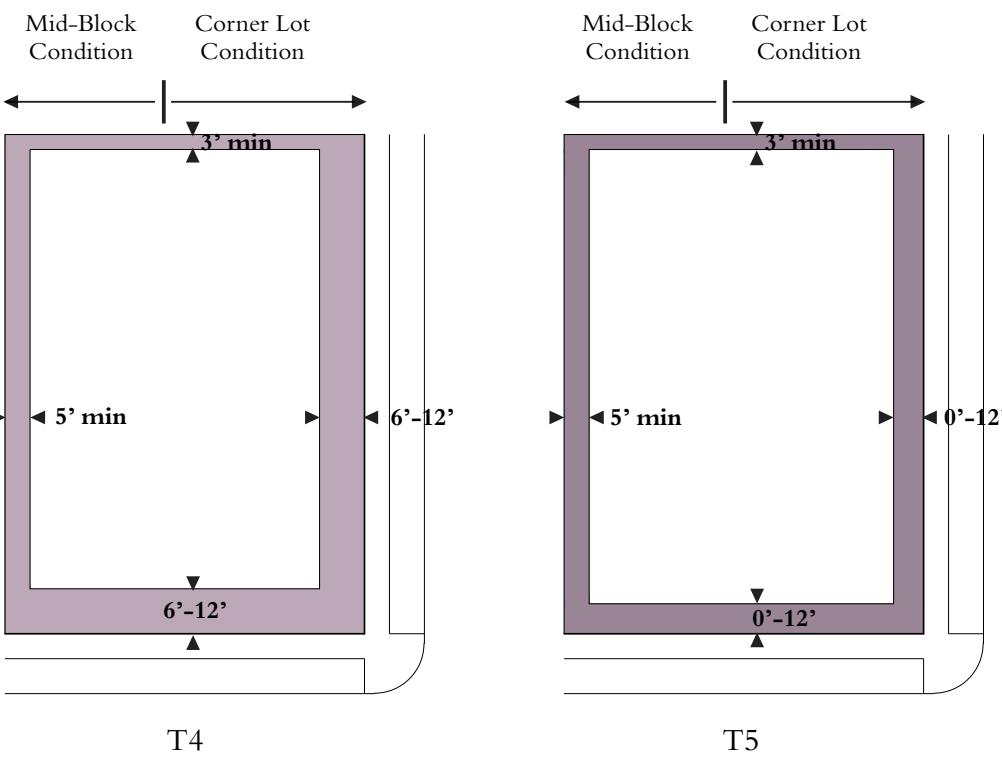
MULTI-FAMILY HOUSE



T4

T5

MULTI-FAMILY BUILDING



T4

T5

UNION VILLAGE

PUD ZONING STANDARDS URBAN STANDARDS

BUILDING PLACEMENT

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2. Principal buildings shall be centered on the Primary Frontage line.
3. Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
4. Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
5. Side setback is 0 ft. at a party wall.
6. Outbuilding rear setback at corner lots served by a rear lane or rear alley shall be 3 ft.

PERMITTED ENCROACHMENTS

7. In no case shall an encroachment violate the building code.
8. The following may encroach into the setbacks, but not across property lines: stoops, balconies, awnings and porches, chimneys, steps, turrets and towers.
9. Where permitted as a Frontage Type, the following may encroach upon the R.O.W. to the full width less 2 ft. of the enframing sidewalk: arcades, colonnades and galleries.
10. At Retail Uses, the following may encroach upon the R.O.W. to the full width less 1 ft. of the enframing sidewalk however, a 5 ft. clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

BUILDING HEIGHT

11. The maximum building height shall be measured in number of stories, excluding attics and raised basements. Each story shall not exceed 12 ft. clear, except retail stories which shall be between 12 ft. and 18 ft. clear. See definition of Attic.
12. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof.
13. Backbuilding & Outbuilding height at eave shall be no higher than eave of the principle building, or 2 stories, whichever is more restrictive.
14. A portion of a building no greater than 250 sq. ft. may exceed the height limit.
15. First floor elevation is measured at the point where the lead walk intersects the sidewalk.

