

# Title 03

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Zones and Overlay  
Districts



# Title 03

## ZONES AND OVERLAY DISTRICTS

### SECTION 1103.01 R-1 RESIDENTIAL DISTRICT

- A. The purpose of this district is to provide for low density single-family residential dwellings and agricultural uses of the character and type that presently exist in the outlying portions of the community. All public utilities and facilities will be planned and designed to service adequately the above population density only.

#### B. LOT AND BUILDING STANDARDS

Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet at street right of way 70 feet at street right of way on cul-de-sacs and curves 100 feet at minimum front yard setback 120 feet at minimum front yard setback along both streets for corner lots
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan 35 feet on cul-de-sac lots
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Living Floor Area Per Dwelling	One story: 1,000 square feet One and one-half story, main or ground floor area: 800 square feet Two story: 1,500 square feet
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area of the major residential subdivision

## SECTION 1103.02 R-2 RESIDENTIAL DISTRICT

- A. The purpose of this district is to accommodate a lower density single-family residential dwellings in sections of the community which are already partially developed. This density would encourage development which would be similar to that already existing. All public utilities and facilities will be planned and designed to serve adequately the above population density only.

B. LOT AND BUILDING STANDARDS	
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet at street right of way 70 feet at street right of way on cul-de-sacs and curves 100 feet at minimum front yard setback 120 feet at minimum front yard setback along both streets for corner lots
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan 35 feet on cul-de-sac lots
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Living Floor Area Per Dwelling	One story: 1,000 square feet One and one-half story, main or ground floor area: 800 square feet Two story: 1,500 square feet
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area of the major residential subdivision

## SECTION 1103.03 R-3 RESIDENTIAL DISTRICT

- A. The purpose of this district is to provide for low to medium density single-family residential dwellings in portions of the community that are already partially developed. All public utilities and facilities will be planned and designed to service adequately the above population density only.

B. LOT AND BUILDING STANDARDS	
Minimum Lot Area	16,000 square feet
Minimum Lot Width	100 feet at street right of way 60 feet at street right of way on cul-de-sacs and curves 100 feet at minimum front yard setback 120 feet at minimum front yard setback along both streets for corner lots
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan 35 feet on cul-de-sac lots
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Living Floor Area Per Dwelling	One story: 1,000 square feet One and one-half story, main or ground floor area: 800 square feet Two story: 1,500 square feet
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area of the major residential subdivision

## SECTION 1103.04 R-4 RESIDENTIAL DISTRICT

- A. The purpose of this district is to accommodate single-family residential dwellings of the character and type that presently exist near the central parts of the community. The density to be encouraged will be approximately three and one-half families per acre and all public utilities and facilities will be planned and designed to service adequately the above population density only.

B. LOT AND BUILDING STANDARDS	
Minimum Lot Area	13,500 square feet 15,000 square feet for corner lots
Minimum Lot Width	80 feet at street right of way 55 feet at street right of way on cul-de-sacs and curves 80 feet at minimum front yard setback 120 feet at minimum front yard setback along both streets for corner lots
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan 35 feet on cul-de-sac lots
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Living Floor Area Per Dwelling	One story: 1,000 square feet One and one-half story, main or ground floor area: 800 square feet Two story: 1,500 square feet
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area of the major residential subdivision

## SECTION 1103.05 R-5 RESIDENTIAL DISTRICT

- A. The purpose of this district is to accommodate two-family and multi-family residential dwellings. The density to be encouraged will be approximately four dwelling units per acre for two-family dwellings and seven dwelling units per acre for multi-family dwellings. Centralized water and sewer shall be required in this district. A group or cluster of three or more two-family or multi-family dwellings shall be required.
- B. The regulations set forth in this Chapter apply only to lots and land zoned R-5. Additional R-5 zoning is prohibited. All lots and lands which may be developed at some future time as multi-family residential shall be subject to the requirements for Planned Residential Developments (PRD) as set forth in this chapter and other pertinent sections of the Zoning Ordinance.

C. LOT AND BUILDING STANDARDS	
Minimum Lot Area	A. Two-family dwellings shall have a minimum lot area of 20,000 square feet for the first two-family dwelling and 10,000 square feet for each additional two-family dwelling B. Multi-family dwellings shall have a minimum lot area of 20,000 square feet for the first two units with an additional: 3,000 square feet for each additional efficiency unit or one bedroom unit; 5,000 square feet for each additional two bedroom unit; and 7,000 square feet for each additional three bedroom unit; and 8,000 square feet for each additional four bedroom unit All other uses shall have a minimum lot area of 20,000 square feet
Minimum Lot Width	150 feet at street right of way
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan 35 feet on cul-de-sac lots
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	15 feet
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area of the major residential subdivision

## SECTION 1103.06 R-6 RESIDENTIAL OPEN SPACE PLANNED DEVELOPMENT DISTRICTS

EDITOR'S NOTE:

FORMER SECTION 1103.06 WAS REPEALED BY ORDINANCE 2022-45 ON MAY 12, 2022

## **SECTION 1103.07** PLANNED RESIDENTIAL DISTRICT

### A. Purpose

The purpose of this Section is to enable the development and/or redevelopment of properties within the largely built-up areas of the City of Tallmadge in a manner that preserves neighborhood character, allows housing opportunities, enhances property values, and serves the health, safety and welfare interests of the residents of the City of Tallmadge. These purposes may be served by encouraging ingenuity, imagination, and heightened design efforts on the part of builders, architects, site planners, and developers to produce residential developments which are in keeping with the over-all land use and open space objectives of this Zoning Code and the Comprehensive Plan of the City of Tallmadge.

Further, the intent of this subsection is to permit departure from the strict application of use, setback, height, and minimum lot size requirements of existing residential use districts to enable design flexibility for planned developments which:

- (1) Meet or exceed basic design criteria.
- (2) Permit a creative approach to the development of residential land.
- (3) Provide development densities allowing a gradual transition from more intense uses such as higher density residential, commercial, or industrial zoning to less intense zoning. Existing conditional uses shall not be considered in determining transitional areas.
- (4) Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this Zoning Code.
- (5) Provide for an efficient use of land, resulting in smaller networks of utilities and streets and thereby lower housing costs.
- (6) Enhance the appearance of neighborhoods through preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space in excess of existing zoning, and subdivision requirements.
- (7) Provide an opportunity for new approaches to home ownership.
- (8) Provide an environment of stable character compatible with surrounding residential areas.
- (9) Provide a pattern of development which preserves trees, open space, outstanding natural topography and geologic features and prevents soil erosion.

### B. Previously Approved Conditional Use PRDs

- (1) Conditional Use Planned Residential Developments (CUPRD), including development plans and any associated text and standards, adopted prior to the effective date of this code amendment creating PRD regulations, shall continue in effect and be considered legally conforming under this code.
- (2) Any proposed modification of a previously approved CUPRD shall be reviewed in accordance with this chapter.

### C. General Provisions

- (1) The project must involve contiguous, property in an existing R3, R4, or R5 zoning district and be in accordance with the goals and objectives of the Comprehensive Plan. Such property must not be interrupted by any State or Federal highway, arterial roadway, railroad right of way, or land not a part of the proposed development. Public and private collector and local streets and utility easements shall not be considered to interrupt a Planned Residential Development.

- (2) Voluntary Development Procedure. Use of Planned Residential Development is not mandatory for any parcel of ground. The intent and purpose of this process is to provide a voluntary alternate procedure which maximizes the utilization of land primarily for the benefit, use, ownership and enjoyment of the future residents of the area and the existing residents of the City. Open space and common recreation areas and facilities are the environmental and livability benefits furnished to the homeowner and community in lieu of large individual lots.
- (3) Nature of Special Exception. Development plans approved under the provisions of the process contained herein are declared to be in the nature of a special exception.
- (4) No zoning certificate or building permits may be issued until the PRD final development plan is approved and a preliminary subdivision plat, if required, has been approved by the PZC.

D. Permitted Uses

- (1) The PRD general development plan approval shall include a list of uses permitted within the PRD based on uses defined in Chapter 1104: Use Regulations. The list of uses shall be of the same name and definition as established in this code.
  - i. Permitted Uses
    - (a) Dwelling - Single-family, Attached
    - (b) Dwelling - Single-family, Detached
  - ii. Conditional Uses
    - (a) Urban Agriculture - Community Garden
- (2) The PRD general development plan shall delineate where such use or uses are permitted.
- (3) Where the use has established use-specific standards as set forth in Chapter 1104: Use Regulations, the PZC and City Council may require compliance with all of the standards or may waive some or all of the standards based on the design of the PRD and the ability of such design to mitigate the impacts of the uses.
- (4) The PZC and City Council shall consider recommendations of the comprehensive plan in approving certain uses but in all cases, the maximum density of single-family detached residential uses shall be eight units per acre and the maximum density of all other residential uses shall be 16 units per acres.

E. Development Standards and Guidelines

The following development standards are established to guide and control the planning, development and use of land in a PRD:

<b>LOT AND BUILDING STANDARDS</b>	
Minimum Project Area (gross acreage)	3 acres The PZC may allow an application for smaller project areas if such land is found to be suitable for a PRD by virtue of its unique historical character, topography, unique use, or other natural features, or by virtue of its qualifying as an isolated problem area.
Maximum Density	Density shall not exceed one (1) times the number of units per developable acre permitted by the zoning districts of land included in the project area. Developers will attempt to incrementally tier density within the PRD so as to provide for gradual density change.
Minimum Open Space	30% of the gross development area
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
<b>MINIMUM SETBACKS</b>	
<b>1. ADJACENT USES</b>	
From existing single-family residential property	75 feet
From other use property	50 feet
<b>2. FRONT YARD SETBACKS</b>	
From existing public street right of way	50 feet
From new public street right of way	25 feet
From private street curb sidewalk	25 feet
<b>MINIMUM SPACING BETWEEN BUILDINGS</b>	
Side to side	20 feet
Side to rear and rear to rear	80 feet
<b>MINIMUM DWELLING UNIT AREA</b>	
Single-family detached dwelling	1,500 square feet
Two, three, and four-family attached dwellings	1,200 square feet

(1) Building and Use Arrangements

i. Density:

- (a) Density shall be calculated based on the gross area of property in each eligible zoning district, minus undevelopable land area. Undevelopable land area includes sloping sites with grades in excess of 25 percent, water bodies and wetlands larger than one-quarter acre area, land located within the 100-year flood plain, easement areas where land use is already restricted, existing and proposed street right of ways. Where streets are private, a fifty- foot right of way shall be assumed for purposes of calculating densities.

- ii. No more than four (4) dwelling units may be attached by common or adjoining walls in single-family attached dwelling portions of a Planned Residential Development. Where more than three units have common or adjoining walls, no more than three (3) units shall front on the same façade.
- iii. All units shall be harmonious in design and character with the existing neighborhood.
- iv. The buildings and uses may be arranged in various groups, courts, or clusters with open spaces organized and related to the buildings in order to provide privacy where applicable, to form a unified composition of buildings and space, and to maximize the peace and tranquility of the residential occupants of the PRD and the nearby area, where applicable.
- v. Whenever a proposed PRD development includes areas of a higher intensity than that permitted in adjacent areas, the location and arrangement of use areas shall include appropriate transitional density, buffers, open spaces, setbacks, or other transitional elements to ensure compatibility with the lower intensity areas.
- vi. Buildings, structures and parking areas shall be designed and located within the PRD in ways that conserve environmentally sensitive or unique natural, historic, or cultural features, and minimize environmental impacts.

(2) Open Space

- i. With the exception of twenty-five feet of the minimum setback requirement from existing single-family residential property, and twenty-five feet of the required eighty foot rear yard setback between building walls, the open space area shall not include minimum setbacks as described elsewhere in this section, buildings, parking areas, driveways, public or private roadways or any other impervious surfaces.
- ii. Ownership of an open space shall either be by:
  - (a) Dedication to the City of Tallmadge for public purposes of any open space subject to its acceptance by Council.
  - (b) Homeowners or Condominium Association. An incorporated, non-profit organization operating under recorded land agreements through which each lot and/or home owner in a planned residential or other described land area is automatically a member and each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property, and the charge if unpaid, becomes a lien against the property. If the open space is privately held the City may either require a development easement over the land or a deed restriction so as to insure it from being built upon. Covenants and deed restrictions shall be in a form and with content satisfactory to the City Zoning Official and Director of Law.
  - (c) A combination of i and ii above.
- iii. Areas designated for required open space may be used in the following manner:
  - (a) Preserved in its natural state.
  - (b) Designated and used for the passive enjoyment of residents of the proposed development (or general public).
  - (c) No more than twenty-five percent (25%) of a dry retention basin shall be included as open space. Wet retention ponds may be included as open space if they are developed as open space amenities supplemented with walkways, wildlife habitat features or other passive recreation amenities such as wildlife viewing areas, benches, etc.