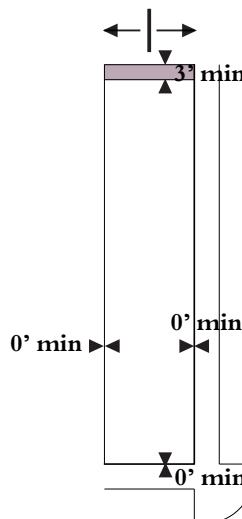
PARKING PLACEMENT

16. The number of parking places provided shall be as required by the Use Standards.
17. The required off-street parking shall be placed a minimum of 20 feet behind the facade.

	T3	T4	T5
Lot width		72' min.	72' min.
Lot depth		100' min.	100' min.
Lot area		7,200 s.f. min.	7,200 s.f. min.
Lot coverage by roofs		70% max.	70% max.
Building volume		160,000 c.f. max	160,000 c.f. max
Frontage Setback (primary & secondary)		6'-12'	0'-12'
Side Setback *5		5' min.	5' min.
Rear Setback *6		3' min.	3' min.
% of principal building facade at primary frontage setback		70% min.	70% min.
Encroachments at frontage setbacks		0' max.	0' max.
Encroachments at side setback		0' max.	0' max.
Height of Principal Building *11		4 stories max.	4 stories max.
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14		0' - 2'	0' - 2'
Frontage type(s)		Terrace & Lt. Ct. Stoop Forecourt	Stoop Forecourt

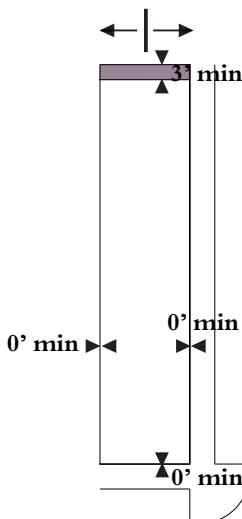
LIVE-WORK UNIT

Mid-Block Condition
Corner Condition



T4

Mid-Block Condition
Corner Condition

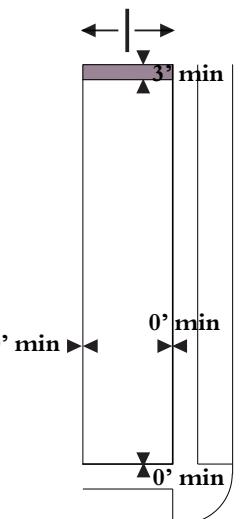


T5

	T3	T4	T5
Lot width		18' min.	18' min.
Lot depth		80' min.	80' min.
Lot area		1,400 s.f. min.	1,400 s.f. min.
Lot coverage by roofs		80% max.	80% max.
Building volume		N/A	N/A
Frontage Setback (primary & secondary)		0' min.	0' min.
Side Setback *5		0' min.	0' min.
Rear Setback *6		3' min.	3' min.
% of principal building facade at primary frontage setback		70% min.	100%
Encroachments at frontage setbacks		0' max.	0' max.
Encroachments at side setback		0' max.	0' max.
Height of Principal Building *11		3 stories max.	4 stories max.
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14		0' required	0' required
Frontage type(s)		Shopfront Gallery	Shopfront Gallery Arcade

MIXED-USE BUILDING

Mid-Block Condition
Corner Condition



T5

	T3	T4	T5
Lot width			18' min.
Lot depth			80' min.
Lot area			1,440 s.f. min.
Lot coverage by roofs			80% max.
Building volume			
Frontage Setback (primary & secondary)			0'-12'
Side Setback *5			5' min.
Rear Setback *6			3' min.
% of principal building facade at primary frontage setback			80% min.
Encroachments at frontage setbacks			0' max.
Encroachments at side setback			0' max.
Height of Principal Building *11			5 stories max.
Height of Backbuilding	Eave of Principal Building max.		
Height of Outbuilding	Eave of Principal Building max.		
Elevation of first floor above grade *14			0' required
Frontage type(s)			Shopfront Gallery Arcade

UNION VILLAGE

PUD ZONING STANDARDS URBAN STANDARDS

BUILDING PLACEMENT

1. Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
2. Principal buildings shall be centered on the Primary Frontage line.
3. Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
4. Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
5. Side setback is 0 ft. at a party wall.
6. Outbuilding rear setback at corner lots served by a rear lane or rear alley shall be 3 ft.

PERMITTED ENCROACHMENTS

7. In no case shall an encroachment violate the building code.
8. The following may encroach into the setbacks, but not across property lines: stoops, balconies, awnings and porches, chimneys, steps, turrets and towers.
9. Where permitted as a Frontage Type, the following may encroach upon the R.O.W. to the full width less 2 ft. of the enframing sidewalk: arcades, colonnades and galleries.
10. At Retail Uses, the following may encroach upon the R.O.W. to the full width less 1 ft. of the enframing sidewalk however, a 5 ft. clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

BUILDING HEIGHT

11. The maximum building height shall be measured in number of stories, excluding attics and raised basements. Each story shall not exceed 12 ft. clear, except retail stories which shall be between 12 ft. and 18 ft. clear. See definition of Attic.
12. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof.
13. Backbuilding & Outbuilding height at eave shall be no higher than eave of the principle building, or 2 stories, whichever is more restrictive.
14. A portion of a building no greater than 250 sq. ft. may exceed the height limit.
15. First floor elevation is measured at the point where the lead walk intersects the sidewalk.

PARKING PLACEMENT

16. The number of parking places provided shall be as required by the Use Standards.
17. The required off-street parking shall be placed a minimum of 20 feet behind the facade.

**SPECIAL DISTRICT 1:
OTTERBEIN SENIOR CAMPUS**

Purpose and Intent:

The Purpose and Intent for Special District 1, Otterbein Senior Campus is to allow this use to continue to evolve and flourish in their pursuit of better ways to enhance the physical, social and spiritual life of seniors.

Density:

Special District 1 (Otterbein Retirement Community) shall have a maximum density of 10 dwelling units/acre.

Uses Permitted:

Inclusive of, but not limited to Civic and Institutional uses, the core business of the Otterbein Senior Campus remains unchanged by the proposed development around it. The future Uses and densities in SD1 will remain consistent and compatible with the existing campus as noted above.

Urban Standards:

As buildings are renovated or added, changes will move each improvement in the direction of making this Campus more walkable.

Architectural Standards:

As buildings are renovated or added, changes will make each improvement more like other buildings on this Campus and/or more like the buildings proposed for the remainder of the Otterbein's property which surrounds this Campus. The intent is that improvements make the Campus more architecturally coherent both internally as well as with its surroundings.

**SPECIAL DISTRICTS 2a & b:
COLLEGE CAMPUS**

Purpose and Intent:

The Purpose and Intent for Special District 2, College Campus is to enrich the life of the surrounding community by providing higher education for its residents and others in the region by expanding diversity of educational opportunities, employment opportunities and housing types in Union Village.

Uses Permitted:

- Higher education classrooms, administration and related uses.
- Housing for higher education students, faculty and staff.
- Civic and Institutional uses.

Design Standards:

- All buildings shall conform to the Urban Design Standards and Architectural Standards for T3, T4 and/or T5, or,
- The college may, during the Site Plan Review process, request approval from the Warren County Board of Commissioners for individual building designs, or, a set of Urban and Architectural Standards with the intent of establishing a specific identifiable harmonious character for the campus buildings, which would then be reviewed by the Warren County Zoning Inspector for compliance with the approved standards.
- A combination of the two above options.

**SPECIAL DISTRICTS 3 & 4:
REGIONAL COMMERCIAL**

Purpose and Intent:

The Purpose and Intent for Special Districts 3 and 4, Regional Commercial is to provide an expanded range of commercial uses might not as readily conform to the pedestrian-friendly design requirements of the more walkable community types that comprise Union Village. The proximity of these districts will enable easy patronage by those in Union Village while accommodating the automobile traffic (and parking) demands of the surrounding region. This is essential as the success of the preponderance of these uses will rely on the support of the broader region.