- (d) Used for active recreation where such uses have been located where they have the least impact on natural amenities and wildlife habitat and where these active recreation uses occupy no more than fifty percent of the total required open space area.
- iv. Maintenance of open space areas.
  - (a) Where a Homeowners or Condominium Association has failed to provide adequate maintenance of common open space, the City of Tallmadge in its sole discretion may perform such maintenance and may charge to the Association actual, administrative and legal costs incurred. Unpaid charges shall become a lien against the property. In the interests of preservation of health, safety, and general welfare, failure of the Association to remedy maintenance problems and discharge any liens against it may result in cessation of the issuance of occupancy permits for any property party to the Association until such time as an adequate remedy is provided.
  - (b) Where storm-water detention facilities are provided, a maintenance easement satisfactory to the City Engineer shall be provided to permit equipment access to such facilities for emergency maintenance service.
- (3) Minimum off-street parking requirements
  - i. Each dwelling shall be provided with a two car attached garage.
  - ii. Guest parking shall be provided at a rate of one space per two dwelling units. The location of guest parking shall be considerate of anticipated need, driveway lengths, front yard setbacks, and other considerations and shall be distributed for the convenience of all units.
  - iii. Parking for accessory uses such as pools, clubhouses, etc. shall be determined based on anticipated need.
- (4) Circulation
  - i. The overall circulation system shall be designed to fully accommodate vehicular, pedestrian, and bicycle traffic with safety and efficiency without allowing vehicles to dominate and destroy the form of the area.
  - ii. Driveways for group developments and local streets shall be connected to major arterial and collector streets at locations where the traffic can be controlled and operated effectively with minimum interference with the capacity of the major arterial and collector streets. The amount of traffic generated by commercial uses passing through residential areas shall be minimized.
  - iii. A pedestrian circulation system shall be included and designed to provide convenient and safe pedestrian access throughout the PRD, and to connect to neighboring developments and community facilities. The pedestrian circulation system may include sidewalks and other walkways not located along streets. Sidewalks shall meet the standards found in Chapter 1110.
  - iv. Trail systems for bikes and other purposes should be included and designed in accordance with the City's plan for trails in the Comprehensive Plan or other adopted policy documents. Such trail systems shall have a minimum width of eight feet and be properly buffered from any adjacent residential areas if the trail is not located along or within the right of way of a public street.
  - v. Street Design
    - (a) Minimum private street right of way width shall be 50 feet Public streets shall conform to Chapter 1110.

- (b) Street alignments should be designed to conserve natural features and minimize the need for cut and fill practices.
  - (c) The function of adjacent thoroughfares shall be maintained by limiting access points to the minimum needed, relating them to existing access points, the street patterns on surrounding development, the thoroughfare plan and the intensity of proposed uses.
  - (d) All streets shall be designed in accordance with Chapter 1110: Development Standards.
  - (e) The design and locations of streets and parking areas shall comply with the requirements for storm water management set forth in Chapter 1110: Development Standards, unless modifications are granted by the PZC.
- (5) Utilities and Public Improvements
- i. The applicant shall provide for and construct utilities and public improvements in accordance with Chapter 1110: Development Standards.
  - ii. To the maximum extent feasible, utilities should be located underground.
- (6) Landscaping, Screening and Buffering
- i. A general landscape plan shall be provided with the application. This general plan shall indicate rough grading and general planting plans. A detailed landscape plan shall be submitted and shall receive a recommendation for approval from the Planning and Zoning Commission prior to final plan approval by Council. This landscape plan shall indicate compliance with the City of Tallmadge street tree planting policies and shall strive to preserve existing trees and natural vegetation as much as practical. The final landscape plan shall include an appropriate mix of groundcovers, ornamental plants and flowers, deciduous and evergreen shrubs, as well as deciduous and evergreen trees necessary to provide screening of undesirable views, to buffer adjacent uses, to provide individual unit privacy, to screen outdoor use areas from adjacent roadways, and to enhance site aesthetics.
  - ii. Landscaping throughout the PRD area shall conform to the requirements of Chapter 1106: Landscaping and Buffering, except as otherwise required by this chapter, or as otherwise approved by the Planning and Zoning Commission.
  - iii. The pattern of landscaping shall be coordinated in design and type of materials, mounding and fencing used. Landscaping may vary in density, spacing and other treatments to reflect variations of topography, existing landscape or land uses.
  - iv. Privacy for residential buildings shall be maintained through the use of landscaping, screening and buffering.
  - v. Appropriate buffer zones with adequate landscaping shall be provided between the proposed development and adjacent areas. The City may utilize the buffering requirements of Chapter 1106: Landscaping and Buffering, as a guide in the minimum amount of buffering that should be required between various land uses.
  - vi. Alternative design approaches to meet the intent of the landscape regulations may be incorporated.
  - vii. Detention/retention facilities that are visible from a public street shall be integrated into a landscaped area. Such landscaped areas shall contain any combination of the following elements: shade and ornamental trees, evergreens, shrubbery, hedges, and/or other planting materials as well as ornamental fencing.

- (7) Deviation from Development Standards and Guidelines
  - i. Where exceptional design or unique site conditions warrant, departure from the City Development Standards may be permitted in the following limited areas:
    - (a) Sidewalks one side of street only or none if alternate pedestrian accommodations are provided.
    - (b) Front yard setback.
    - (c) Minimum street right of way width.
  - ii. Such departures must be justified by the applicant's narrative explanation and be recommended by the City Engineer.
- (8) Project Phasing
  - i. If the PRD is to be implemented in phases, each phase shall have adequate provision for access, parking, storm water management, utilities, and other public improvements to serve the development in accordance with the applicable criteria set forth above. Each phase shall be provided with temporary and/or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjoining property.
- (9) Compliance with Other Development Standards
  - i. Unless specifically stated, all PRDs plans shall demonstrate compliance with all other applicable standards of this code, including but not limited to, architectural standards, off- street parking, signage, and landscaping.

F. PRD Review Criteria

- (1) PRD Preliminary Development Plan Review Criteria
 

It shall be the duty of the PZC and City Council to investigate and determine that the proposed PRD preliminary development plan complies with the following criteria:

  - i. The PRD plan is consistent with the intent and purpose of this code, the comprehensive plan, and any other applicable plans or ordinances adopted by the City;
  - ii. The PZC and City Council shall find that the proposed PRD is not being used to circumvent the requirements of this code but is proposing a development that will enhance the community through creative and exceptional design;
  - iii. The development will not impose an undue burden on infrastructure, public services, and facilities, including, but not limited to, stormwater drainage, service, sanitary sewer service, and fire and police protection;
  - iv. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development, and the streets and driveways on the site of the proposed development will be adequate to serve the residents or occupants of the proposed development;
  - v. Adequate measures have been taken to accommodate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
  - vi. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses;
  - vii. Natural features such as watercourses, natural land contours, and major tree canopy areas trees shall be preserved to the maximum extent feasible so that they can be incorporated into the layout to enhance the overall design of the PRD;

- viii. A PRD and its permitted principal and accessory, buildings, or structures shall be subject to all applicable regulations of this code, unless superseded by any special requirements, conditions, variances or other particulars imposed by the PZC and/or City Council during the PRD preliminary development plan application and hearing phases described in this chapter;
- ix. The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate; and
- x. The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site.

(2) PRD Final Development Plan Review Criteria

It shall be the duty of the PZC to investigate and determine that the proposed PRD final development plan complies with the following criteria:

- i. The applicant shall demonstrate how the open space, if required, shall be duly protected in accordance with one of the options established in Chapter 1105: Open Space Standards, or has been dedicated to the City or another public or quasi-public agency;
- ii. Appropriate agreements with the applicant have been made to ensure the proper completion of public improvements in compliance with Chapter 1110: Development Standards.
- iii. The proposed PRD final development plan for the individual section(s) of the overall PRD is consistent in contents (building location, land uses, densities and intensities, yard requirements, and area and frontage requirements) with the approved PRD preliminary development plan;
- iv. Each individual phase of the development can exist as an independent unit that is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained; and
- v. The PRD final plan has been transmitted to all other agencies and departments charged with responsibility of review and such agencies and departments have had an opportunity to provide comments and recommendations on the PRD final development plan, as necessary.

G. Violations

- (1) Any violation of the conditions or standards of this chapter and any approved PRD general or final development plan shall be deemed a violation of this code, subject to Chapter 1102.19: Violations, Remedies, and Fees.

## SECTION 1103.08 C-3 GENERAL COMMERCIAL DISTRICT

- A. The purpose of this district is to provide for a variety of retail, service and administrative establishments which are required to serve the entire community. This district is oriented to the multi-purpose shopper and it is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

B. LOT AND BUILDING STANDARDS	
Minimum Lot Area	NA
Minimum Lot Width	50 feet at street right of way and minimum front yard setback
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet 25 feet when abutting a residential district
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area

## SECTION 1103.09 C-4 AUTOMOTIVE ORIENTED COMMERCIAL DISTRICT

- A. The purpose of this district is to provide for uses which are commercial in nature but which, due to their individual characteristics, would be better located outside the primary retail centers of the community. This district is designed to serve those persons concerned with making a single purpose stop, whether it be to purchase certain retail items, a personal service or to participate in some form of recreation, amusement or other facilities provided these districts should be located on a major thoroughfare as such districts are primarily aimed at serving the traveling public.

B. LOT AND BUILDING STANDARDS	
Minimum Lot Area	NA
Minimum Lot Width	50 feet at street right of way and minimum front yard setback
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan
Minimum Rear Yard Setback	25 feet
Minimum Side Yard Setback	10 feet 25 feet when abutting a residential district
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area

## SECTION 1103.10 C-5 HIGHWAY INTERCHANGE COMMERCIAL DISTRICT

- A. The purpose of this district is to provide for uses which are compatible only with highway travel and the accommodation of all night and rest stop services. The purpose of the district is not the establishment or encouragement of local or regional shopping areas which would inhibit the use of interchange for its primary purpose of access between several highways or between highways and local roads. Where possible access roads with controlled egress and ingress to highways and local roads should be encouraged.

B. LOT AND BUILDING STANDARDS	
Minimum Lot Area	No minimum lot area
Minimum Lot Width	50 feet at street right of way and minimum front yard setback
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan
Minimum Rear Yard Setback	25 feet 50 feet when abutting a residential district
Minimum Side Yard Setback	10 feet 50 feet when abutting a residential district
Minimum Living Floor Area Per Dwelling	One story: 1,000 square feet One and one-half story, main or ground floor area: 800 square feet Two story: 1,500 square feet
Maximum Height Regulations	Principal Structure: 35 feet Accessory Structure: 20 feet
Minimum Open Space	5% gross area

## SECTION 1103.11 I-1 INDUSTRIAL DISTRICT

- A. The purpose of this district is to provide for and accommodate industrial, manufacturing, research and development and related uses in areas of the community having minimal impact upon the surrounding uses and their environment.

B. LOT AND BUILDING STANDARDS	
Minimum Lot Area	No minimum lot area
Minimum Lot Width	50 feet
Minimum Front Yard Setback	50 feet from the proposed right of way per Tallmadge Thoroughfare Plan
Minimum Rear Yard Setback	25 feet 50 feet when abutting a residential district
Minimum Side Yard Setback	10 feet 50 feet when abutting a residential district
Maximum Height Regulations	35 feet
Minimum Open Space	5% gross area

## SECTION 1103.12 DESIGN CONTROL OVERLAY DISTRICT (O-DC)

### A. Purpose and Intent

(1) The unique attributes of Tallmadge, a historically significant City, are personified by the carefully maintained architecture of our historical past. It is intended that Tallmadge’s remaining examples of historical architecture be safeguarded and that new construction be designed as to blend in with the existing historical integrity of our community. The purpose of this District is to:

- i. Maintain, safeguard, and enhance the architectural and historical presence of the Tallmadge Circle, the surrounding development, and the character along the street frontages radiating from Tallmadge Circle.
- ii. Review and approve all exterior construction proposed within this Design Control Overlay District (O-DC). The Heritage Commission shall accomplish these purposes by only approving exterior changes according to accepted and recognized architectural principles (for Recognized Heritage Structures as set-forth in Chapter 1109) and the compatible design criteria (for all other buildings and structures) as set forth in this Chapter.

BUILDING TYPOLOGIES	DESIGN CONTROL OVERLAY DISTRICT (O-DC)
Retail	•
Office	•
Mixed Use	•
Flex-Office/ Warehouse	
Single-Family (Detached)	
Townhouse	•
Multifamily	•
Single-Family (Attached)	•
Institutional/ Flex	•
Hotels	
Gas Stations	•
Restaurants	•

### INTENDED CHARACTER IMAGES



- iii. Review site development along the frontages of the main streets around the City's Historic Tallmadge Circle and the frontage of the main roads leading to and from the Circle to retain the City's traditional, historical and early characteristics of the center of Tallmadge.

B. Application of District Regulations.

- (1) This Design Control Overlay District (O-DC) is an overlay Zoning District which is designated on the City of Tallmadge Zoning Overlay Map and as illustrated in Appendix B.
- (2) The principal, conditional, and accessory uses permitted in the underlying Zoning District, and the development standards not otherwise modified by this Chapter, shall continue to be applicable.
- (3) In addition to the requirements of the underlying zoning standards, not otherwise modified herein, no structure or site within the Design Control Overlay District, shall be modified, altered, removed, relocated, or otherwise changed except in compliance with the requirements of this Chapter and other applicable regulations in this Planning and Zoning Code provided that on any residentially zoned property that does not have frontage on Tallmadge Circle the following shall be exempt from the requirements of this Chapter and the areas of such exemption shall be governed by the underlying Zoning District regulations:
  - i. Accessory buildings that are 200 square feet or less, decks, fencing, and pools, if constructed of pre-approved materials and colors or are located behind the rear line of the principal building.
  - ii. Re-roofing, re-painting, and re-siding of structures if all exterior colors and materials used conform to a pre-approved list promulgated by the Heritage Commission and which are on file in the Zoning Department provided that the Zoning Administrator determines, based on an application submitted to the City, that the applicant's intended improvements are exempt from the provisions of this Chapter.
- (4) The Heritage Commission, along with the City Administration, may promulgate and approve the Design Control Overlay District Review Guidebook, and other similar material, intended to provide supplemental interpretation of the provisions of this Chapter and to further guide the evaluation of the appropriateness of projects coming before the Heritage Commission and the Planning and Zoning Commission. If a conflict exists between the Design Control Overlay District Review Guidebook and the Zoning Ordinance, the Zoning Ordinance shall govern.
- (5) If there is a conflict between the provisions of this Chapter and the provisions of the underlying Zoning District, the provisions of this Chapter shall govern. Conversely, if this Chapter is silent with respect to a regulation, standard, or criteria, such regulation, standard, or criteria found elsewhere in this Planning and Zoning Code shall govern.
- (6) For the purposes of this Chapter, a front lot line or the frontage of the property is the line or portion of the property adjacent to the right of way of Tallmadge Circle and the streets radiating from the Circle which are: North Ave.; Northeast Ave.; East Ave.; Southeast Ave.; South Ave.; Southwest Ave.; West Ave. and Northwest Ave.

C. Review Procedures.

- (1) The Planning and Zoning Commission shall be responsible for reviewing the development of the site, the location and size of free-standing signs, and the basic arrangement of exterior lighting and landscaping, including the number and type of plant, spacing, and size at planting consistent with the applicable requirements and procedures for Site Plan Review pursuant to Chapter 1102.10. The Planning and Zoning Commission may grant modifications to the specific standards/criteria in this Chapter when the

Commission determines, based on unique characteristics of the site or development, that the purposes and intent of this Chapter are satisfied.

- (2) The Heritage Commission shall review all changes to the exterior of buildings, the design of wall signs, free-standing signs and exterior light fixtures subject to the applicable review procedures in Chapter 1109.06 and shall issue a Certificate of Appropriateness for Recognized Heritage Structures, pursuant to the criteria in Section 1109.07 and a Certificate of Design Compliance for all other buildings in this Design Control Overlay District, pursuant to Section 1102.

D. Maintenance.

- (1) All structures subject to this Chapter shall be kept in a good state of maintenance and repair.
- (2) Nothing in this Chapter shall be construed to prevent the ordinary maintenance or repair of any property within the Design Control Overlay District, provided such work involves no change in material, design, texture, color or exterior appearance; nor shall anything in this Chapter be construed to prevent any repair of structural deficiency which in the view of the Zoning Administrator is required for the public safety because of an unsafe, insecure or dangerous condition.

E. Emergency Orders.

- (1) Notwithstanding other provisions of this Chapter, whenever the Zoning Administrator finds that an emergency exists in any structure subject to the regulations herein, which requires immediate action to protect the public's health and safety or that of the occupants thereof, the Zoning Administrator may issue an order certifying that such conditions exist and requiring actions as are necessary to meet such emergency. Subsequent to the correction of an emergency, the owner(s) of an affected property shall apply for and obtain, as applicable, a Certificate of Appropriateness or Certificate of Design Compliance and shall restore such property in conformance with all applicable requirements.

F. Penalty.

- (1) In addition to the prohibitions set forth in Section 1102.19, the following shall also constitute a violation of this Chapter:
  - i. Failure to comply. Whoever constructs, reconstructs, or alters any exterior architectural feature or demolishes a substantial part or all of any building within the O-DC without a Certificate of Appropriateness or Certificate of Design Compliance shall be fined not more than one hundred dollars (\$100.00). Each day of violation shall be considered a separate offense. Whoever violates this section shall be required to restore and reconstruct such features in full detail. Restoration or reconstructions shall be in addition to any criminal penalty and not in lieu thereof.
  - ii. Failure to perform. Whoever receives a Certificate of Appropriateness or Certificate of Design Compliance and constructs, reconstructs, or alters any exterior architectural feature other than in accordance with the requirements of the certificate, shall be fined not more than one hundred dollars (\$100.00). Each day of violation shall be considered a separate offense. Whoever violates this section shall be required to make all changes and additions needed to comply with the certificate. Changes and additions shall be in addition to any criminal penalty and not in lieu thereof.
- (2) Notice of Violation shall be given as provided in Section 1102.19.

<b>G. DESIGN CRITERIA FOR BUILDINGS THAT ARE NOT RECOGNIZED HERITAGE STRUCTURES</b>	
New construction, expansion and renovation are to be designed to be compatible with the existing historical integrity of our community. The purpose of these criteria is to maintain, safeguard, and enhance the design and historical presence of the Tallmadge Circle and the surrounding development without requiring replication of the traditional and historic architecture.	
Elevation Design	All elevations of a building shall be subject to design review. A front façade shall be architecturally emphasized, and all sides of the shell shall be architecturally consistent with the front façade.
Elevation Articulation	Larger buildings with an elevation more than seventy-five (75) feet long shall be designed with architectural variations along such elevation every fifty (50) feet or less which shall include at least one of the following: a change in roof lines; a setback change at least two (2) feet along the elevation, pilasters, columns, or similar features; etc.
Mechanical and Dumpster Screening	Mechanical equipment and dumpsters shall be located so as not to be visible from any public ways or adjacent residential area. Where such limitations are not possible, the facilities shall be screened from public view with materials compatible with those used in the building.
Roof Configuration	The roof lines of the building should be pitched - gabled or hip - to replicate, to the extent practical, the historical roof lines in the area. Flat roofs are not acceptable as the main roof form for the building.
Windows and Doors	No more than sixty percent (60%) of the façade of the building facing the public right of way, or the front façade may be glass. Windows and doors should be designed to have a vertical orientation. Windows should be recessed and reflective glass is prohibited.
Building and Site Lighting	Outdoor lighting of a building and parking area shall be directed so as not to shine on adjacent properties. Downcast lighting fixtures are encouraged. The design of lighting fixtures that are visible from the right of way are to be of a historical nature.
Activated First Floor	A single or multiple building project should provide a design that emphasizes activities from street level.
Materials	Acceptable materials for use shall include brick, wood, stone or stucco. Concrete blocks or slick pervasive materials such as plastic, neon or metallic are not acceptable. Back-lit transparent or translucent awnings are not acceptable.
Color Palette	Acceptable exterior colors for use on the building shall be muted. Color palette shall be designed to incorporate trim colors on windows, doors and gutters. Neon or fluorescent colors are not acceptable.

## H. DESIGN CRITERIA FOR SITE DEVELOPMENT

<p>Parking Area Landscaping</p>	<p>Parking areas shall be treated to minimize visual impact of parked cars as viewed from the public right of way and adjacent properties.</p> <p>Planting islands shall be provided that divide parking into smaller bays of parking.</p> <p>A minimum of five (5%) percent of parking areas shall be devoted to landscaped planting islands when the parking area is greater than forty (40) spaces.</p> <p>Areas for storage of snow shall be designed separately from landscaped areas in order to protect landscaping.</p>
<p>Building setback from parking</p>	<p>The entrance side(s) of buildings shall be setback a minimum of ten (10) feet from the edge of parking to provide for a sidewalk and landscape treatment between the building and adjacent parking/drives.</p> <p>The remaining sides of the building shall be a minimum of seven (7) feet between the building and the parking or drives.</p>
<p>Outdoor Storage</p>	<p>Prohibited for a new development unless otherwise approved by the Planning and Zoning Commission and such approved storage areas are fully screened as specified in “Service Entrances, Loading Zones, and Dumpsters “ below.</p>
<p>Utility Services</p>	<p>All new services shall be placed underground.</p> <p>Overhead utilities shall be consolidated onto new or existing poles to minimize the quantity of utility poles in existing sidewalks.</p>
<p>Service Entrances, Loading Zones, and Dumpsters</p>	<p>Shall be screened with an eight (8) feet high wall, fence, landscaping, or combination thereof, from adjacent properties and the public right of way and shall be located in the side or rear of the lot.</p> <p>When used, evergreen planting shall be a minimum of eight (8) feet in height at the time of planting.</p> <p>Fences or walls shall be wood, brick, or stone, and shall be of materials that are similar or compatible with the material(s) of the building and the District.</p>
<p>Access Management and Circulation</p>	<p>Minimize the number of vehicular turning movements and points of vehicular conflicts by reducing the number of access points to the minimum required for safe traffic flow.</p> <p>Points of ingress and egress shall be clearly defined and promote the safe movement of traffic.</p> <p>Provide clearly marked crosswalks at all driveway crossings with sidewalks.</p> <p>Provide for the safe and functional movement of vehicles and pedestrians both on and off-site.</p> <p>Give consideration to the location of existing access points adjacent to and directly across the street from the site. Curb cuts shall be shared by adjoining properties and unloading activities shall not hinder vehicular ingress or egress.</p> <p>All sites shall be designed so the plants and structures on the site do not interfere with the safe movement of motor vehicle traffic, bicycles or pedestrians.</p> <p>Vehicular circulation between parcels is encouraged through coordination or joint parking systems to minimize curb cuts along the street.</p>
<p>Outdoor Lighting</p>	<p>Outdoor lighting of a building and parking area shall be directed to the surface being lighted so as not to shine on adjacent properties.</p> <p>Cut-off lighting and directional fixtures shall be employed throughout.</p> <p>The design of lighting fixtures that are visible from the right of way shall be similar to and complement the building and other site features.</p> <p>Energy efficiency in lighting is encouraged.</p> <p>Light levels shall be effective but not overly bright. Parking lot lighting shall not exceed one (1) foot candle on average; sidewalks and landscaped areas shall not exceed one-half (0.5) foot candle on average; and illumination at the property line shall not exceed one-half (0.5) foot candle. The use of sodium vapor and incandescent lamps are discouraged.</p>

<b>I. DESIGN CRITERIA FOR LANDSCAPING</b>	
Stormwater BMP	<p>The use of sustainable practices is encouraged throughout design of the site.</p> <p>Stormwater infiltration, the reduction in stormwater piping and water quality enhancements through the use of rain gardens, bioswales, porous paving and other green infrastructure are encouraged within parking areas and in landscaped areas.</p> <p>The City will reduce the stormwater management controls required for the site to the extent to which these techniques are employed.</p>
Parking Area Landscaping	<p>Parking lot islands shall be landscaped with a combination of trees, shrubs and perennials complementary with the landscape character of the site.</p> <p>In parking lots greater than forty (40) spaces a minimum of one tree for every ten (10) cars is required within the parking lot and along drives to shade paved areas.</p> <p>Parking areas and driveways shall be landscaped with shrubs, trees or tree groupings. A variation in species and heights of both trees and shrubs, which are effective in both summer and winter, is recommended.</p>
Parking Screening	<p>Plants that are along or near the public right of way shall buffer the impact of parking and drives.</p> <p>Parking located along a street shall be screened with an evergreen hedge. Shrubs shall be a min. 24 in. height at time of installation and spaced to provide a complete screen within 3 years of installation. Hedge shall be maintained at 3 feet to 4 feet in height.</p> <p>Plants shall be compatible and complementary to other similar plantings within the District.</p> <p>Other shrubs and perennials within this location but on the side of the shrub rows facing away from the public right of way shall complement the landscape character of the site and reinforce the shrub rows buffering effect. These may be further reinforced with trees at logical and complementary locations.</p>
Side and Rear Yard Buffers	<p>Side and rear yard planting buffers shall be employed to screen parking and drives from adjacent properties.</p> <p>Plants shall be chosen to be complementary to the landscape character of the site and be informal in their arrangement.</p> <p>Plant groupings and drifts of plants are encouraged, including trees, shrubs and perennials.</p>
Plant Palette	<p>Plant materials shall be chosen which are indigenous to the Tallmadge area, are compatible with site soils, drainage and rainfall amounts, and for their tolerance to site conditions and require minimal maintenance.</p> <p>The landscape design shall incorporate the entire site and consist of a palette of plants with year round appeal, which may include annuals, perennials, shrubs or trees.</p> <p>Plants shall be chosen for their mature effect without forced pruning to be maintained within the space provided.</p>
Minimum Plant Sizes for Required Landscaping	<p>Except as specifically noted elsewhere, plants shall be of the following sizes:</p> <p>Shade trees: 2-1/2 inch caliper</p> <p>Ornamental Trees: 1-1/2" caliper or 8-10 feet in height for multistem trees</p> <p>Evergreen trees: 8-10 feet in height</p> <p>Shrubs: 18 inches in height</p> <p>Perennials: #1 and #2 container size, depending on the varieties of plants chosen.</p> <p>All plant materials shall be specified to meet the latest edition of ANSI Z 60.1 American Standards For Nursery Stock</p>
Building Foundation Plantings	<p>Planting areas adjacent to buildings shall be generously landscaped with plants complementary to the landscape character of the site and to the building architecture.</p> <p>Planting that enhances the arrival experience and calls attention to building entrances is encouraged.</p>