Special Districts 3 & 4 seek to provide Union Village with a broader range of goods and services than can be accommodated with the walkable, mixed-use neighborhoods. The uses will tend to have a higher parking demand or other requirements that might compromise the walkability of the neighborhood but would nevertheless be advantageous to have in close proximity. The intent is that these Special Districts would be easily accessible from Union Village neighborhoods using predominantly neighborhood streets and paths. At the same time, it is expected that the success of uses within these Special Districts is dependent upon the patronage of those from the greater region. Thus, these Special Districts shall be readily accessible to routes 63 and 741 and adequate (though not necessarily abundant) parking shall be provided.

Uses Permitted:

- All allowable land uses within the Community Commercial Business Zone (B2) as indicated in the Warren County Rural Zoning Code
- All uses described as "Open Residential, Open Lodging, Open Office, Open Retail, Open Civic or Open Institutional" in the PUD Zoning Standards Uses.
as well as...
- Tattoo & Body Piercing Parlor
- Pawn Shop
- Commercial Stable
- Nursery
- Automobile Fueling Station
- Automobile Oil Change, Lube, Light Service
- Automobile Body Repair Shop
- Automobile General Repair
- Automobile and/or Truck Washing Facility
- Paint Mixing & Spraying Facility
- Plastic & Rubber Products Manufacture
- Similar Uses: For a proposed use not listed herein, a Variance or a Minor Modification may be issued as described elsewhere in these PUD Zoning Standards.

**SPECIAL DISTRICTS 3 & 4:
REGIONAL COMMERCIAL (CONT.)**

Thoroughfares:

These Special Districts shall be planned in a pattern of streets and blocks that is an extension of the thoroughfare network of Union Village. The proposed thoroughfares within these Special Districts shall include direct internal connections to Union Village as well as provide for additional future connections. To that end, the thoroughfares in these SDs shall be designed as much like the thoroughfares in the PUD Zoning Standards Thoroughfares as reasonably feasible. At a minimum, underground utilities, lights, trees, sidewalks, etc., shall follow the pattern of the thoroughfare network leaving parking lots largely free of obstructions to future infill development. In places where the thoroughfares are not interrupted by drive aisles, on-street parking should be provided. Sidewalks, at least 8 feet in width, shall be provided along facades and between all entrances and all other sidewalks. Sidewalks shall maintain a clear pedestrian zone of 8 feet in width

Parking:

Parking lots will generally occupy a "block" bounded by thoroughfares designed as described above. The parking blocks are to be conceived as "holding uses" which could be retrofitted for potential future development. However, at present they will be necessary as parking to serve the proposed uses. These parking blocks should be no wider than 250' (four rows of double-load, head-in parking) by 600' or so in length (a typically block size). Bigger blocks could be considered with a proposal for how they might reasonably be retrofitted into smaller blocks in the future with little or no change to infrastructure such as lights, trees, sidewalks, etc. To the extent reasonable, parking lots should be designed for dual uses such as farmers markets, basketball tournaments, fairs, Christmas tree sales, and the like. This suggests that the use of curbs, wheel stops, etc. requires consideration beyond simply that of the car.

Landscaping shall include tree-lined thoroughfares as part of the thoroughfare network. Planting strips containing these trees should be planted with grass where pedestrians are likely to cross, hedges where it is unsafe for pedestrians to cross, and, ground cover and/or shrubs elsewhere. Landscaping should be used to minimize the visibility of and/or enhance the appearance of the parking lots from SR 63 and 741.

Lighting shall be sufficient for pedestrians, bicyclists, automobiles to use the parking lot safely. All fixtures shall be dark-skies friendly and not allow light to spill across the property lines.

The **parking requirements** of the Warren County

UNION VILLAGE

**PUD ZONING STANDARDS
SPECIAL DISTRICTS**

The PUD proposes 5 Special Districts at this time:

- SD1: Otterbein Campus**
- SD2a: College Campus, Housing**
- SD2b: College Campus, Other**
- SD3: Regional Commercial**
- SD4: Regional Commercial**
- SD5: Sports and Recreation Complex**

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

Code shall apply less a 15% reduction justified by the proximity of and accessibility to the walkable communities surrounding them.