## I. DESIGN CRITERIA FOR LANDSCAPING

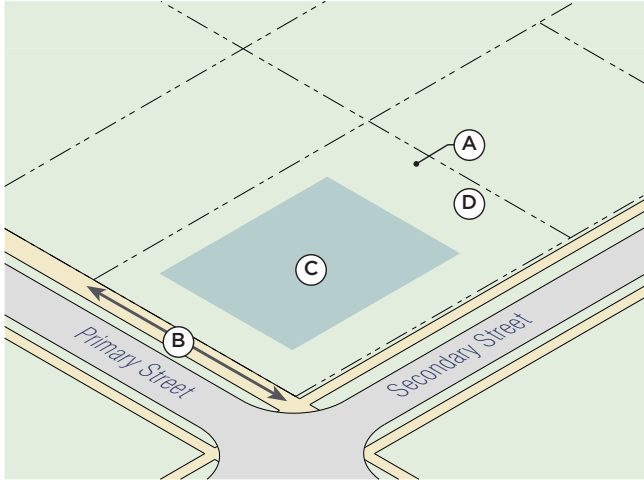
Landscape Plan Requirements	<p>The required landscape plan shall address:</p> <ul style="list-style-type: none"> <li>the functional aspect of landscaping such as drainage, erosion prevention, wind barriers</li> <li>provisions for shade, energy conservation, sound absorption, dust abatement</li> <li>reduction of glare and screening.</li> </ul> <p>The landscape plan shall describe in detail the proposed landscape improvements including:</p> <ul style="list-style-type: none"> <li>the location of plants, their species, size and quantity</li> </ul> <p>Site amenities such as light fixtures, benches and other street furnishings, paving types, screen walls and the like shall be specified.</p>
Plant Protection	<p>In locations where plants will be susceptible to injury by pedestrian or motor traffic, appropriate curbs, parking blocks or other devices shall be installed to separate these plants from sidewalks and/or parking areas</p>

## J. SIGN CRITERIA

<p>Signs in the Design Control Overlay District shall be permitted as provided in Chapter 1108 Signs and further shall comply with the following design criteria:</p>	
Design Review	<p>The Heritage Commission shall review all permanent sign applications to insure that signs complement their location and are compatible in design and construction with the Design Control Overlay District purposes.</p>
Signs for Existing Structures	<p>For existing structures, signs shall be designed, including but not limited to the lettering font style, to reasonably apply the design criteria of this District to the existing materials and style of the building.</p>
Required information	<p>Applicants must submit:</p> <ul style="list-style-type: none"> <li>Detailed information on height, width, thickness, materials, lettering and size, colors and location for each sign</li> <li>A cross sectional view shall be included.</li> <li>Modifications to the size of signs need to be received and approved prior to review by the Heritage Commission.</li> </ul>
Design Parameters	<p>Signs in the Design Control Overlay District shall be designed to complement the overall appearance of the building and site.</p> <p>All elements of a sign should create an overall cohesive design, reflect simplicity, avoid visual clutter and ensure legibility.</p> <p>All aspects of the design and construction and lettering should be done in a professional manner.</p>
Frame	<p>All ground signs and wall signs when mounted on a panel shall have a compatible frame or border.</p>
Proportion	<p>The size and shape of wall signs shall be in proportion to the space the sign is to occupy.</p>
Colors	<p>Acceptable colors for use in signage shall be muted colors.</p> <p>Bright or fluorescent colors are not acceptable unless the portion of the sign with such bright or fluorescent colors constitutes less than thirty-five (35%) percent of the total sign area.</p>
Lighting	<p>Lighting for signage in the Design Control Overlay District will preferably be from an external source such as a spotlight or other front-mounted light source.</p> <p>Reverse back lighting for building mounted letters may be permitted.</p> <p>Internally illuminated signs shall be prohibited.</p>

K. Development Standards

LOT DIMENSIONS

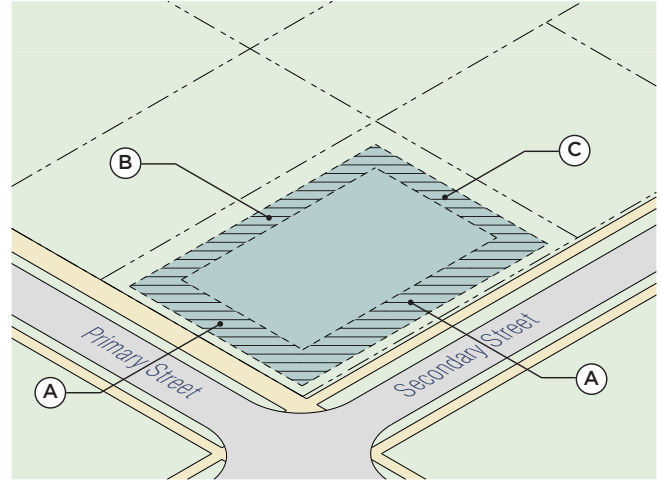


LOT DIMENSIONS		
(A)	Lot Size (Min.)	NA
(A)	Lot Size (Max.)	NA
(B)	Lot Width (Min.)	NA
(B)	Lot Width (Max.)	NA

LOT DEVELOPMENTS		
(C)	Lot Coverage (Max.)	80%
(D)	Open Space (Min.)	5%

MULTI-UNIT RESIDENTIAL DENSITY		
	Units Per Acre (Min.)	4
	Units Per Acre (Max.)	20

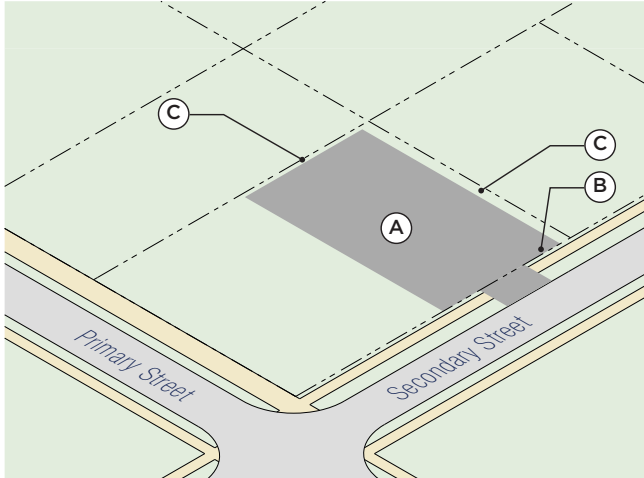
BUILDING PLACEMENT



BUILDING SETBACKS		
(A)	Front Build-to Line or zone	10 ft to 30 feet, or no less than 2/3 of, and no larger than the lesser of the existing building setbacks of the side-adjacent parcels
(B)	Side Yard (Min. each side)	7 feet
(B)	Side Yard Aggregate (Min.)	14 feet
(C)	Rear Yard (Min.)	25 feet

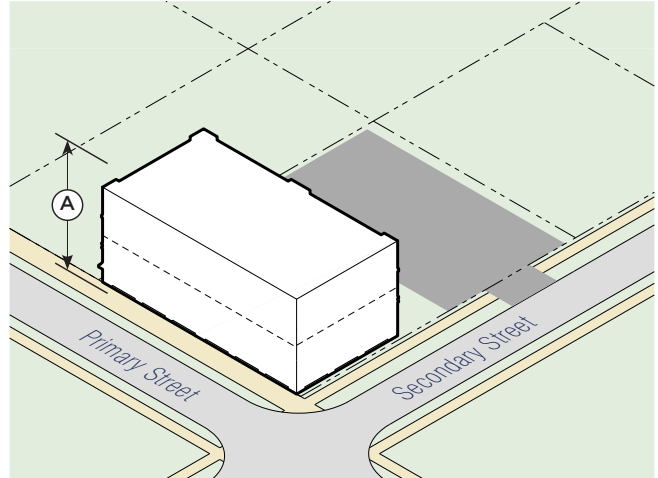
BUILDING FRONTAGES		
	Primary Street	75%
Notes: Primary Street Building Frontages refer to the percentage of front building façade that must be placed on Build-to-Line or within a Build-to-Zone.		

## PARKING PLACEMENT



PARKING LOCATION		
Ⓐ	Parking Location	Rear and/or side of building; parking courtyard interior to building(s); attached or detached garage to rear or side of buildings; podium parking; structured parking
Ⓑ	Parking Setback (Street)	7 feet or no closer to the street than the building façade, whichever is greater
Ⓒ	Parking Setback (Side and Rear)	7 feet; 0 feet with cross-access and shared parking agreement.
	Loading Dock, Loading Spaces, Service Areas: Location	Rear and/or side of building
	Parking Structure Height (Max. / max. levels above grade)	35 feet (3 levels)
	Access Management	Min. 100 feet between commercial and industrial driveways.

## HEIGHT AND MASS



BUILDING HEIGHT	
Ⓐ Building Height (Max.)	35 feet (3 Stories)
Height Transition Zone	Yes
Notes: Height Transition Zone refers to 1103.29	

ACCESSORY BUILDING	
Accessory Building Location	Side or Rear Yard
Accessory Building Height (Max.)	20 feet

## SECTION 1103.13 INNOVATION AND EMPLOYMENT OVERLAY DISTRICT (O-IE)

A. Purpose and Intent

- (1) The purpose of the Innovation and Employment Overlay (O-IE) is to serve as the economic engine of the City.

B. Applicability

- (1) The regulations pertaining to the O-IE apply to all properties utilized for new non-residential and mixed-use development as well as substantial expansions to structures located on non-residential and mixed-use properties.

C. Existing Development Patterns

- (1) The existing development patterns in the O-IE include medium to large-sized manufacturing facilities and warehouses providing users with proximity to freeways and rail lines.

D. Desired Development Patterns

- (1) The desired development pattern in the O-IE is to continue the development of manufacturing and warehouse facilities with an emphasis on innovative industrial and manufacturing uses such as maker-spaces and small batch manufacturing.

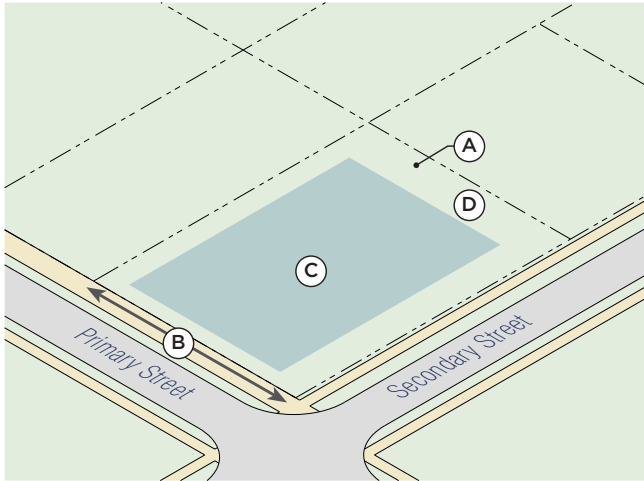
BUILDING TYPOLOGIES	INNOVATION AND EMPLOYMENT OVERLAY (O-IE)
Retail	
Office	•
Mixed Use	
Flex-Office/ Warehouse	•
Single-Family (Detached)	
Townhouse	
Multifamily	
Single-Family (Attached)	
Institutional/ Flex	•
Hotels	
Gas Stations	
Restaurants	

### INTENDED CHARACTER IMAGES



E. Development Standards

**LOT DIMENSIONS**

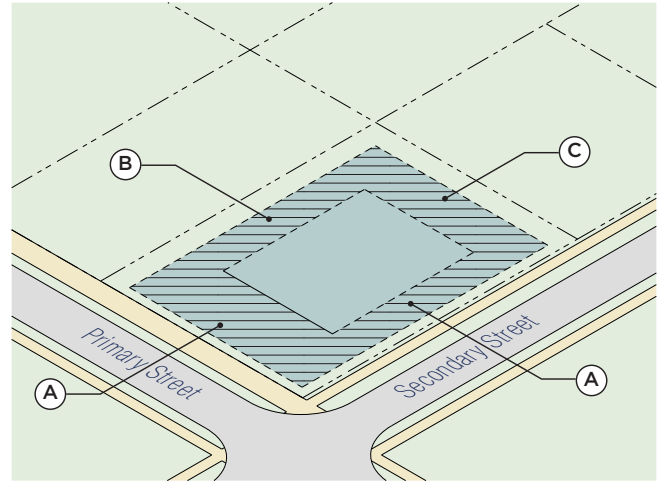


LOT DIMENSIONS		
(A)	Lot Size (Min.)	None
(A)	Lot Size (Max.)	NA
(B)	Lot Width (Min.)	NA
(B)	Lot Width (Max.)	NA

LOT DEVELOPMENTS		
(C)	Lot Coverage (Max.)	80%
(D)	Open Space (Min.)	5%

MULTI-UNIT RESIDENTIAL DENSITY		
	Units Per Acre (Min.)	NA
	Units Per Acre (Max.)	NA

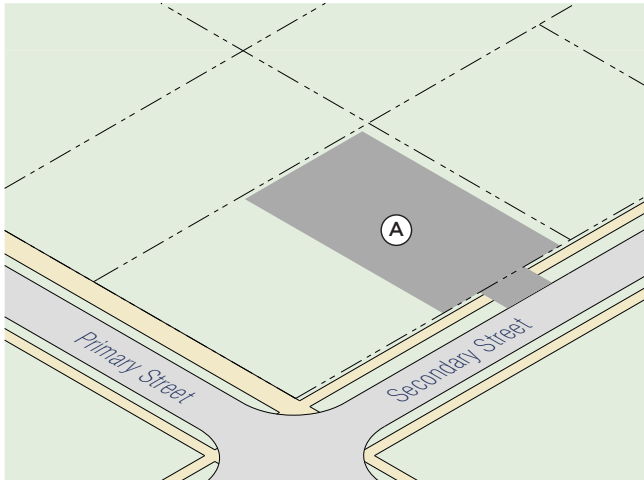
**BUILDING PLACEMENT**



BUILDING SETBACKS		
(A)	Front Build-to Line or zone	40 feet
(A)	Side Yard (Min. each side)	10 feet; 25 feet from adjacent residential district
(B)	Side Yard Aggregate (Min.)	NA
(C)	Rear Yard (Min.)	25 feet

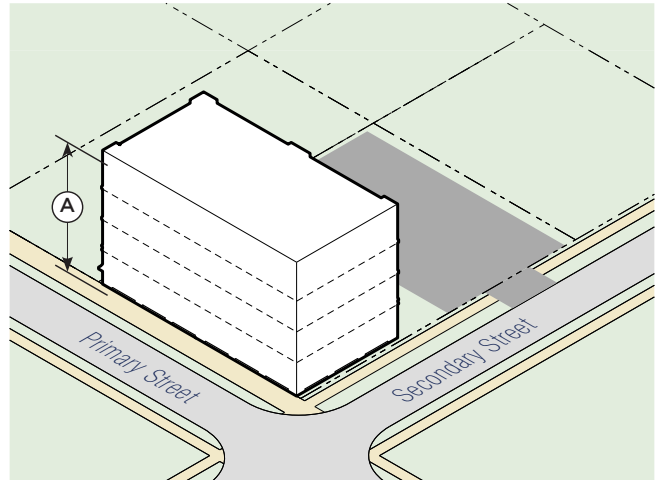
BUILDING FRONTAGES		
	Primary Street	50%
Notes: Primary Street Building Frontages refer to the percentage of front building façade that must be placed on Build-to-Line or within a Build-to-Zone.		

**PARKING PLACEMENT**



PARKING LOCATION		
(A)	Parking Location	Rear and/or side of building.
	Parking Setback	No closer to the street than the building façade
	Loading Dock, Loading Spaces, Service Areas: Location	Rear and/or side of building
	Parking Structure Height (Max. / max. levels above grade)	NA

**HEIGHT AND MASS**



BUILDING HEIGHT		
(A)	Building Height (Max.)	48 feet (4 Stories)
	Height Transition Zone	Yes
Notes: Height Transition Zone refers to 1103.29		

ACCESSORY BUILDING		
	Accessory Building Location	Rear yard or side yard only; match principal building setbacks
	Accessory Building Height (Max.)	50% of the principal building height

## SECTION 1103.14 NEIGHBORHOOD CENTER OVERLAY DISTRICT (O-NC)

(Ord 2024-79. Passed 1/23/25)

### A. Purpose and Intent

- (1) The purpose of the Neighborhood Center Overlay (O-NC) is to introduce a mix of uses in close proximity to the City’s traditional residential neighborhoods.
- (2) It is intended that new development and renovations within this district foster a cohesive, pedestrian-friendly district that transitions with a mix of uses the city’s traditional residential district to a general commercial district with vibrant street-level activity.

### B. Applicability

- (1) The regulations pertaining to the O-NC apply to all new development and substantial expansions in the O-NC.
- (2) This O-NC is an overlay Zoning District which is designated on the City of Tallmadge Zoning Overlay Map and as illustrated in Appendix B.
- (3) The principal, conditional, and accessory uses permitted in the underlying Zoning District, and the development standards not otherwise modified by this Chapter, shall continue to be applicable.
- (4) Review of new construction and major renovations, where major renovations are defined as any renovation of 60% or more, shall be reviewed by the Architectural Review Board and/or Planning & Zoning Commission, as applicable.
- (5) The Architectural Review Board, along with the City Administration, may promulgate and approve supplemental interpretation of the provisions of this Chapter and to further guide the evaluation of the appropriateness of projects coming before the Architectural Review Board and the Planning and Zoning Commission.
- (6) If there is a conflict between the provisions of this Chapter and the provisions of the underlying Zoning District, the provisions of this Chapter shall govern. Conversely, if this Chapter is silent with respect to a regulation, standard, or criteria, such regulation, standard, or criteria found elsewhere in this Planning and Zoning Code shall govern.
- (7) For the purposes of this Chapter, a front lot line or the frontage of the property is the line or portion of the property adjacent to the right of way.

BUILDING TYPOLOGIES	NEIGHBORHOOD CENTER OVERLAY (O-NC)
Retail	•
Office	•
Mixed Use	•
Flex-Office/ Warehouse	
Single-Family (Detached)	•
Townhouse	•
Multifamily	• <sup>1</sup>
Single-Family (Attached)	•
Institutional/ Flex	
Hotels	
Gas Stations	
Restaurants	•

<sup>1</sup> Multifamily use only permitted in Mixed Use Building

C. Existing Development Patterns

- (1) The existing development pattern in a proposed O-NC is traditionally single-story single-use commercial and residential development.

D. Desired Development Patterns

- (1) The desired development pattern for the O-NC is to introduce neighborhood-scale mixed development of commercial and residential as a transition between existing residential and commercial districts. New mixed-use and single-family development along neighborhood commercial corridors will also help to attract new residents to support commercial development.
- (2) New structures should be oriented towards the street, with parking predominantly located at the rear and sides of buildings. Parallel or angled parking can be provided in front, ensuring adequate space for pedestrian traffic. Transition Height Zoning should be incorporated where building heights gradually increase from single-story to two- or three-story structures. In areas adjacent to residential districts, new buildings should harmonize with the prevailing single-story residential scale.
- (3) For the purposes of this section, common open space means an open-air area intended for use by all residents, guests, employees or patrons of a site and may include lawns, gardens, squares, plazas, courtyards, terraces, barbecue and picnic areas, games court or multi-use recreational areas, and other types of built space.

.....  
INTENDED CHARACTER IMAGES

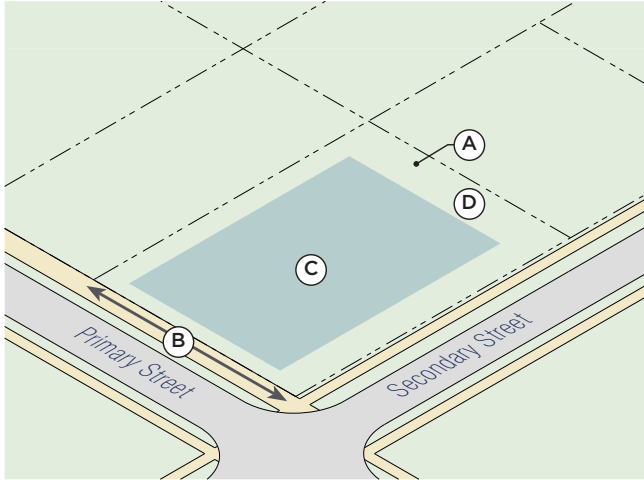


E. Design Criteria for Building and Site Development

- (1) In addition to the following criteria, building and site development shall be guided by the City's Neighborhood Center Overlay District Guidebook, which provides additional design standards and guidelines.
- (2) Architecture. While there is no prescribed architectural style or design, all structures within the district are expected to be thoughtfully designed with materials, detailing, scale, and proportion that is intentional and carefully thought through and with specific attention toward aesthetics.
- (3) Accessory structures. Accessory structures shall be constructed of identical materials, style, quality and appearance as the principal building.
- (4) Landscaping & Buffering. All sites shall be required to comply with applicable Code requirements for landscaping in Section 1106.
  - i. Developments bordering residential districts must maintain a minimum setback of 25 feet, including year-round landscaping for buffering. The Planning & Zoning Commission may require larger setbacks or additional screening for projects that involve high-density development, noise, odors, lighting, or outdoor facilities.
- (5) Off-Street Parking Requirements. In addition to compliance with Section 1105, the following regulations apply:
  - i. Parking areas shall be treated to minimize the visual impact of parked cars as viewed from the public right of way and adjacent properties.
  - ii. Planting islands shall be provided dividing parking into smaller bays of parking.
  - iii. When two or more parking bays are proposed, a continuous landscape island with pedestrian walkway must be installed between every other bay.
  - iv. A minimum of five (5%) percent of parking areas shall be devoted to landscaped planting islands when the parking area is greater than forty (40) spaces.
  - v. Areas for storage of snow shall be designed separately from landscaped areas to protect landscaping.
- (6) Outdoor Lighting. Exterior lighting to be directed away from neighboring properties and shielded from glare.
- (7) Signage. Signage shall be required to comply with applicable code requirements for Signs in Section 1108.