Urban Standards:

Building placement, whether principal buildings or out parcel buildings, should:

- reinforce the network of thoroughfares and parking blocks previously described,
- facilitate and support walkability where this is likely to occur. Pedestrian activity along SR 63 seems unlikely, therefore, it should not be expected that building would be placed in close proximity to SR 63 for that reason.
- shape common gathering spaces such as squares and plazas. Such squares and plazas should be furnished, lit and landscaped to facilitate their use and enhance community interaction.

The primary facade and the primary building entrance shall face a thoroughfare, square or plaza.

All facades of a given building shall be of the same materials and detailing. Elevations of the same building shall be compatible with the facades but the level of detail may be simplified. Buildings with all sides equally visible should have similar materials and detailing on all sides.

Architectural Standards:

The **architectural design** of buildings within each Special District should be harmonious and reinforce a common character. Themed restaurants, commercial chains, and other franchise- structures may need to adjust some aspects of their standard architectural model to support this more important intent.

All **facades** of a given building shall be of the same materials and detailing. Elevations of the same building shall be compatible with the facades but the level of detail may be simplified. Buildings with all sides equally visible should have similar materials and detailing on all sides.

The **primary building entrance** shall be clearly distinguished with a higher level of detail and a portico, canopy or other cover.

Walls of one-story commercial buildings fronting thoroughfares should be 50% glazing between 2' and 12' above the adjacent sidewalk elevation. This glazing shall be clear, not tinted, and offer views a minimum of 20' into the depth of the building. For single tenants occupying over 200' of continuous frontage this requirement shall apply for the first 200' of frontage and may be reduced by half for the remaining frontage.

Mixed-use and office buildings shall follow the

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

architectural requirements of buildings in the T5 zone.

Pitched roofs should be simple shapes. Flat roofs should have parapet walls scaled to the height of the elevation and sufficient to conceal most roof-mounted equipment. Equipment not concealed by a parapet wall may need to be screened by a separate enclosure. If so, this enclosure should be as understated and inconspicuous as possible. Equipment should be placed on the roof in the least conspicuous location possible.

Building materials:

Permitted building materials include those in the Union Village Architectural Standards. Split face and decorative concrete block may be used as a base or foundation material on facades and for elevations.

Signage:

The following principles shall control the computations of sign area and sign height.

Sign area. The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that shall encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color that is an integral part of the background of the display or used to differentiate the sign from backdrop or structure against which it is placed. This area does not include supporting framework, bracing, or decorative fence or wall unless such structural support is determined by the County Zoning Inspector to constitute an integral part of the sign design or is determined to be designed to attract attention. Signs may have two faces, but no more. Two signs placed back to back and part of the same sign structure, the sign area shall be computed by the measurement of one of the faces.

Window Area. Where the sign area is based on the total window area, the window area shall be calculated as the total area of glass windows on the building frontage.

Sign Height. The height of a sign shall be computed as the distance from the average natural grade at the base of the sign or support structure to the top of the highest attached component of the sign. A freestanding sign on a man-made base, including a graded earth mound, shall be measured from the average natural grade, where the sign is to be located, prior to the addition of the sign.

Permitted Signs include the following:

One Entrance Monument Sign or Entrance Wall Sign is be permitted at each development en-

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

trance from State Routes 63 and 741 and Greentree Road.

- **Entrance Monument Signs.** An Entrance Monument Sign shall be freestanding with a maximum sign area of 30 square feet per side with a maximum of two sides. The sign shall be a maximum of five feet high. The sign shall not include any changeable copy, shall not bear a commercial message and shall not be internally illuminated.
- **Entrance Wall Signs.** An Entrance Wall Sign shall be attached to a wall. The maximum sign area is 30 square feet per side. The sign shall be a maximum of five feet high. The sign shall not include any changeable copy, shall not bear a commercial message and shall not be internally illuminated. The wall to which it is mounted may be a maximum of 12 ft. high with piers of a maximum of 15 ft. high.

Wall, Projecting, Canopy, or Awning Signs.

Wall signs (integral or attached to a building), projecting, canopy, or awning signs are permitted in accordance with the following:

- The maximum square feet of any combination of wall, projecting, canopy, or awning signs on a single structure shall not exceed one square foot per lineal foot of building frontage. The allowable sign area may be allocated to more than one sign.
- The above ratio shall apply separately to each building frontage that faces a public or private street.
- Allowable sign area may be allocated to a wall that is not building frontage, but the combined sign area shall not exceed the maximum square feet allowed.
- No changeable copy sign shall be permitted.
- No wall sign shall project more than 15 inches beyond any building facade, canopy facade, or wall.
- Wall signs shall be limited to individually mounted letters or logos. Back-lit light box style signs that have interchangeable sign faces shall be prohibited.
- Awnings shall not be backlit. Awnings may incorporate signage but the total area of signage on an awning shall be counted as part of the maximum wall sign area permitted for the building.
- Signs located on canopies for the sale of automotive fuel shall be considered canopy signs. Such canopies shall be considered a separate structure for the purpose of determining allowable sign area. The maximum area of signs on such structures shall not exceed one-half

SPECIAL DISTRICTS 3 & 4: REGIONAL COMMERCIAL (CONT.)

square foot per lineal foot of canopy building frontage. The allowable sign area may be allocated to more than one sign.

Multi-family, Mixed-Use and Commercial Buildings shall have their signage integrated into the building entablature or entrance portico or a similar location otherwise incorporated into the architecture.

Signs for Civic Buildings at T3, T4 and within Parks and Greens shall be either Free Standing or incorporated into the architectural design of the building. Signs for Civic Buildings at T5 shall be incorporated into the architectural design of the building.

Changeable Copy. Freestanding signs may include a changeable copy sign provided that it does not comprise more than 75% of the total sign area. The changeable copy shall not change more than one time per 60-second period. The changeable copy sign may be manually changed or may be an electronic message sign but electronic messaging areas shall not comprise more than 25% of the total sign area. The changeable copy sign shall have an automatic dimming capability that adjusts the brightness to the ambient light at all times of day and night.

Fuel Price Displays. Digital fuel price signs are permitted for automotive fuel sales. Such price signs shall be included in the allowable sign area for the use.

Menu Boards. Menu boards are permitted.

Prohibited signs include the following:

- backlit signs
- free-standing signs, except the entrance signs
- Signs in the right-of way unless specifically permitted in this article
- Signs Exempt from these standards
- Pennants, banners (except Temporary Signs), streamers and similar type devices intended to grab the attention of drivers or pedestrians
- Roof signs, except neon signs on an open metal framework
- Flags intended for advertising or commercial purposes
- Signs emitting sounds
- All portable advertising signs (mobile signs on wheels, etc.) and signs mounted, attached, painted, etc. on trailers, boats or motor vehicles except those on licensed commercial delivery and service vehicles
- Beacons and searchlights, except for emergency purposes
- Off-premise signs
- Billboards
- Flashing, moving, blinking, racer type, inter-

UNION VILLAGE

PUD ZONING STANDARDS

SPECIAL DISTRICTS

**SPECIAL DISTRICTS 3 & 4:
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mittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, ribbons, spinners, and other similar types of attention-getting devices

- Merchandise, equipment, products, vehicles or other items not themselves for sale and placed for attention-getting, identification or advertising purposes
- Back-lit light box style signs.

**SPECIAL DISTRICT 5:
SPORTS AND RECREATION COMPLEX**

Purpose and Intent:

The Purpose and Intent for Special District 5, Sports and Recreation Complex is to provide Union Village and the larger region with sports and recreation uses on a scale made possible by the regional (or broader) draw. While serving the region, the District will simultaneously be a good neighbor to those in Union Village through the use of sensitive design and/or design standards.

Uses Permitted:

- Multi-purpose playing fields.
- Supporting structures including restrooms and concession stands.

Design Standards:

- All buildings shall conform to the Urban Design Standards and Architectural Standards for T3, T4 and/or T5, or,
- Buildings may apply for a Minor Modification to create an identifiable, coherent unique “campus” style, or,
- A combination of the two above options.

U N I O N V I L L A G E

**PUD ZONING STANDARDS
SPECIAL DISTRICTS**