F. Development Standards

LOT DIMENSIONS



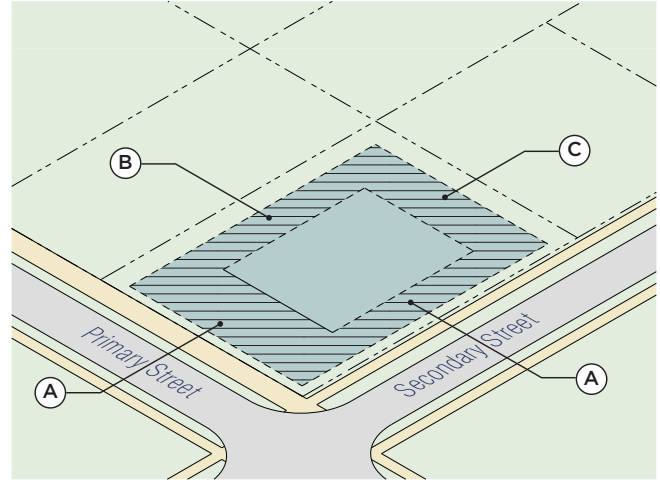
LOT DIMENSIONS		
(A)	Lot Size (Min.)	NA
(A)	Lot Size (Max.)	NA
(B)	Lot Width (Min.)	50 feet
(B)	Lot Width (Max.)	NA

LOT DEVELOPMENTS		
(C)	Lot Coverage (Max.)	80%
(D)	Open Space for multi-structure projects (Min.)	5 acres or less: 5% Greater than 5%, less than 10%: 15% 10 acres or more: 30%

Note: For the purpose of this section, Open Space is defined per 1103.14 D (3)

MULTI-UNIT RESIDENTIAL DENSITY		
	Per Acre (Min.)	NA
	Per Acre (Max.)	Single-Family attached/ Detached: 5 Units Townhomes: 15 Units Commercial/Mixed Use with on-site parking: 20,000 sf Commercial/Mixed Use with no on-site parking: 34,000 sf

BUILDING PLACEMENT

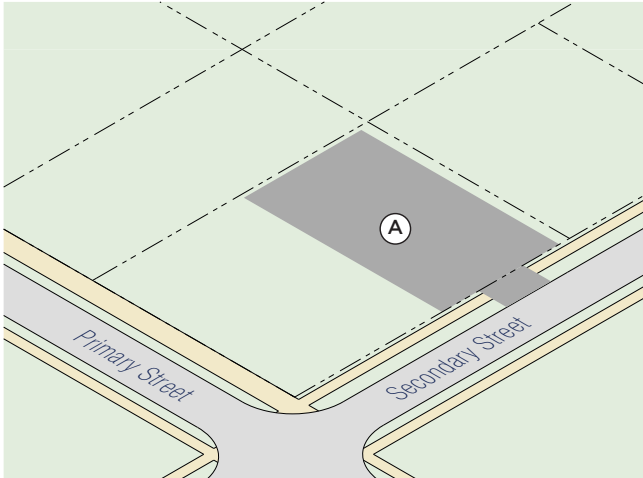


BUILDING SETBACKS		
(A)	Front Build-to-Line or zone	30 feet, or the average of the immediate adjacent structures, whichever is less, to 50 feet <sup>1</sup>
(A)	Side Yard (Min. each side)	5 feet
(B)	Side Yard Aggregate (Min.)	20 feet
(C)	Rear Yard (Min.)	25 feet

<sup>1</sup> The O-NC shall have a 300-foot minimum setback off the northside of the West Avenue street centerline.

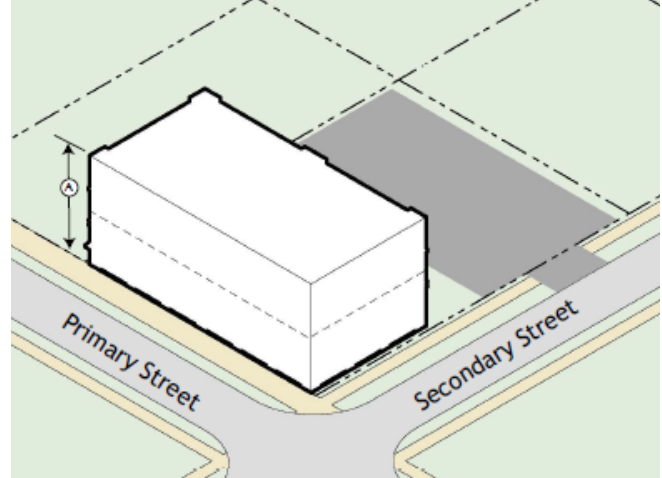
BUILDING FRONTAGES		
	Primary Street	75%
Notes: Primary Street Building Frontages refer to the percentage of front building façade that must be placed on Build-to-Line or within a Build-to-Zone.		

## PARKING PLACEMENT



PARKING LOCATION		
A	Parking Location	Rear and/or side of building; parking courtyard interior to building(s); attached or detached garage to rear or side of buildings; podium parking; structured parking.  Front of building limited to parallel or angle parking ensuring adequate space for pedestrian traffic
	Parking Setback	No closer to the street than the building façade
	Loading Dock, Loading Spaces, Service Areas: Location	Rear and/or side of building
	Parking Structure Height (Max./max. levels above grade)	NA

## HEIGHT AND MASS



BUILDING HEIGHT		
A	Building Height (Max.)	24 feet (2 Stories)
	Height Transition Zone	Yes
Notes: Height Transition Zone <ul style="list-style-type: none"> <li>• Compliance with Section 1103.29 Height Transition Zone.</li> <li>• Building Heights should gradually increase from single-story to two- to three-story structures. In areas adjacent to residential districts, new buildings should harmonize with prevailing average residential scale.</li> </ul>		

ACCESSORY BUILDING		
	Accessory Building Location	Side or Rear
	Accessory Building Height (Max.)	20 feet

## SECTION 1103.15 SOUTHEAST GATEWAY OVERLAY (O-SE)

G. Purpose and Intent

- (1) The purpose of the Southeast Gateway Overlay (O-SE) is to leverage the overlay’s close proximity to the City’s major corridors by facilitating new development that promotes job growth and employer expansion.

H. Applicability

- (1) The regulations pertaining to the O-SE apply to all properties utilized for new non-residential and mixed-use development as well as substantial expansions to structures located on non-residential and mixed-use properties.

I. Existing Development Patterns

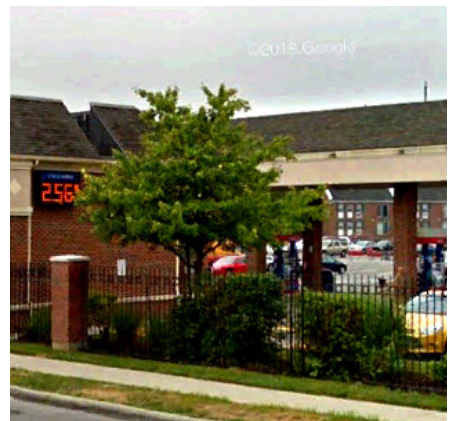
- (1) The existing development patterns in the O-SE is predominantly undeveloped land in proximity to residential uses.

J. Desired Development Patterns

- (1) The desired development pattern in the O-SE is high quality retail, commercial and manufacturing development that is sufficiently buffered from surrounding residential uses while leveraging the physical proximity of the O-SE to major corridors serving the City.

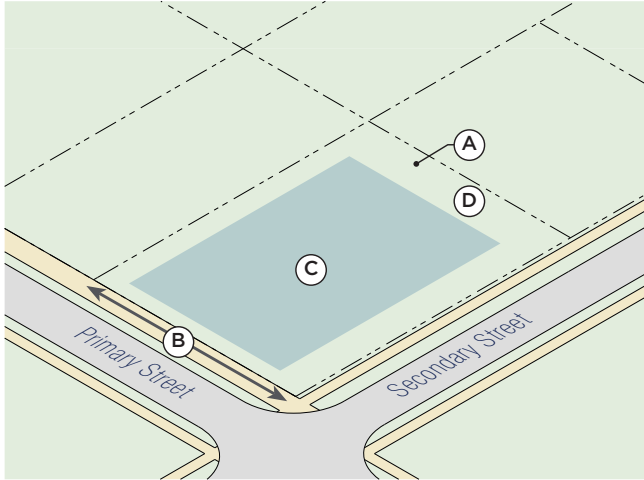
BUILDING TYPOLOGIES	SOUTHEAST GATEWAY OVERLAY (O-SE)
Retail	•
Office	•
Mixed Use	•
Flex-Office/ Warehouse	•
Single-Family (Detached)	
Townhouse	
Multifamily	
Single-Family (Attached)	
Institutional/ Flex	
Hotels	•
Gas Stations	•
Restaurants	•

INTENDED CHARACTER IMAGES



## K. Development Standards

### LOT DIMENSIONS

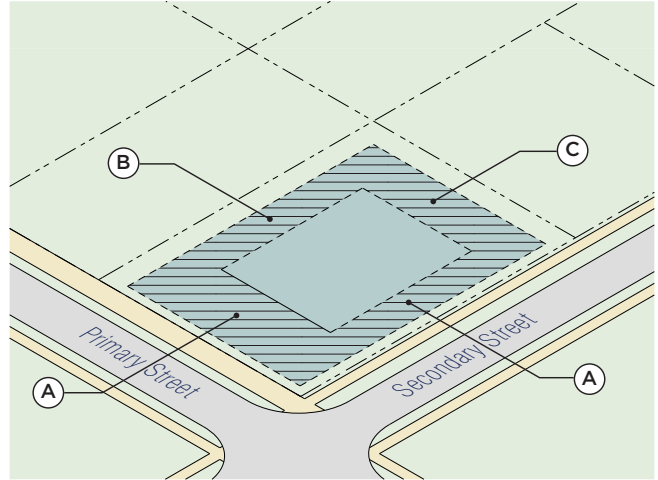


LOT DIMENSIONS		
(A)	Lot Size (Min.)	25,000 square feet
(A)	Lot Size (Max.)	NA
(B)	Lot Width (Min.)	100 feet
(B)	Lot Width (Max.)	NA

LOT DEVELOPMENTS		
(C)	Lot Coverage (Max.)	80%
(D)	Open Space (Min.)	5%

MULTI-UNIT RESIDENTIAL DENSITY		
	Units Per Acre (Min.)	4
	Units Per Acre (Max.)	12

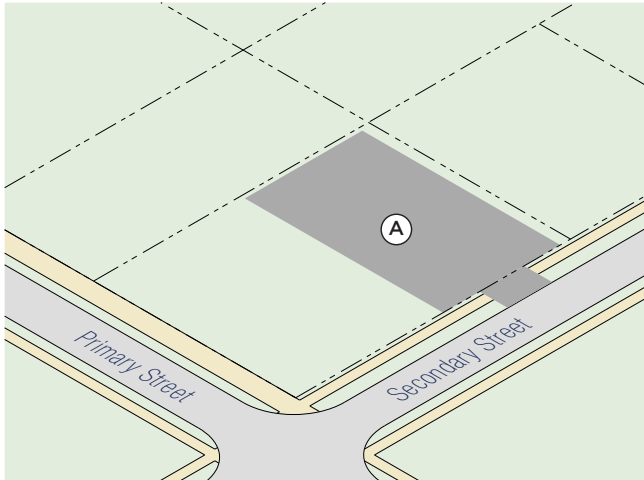
### BUILDING PLACEMENT



BUILDING SETBACKS		
(A)	Front Build-to-line or zone	20 feet
(A)	Side Yard (Min. each side)	10 feet; 50 feet from adjacent residential district
(B)	Side Yard Aggregate (Min.)	NA
(C)	Rear Yard (Min.)	25 feet; 50 feet from adjacent residential district

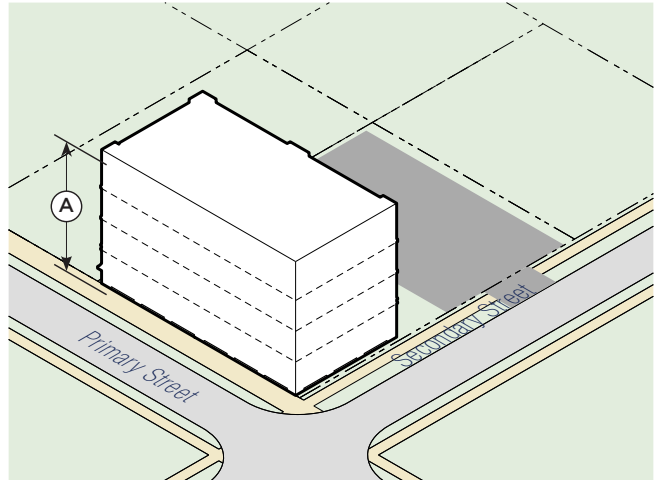
BUILDING FRONTAGES		
	Primary Street	75%
Notes: Primary Street Building Frontages refer to the percentage of front building façade that must be placed on Build-to-Line or within a Build-to-Zone.		

**PARKING PLACEMENT**



PARKING LOCATION		
(A)	Parking Location	Rear and/or side of building; parking courtyard interior to building(s)
	Parking Setback	No closer to the street than the building façade
	Loading Dock, Loading Spaces, Service Areas: Location	Rear and/or side of building
	Parking Structure Height (Max.)	NA

**HEIGHT AND MASS**



BUILDING HEIGHT		
(A)	Building Height (Max.)	48 feet (4 Stories)
	Height Transition Zone	Yes
Notes: Height Transition Zone refers to 1103.29		

ACCESSORY BUILDING		
	Accessory Building Location	Side or Rear
	Accessory Building Height (Max.)	20 feet

## SECTION 1103.16 WEST AVENUE OVERLAY (O-WA)

(Ord 2024-82. Passed 1/23/25)

### A. Purpose and Intent

- (1) The purpose of the West Avenue Overlay (O-WA) is to promote a mix of commercial uses in proximity along one of Tallmadge’s primary commercial corridors.
- (2) It is intended that new development and renovations within the corridor contribute to a cohesive, pedestrian-friendly district that creates a gateway to Tallmadge Circle. The aim is to create a vibrant and attractive area that encourages investment and complements neighboring zoning districts.

BUILDING TYPOLOGIES	WEST AVENUE OVERLAY (O-WA)
Retail	•
Office	•
Mixed Use	• <sup>1</sup>
Flex-Office/ Warehouse	•
Single-Family (Detached)	
Townhouse	
Multifamily	
Single-Family (Attached)	
Institutional/ Flex	•
Hotels	
Gas Stations	
Restaurants	•

<sup>1</sup> Mixed use in this overlay shall not include residential uses.

### B. Applicability

- (1) The regulations pertaining to the O-WA apply to all properties utilized for new non-residential and mixed-use development as well as substantial expansions to structures located on non-residential and mixed-use properties.
- (2) This O-WA is an overlay Zoning District which is designated on the City of Tallmadge Zoning Overlay Map and as illustrated in Appendix B.
- (3) The principal, conditional, and accessory uses permitted in the underlying Zoning District, and the development standards not otherwise modified by this Chapter, shall continue to be applicable.
- (4) Review of new construction and major renovations, where major renovations are defined as any renovation of 60% or more, shall be reviewed by the Architectural Review Board and Planning & Zoning Commission, as applicable.
- (5) The Architectural Review Board, along with the City Administration, may promulgate and approve supplemental interpretation of the provisions of this Chapter and to further guide the evaluation of the appropriateness of projects coming before the Architectural Review Board and the Planning and Zoning Commission.
- (6) If there is a conflict between the provisions of this Chapter and the provisions of the underlying Zoning District, the provisions of this Chapter shall govern. Conversely, if this Chapter is silent with respect to a regulation, standard, or criteria, such regulation, standard, or criteria found elsewhere in this Planning and Zoning Code shall govern.
- (7) For the purposes of this Chapter, a front lot line or the frontage of the property is the line or portion of the property adjacent to the right of way West Avenue.

C. Existing Development Patterns

- (1) The existing development pattern in the O-WA is primarily single-story, single-purpose, low-density commercial and retail.

D. Desired Development Patterns

- (1) (1) The desired development pattern in the O-WA is the introduction of a diverse range of non-residential uses along the West Avenue commercial corridor that are adjacent to and complement existing commercial developments. New structures should be oriented towards West Avenue, with parking predominantly located at the rear and sides of buildings. Parallel or angled parking can be provided in front, ensuring adequate space for pedestrian traffic. Transition Height Zoning should be incorporated where building heights gradually increase from single-story to two- or three-story structures. In areas adjacent to residential districts, new buildings should harmonize with the prevailing single-story residential scale.

.....  
INTENDED CHARACTER IMAGES

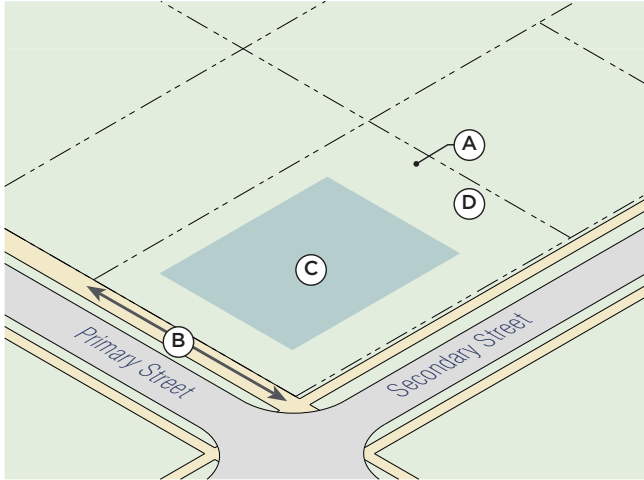


E. Design Criteria for Building and Site Development

- (1) Architecture. While there is no prescribed architectural style or design, all structures within the district are expected to be thoughtfully designed with materials, detailing, scale, and proportion that is intentional and carefully thought through and with specific attention toward aesthetics.
- (2) Accessory structures. Accessory structures shall be constructed of identical materials, style, quality and appearance as the principal building.
- (3) Landscaping & Buffering. All sites shall be required to comply with applicable Code requirements for landscaping in Section 1106.
  - i. Developments bordering residential districts must maintain a minimum setback of 25 feet, including year-round landscaping for buffering. The Planning & Zoning Commission may require larger setbacks or additional screening for projects that involve high-density development, noise, odors, lighting, or outdoor facilities.
- (4) Off-Street Parking Requirements. In addition to compliance with Section 1105, the following regulations apply:
  - i. Parking areas shall be treated to minimize the visual impact of parked cars as viewed from the public right of way and adjacent properties.
  - ii. Planting islands shall be provided dividing parking into smaller bays of parking.
  - iii. When two or more parking bays are proposed, a continuous landscape island with pedestrian walkway must be installed between every other bay.
  - iv. A minimum of five (5%) percent of parking areas shall be devoted to landscaped planting islands when the parking area is greater than forty (40) spaces.
  - v. Areas for storage of snow shall be designed separately from landscaped areas to protect landscaping.
- (5) Outdoor Lighting. Exterior lighting to be directed away from neighboring properties and shielded from glare.
- (6) Signage. Signage shall be required to comply with applicable code requirements for Signs in Section 1108.

F. Development Standards

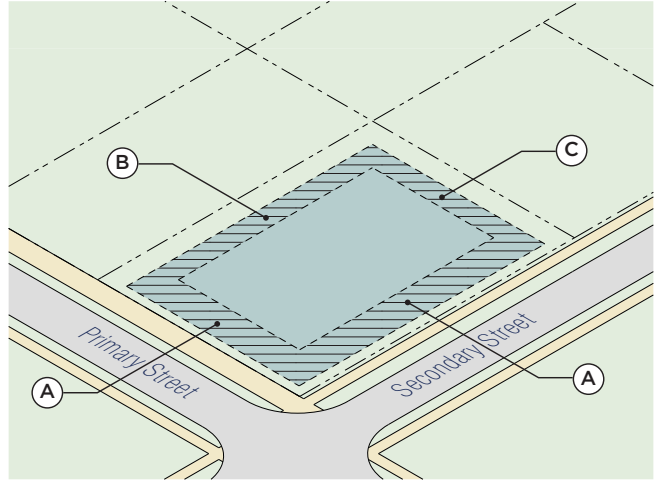
LOT DIMENSIONS



LOT DIMENSIONS		
(A)	Lot Size (Min.)	12,000 square feet
(A)	Lot Size (Max.)	NA
(B)	Lot Width (Min.)	50 feet
(B)	Lot Width (Max.)	NA

LOT DEVELOPMENTS		
(C)	Lot Coverage (Max.)	70%
(D)	Open Space (Min.)for multi-structure projects	30%

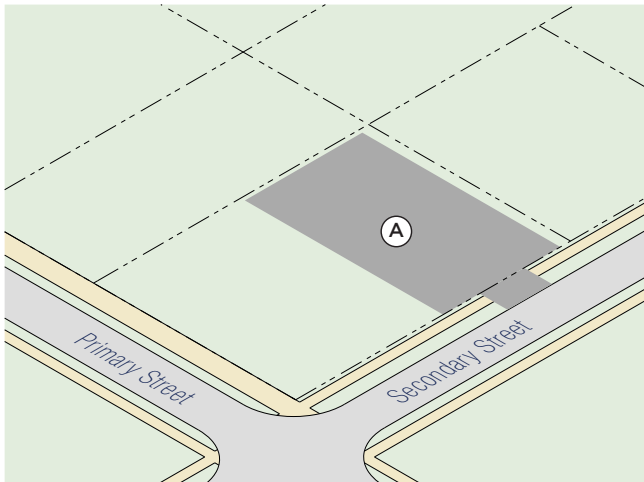
BUILDING PLACEMENT



BUILDING SETBACKS		
(A)	Front Build-to-line or zone	30 feet, or the average of the immediate adjacent structures, whichever is less, to 50 feet
(A)	Side Yard (Min. each side)	5 feet; 25 feet from adjacent residential district
(B)	Side Yard Aggregate (Min.)	10 feet
(C)	Rear Yard (Min.)	10 feet; 50 feet from adjacent residential district

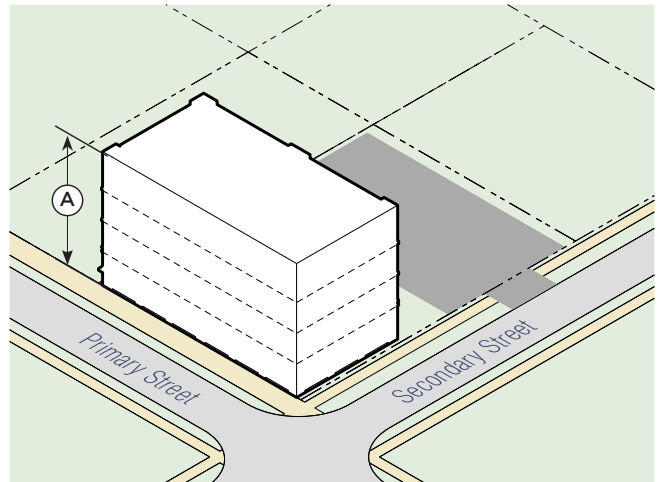
BUILDING FRONTAGES		
	Primary Street	75%
Notes: Primary Street Building Frontages refer to the percentage of front building façade that must be placed on Build-to-Line or within a Build-to-Zone.		

## PARKING PLACEMENT



PARKING LOCATION		
A	Parking Location	Rear and/or side of building; parking courtyard interior to building(s); attached or detached garage to rear or side of buildings; podium parking; structured parking  Front of building limited to parallel or angle parking ensuring adequate space for pedestrian traffic.
	Parking Setback	Rear: 5 feet; 50 feet from adjacent residential district.  Side: 5 feet; 25 feet from adjacent residential district..
	Loading Dock, Loading Spaces, Service Areas: Location	Rear and/or side of building
	Parking Structure Height (Max./max. levels above grade)	48 ft. (4 levels)

## HEIGHT AND MASS



BUILDING HEIGHT		
A	Building Height (Max.)	48 ft. (4 Stories)
	Height Transition Zone	Yes
<p>Notes: Height Transition Zone</p> <ul style="list-style-type: none"> <li>• Compliance with Section 1103.29 Height Transition Zone.</li> <li>• Building Heights should gradually increase from single-story to two- to three-story structures. In areas adjacent to residential districts, new buildings should harmonize with prevailing average residential scale.</li> </ul>		

ACCESSORY BUILDING		
	Accessory Building Location	Side or Rear
	Accessory Building Height (Max.)	20 feet

## SECTION 1103.17 BUILDING TYPOLOGIES

### A. Summary of Building Typologies Table.

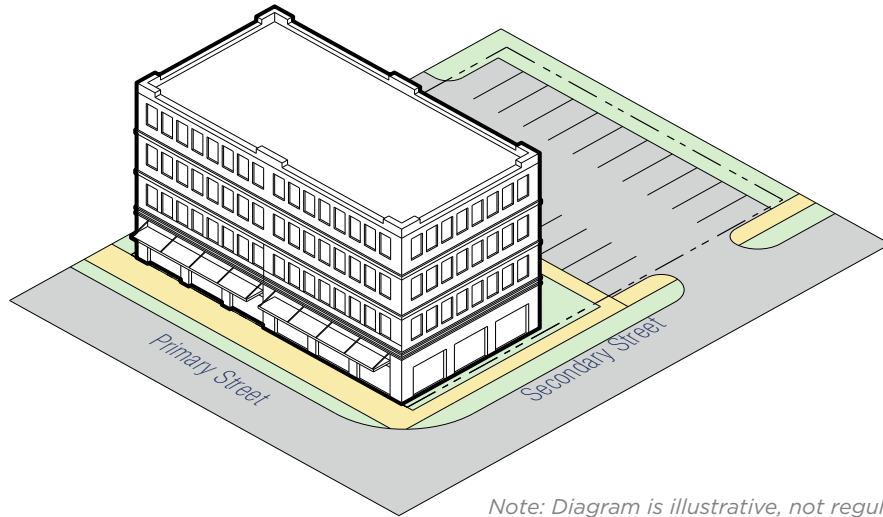
BUILDING TYPOLOGIES		O-DC	O-IE	O-NC	O-SE	O-WA
Retail (Flex Building - Small)		•		•	•	•
Office		•	•	•	•	•
Mixed Use		•		•	•	• <sup>1</sup>
Flex-Office/ Warehouse			•		•	•
Single-Family (Detached)				•		
Townhouse		•		•		
Multifamily		•		• <sup>2</sup>		
Single-Family (Attached)		•		•		
Institutional/ Flex		•	•			•
Hotels					•	
Gas Stations		•			•	
Restaurants		•		•	•	•
Height Transition		•	•	•	•	•

<sup>1</sup> Mixed use in this overlay shall not include residential uses.

<sup>2</sup> Multi-family use only permitted in Mixed Use Building.

# SECTION 1103.18    TYPOLOGIES - MIXED USE

## A. TYPICAL LOT CONFIGURATION



*Note: Diagram is illustrative, not regulatory.*

## B. DESCRIPTION

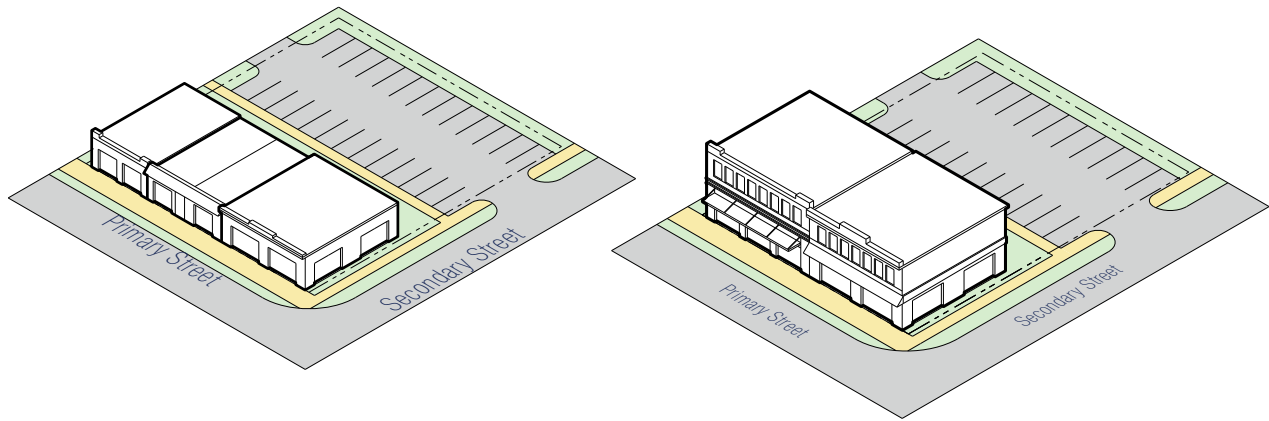
A building that houses two or more of the major use categories: retail, office, and residential. Parking is located in the rear or side of the building and typically accessed from a secondary street or alley when possible. Commercial uses on the first floor shall maintain a front appearance and provide pedestrian entrances from the primary street. Upper floor office or residential uses shall be accessed from the fronting street through a common lobby. Secondary entries may be permitted from the secondary street and parking elevations. Buildings are typically multi-story with uses mixed vertically.

## INTENDED CHARACTER IMAGES



## SECTION 1103.19 TYPOLOGIES - RETAIL

### A. TYPICAL LOT CONFIGURATION



Note: Diagram is illustrative, not regulatory.

**B. DESCRIPTION**  
 Consists of attached or detached structures ranging from one to three stories. Structures can include single or mixed-uses. Parking is located in the rear or side of the building and typically accessed from a rear alley when possible.

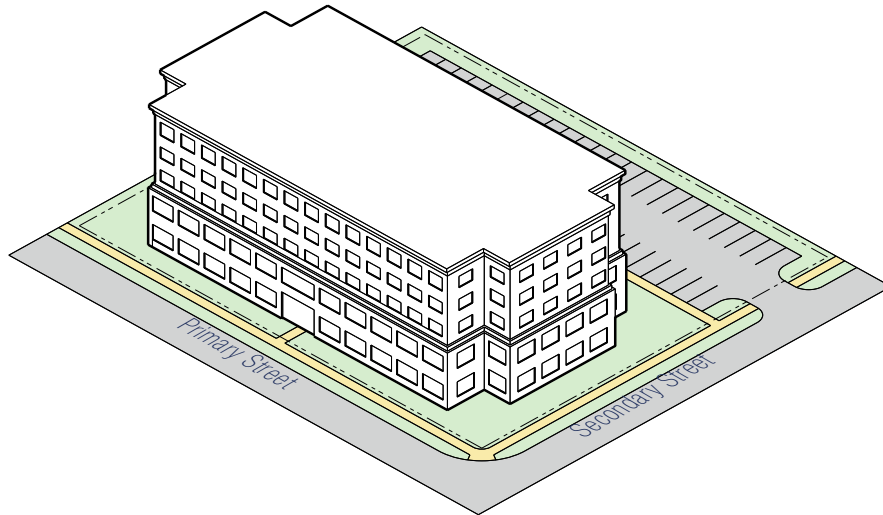
**B. STANDARDS**  
 Upper floor units located in the main building shall be accessed by a common entry and lobby along the front street.  
 Ground floor suites may have individual entries along the front street or side street.  
 On corner lots, suites in a secondary wing/accessory structure may enter from the side street.

### INTENDED CHARACTER IMAGES



## SECTION 1103.20    TYPOLOGIES - OFFICE

### A. TYPICAL LOT CONFIGURATION



*Note: Diagram is illustrative, not regulatory.*

### B. DESCRIPTION

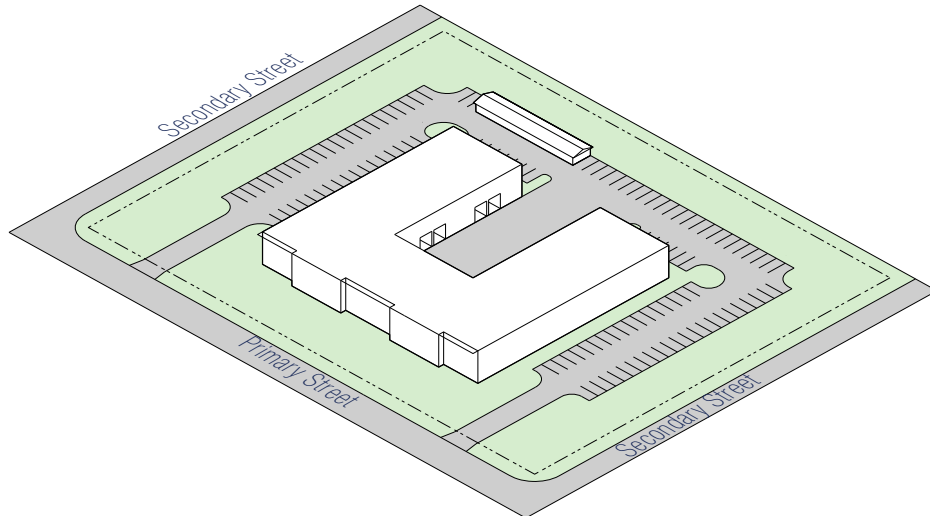
A building used for a single or multiple businesses, service, industry, or like activity, which may include ancillary services. Parking is typically found on the same lot to the side and rear of the building with main access from the primary or secondary street. Main pedestrian entries should be located on the front building elevation; other entries may be provided on secondary street frontage or parking -facing elevations.

### INTENDED CHARACTER IMAGES



## SECTION 1103.21 TYPOLOGIES - FLEX OFFICE / WAREHOUSE

### A. TYPICAL LOT CONFIGURATION



Note: Diagram is illustrative, not regulatory.

### B. DESCRIPTION

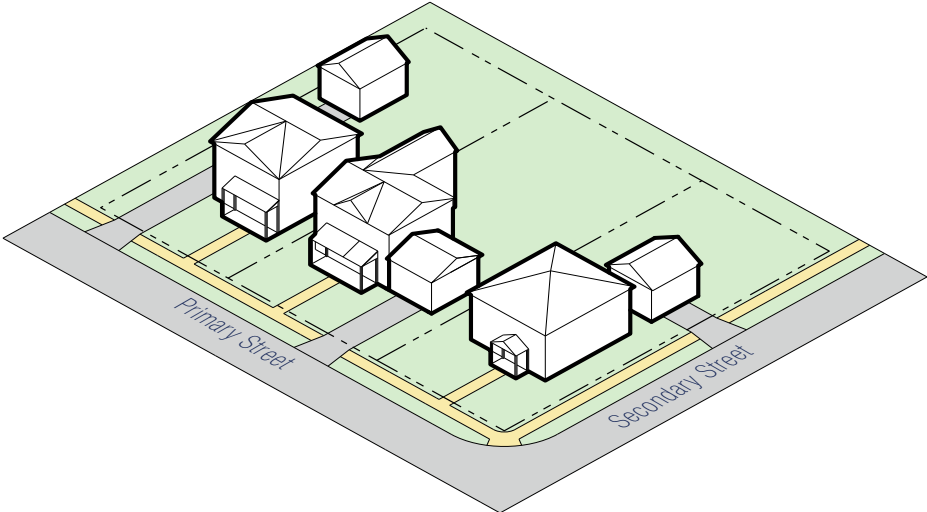
A building in which the front is an office for business and customer interface, and the rear is for light production, fabrication, warehousing, storage with facilities for loading and unloading that are typically located in a side or rear service court with employee and visitor parking in the side and rear yard. Buildings can be “U”- shaped, or several rectangular buildings can be grouped to create the interior, screened, service court.

### INTENDED CHARACTER IMAGES



# SECTION 1103.22    TYPOLOGIES - SINGLE FAMILY (DETACHED)

## A. TYPICAL LOT CONFIGURATION



Note: Diagram is illustrative, not regulatory.

## B. DESCRIPTION

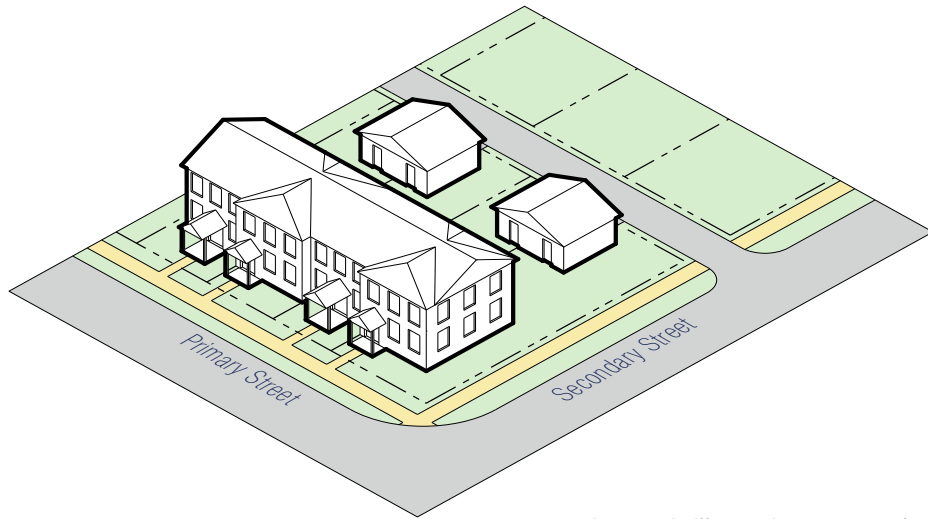
A small detached structure with small side and street setbacks. Garage access is typically from the street, but garages are clearly subordinate to the principal structure.

## INTENDED CHARACTER IMAGES



## SECTION 1103.23 TYPOLOGIES - TOWNHOMES

### A. TYPICAL LOT CONFIGURATION



Note: Diagram is illustrative, not regulatory.

### B. DESCRIPTION

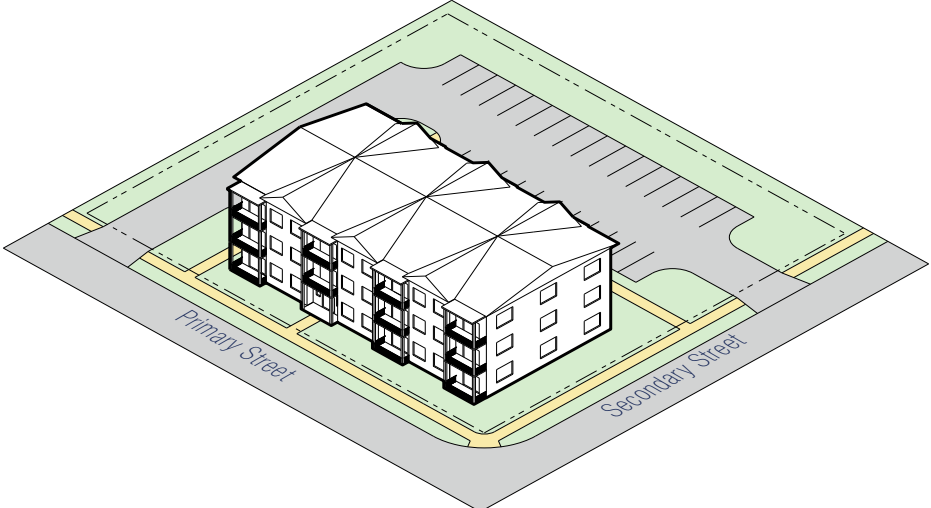
An attached structure with narrow side and street setbacks. Garage access is typically from a rear parking lot or garage, but garages are clearly subordinate to the principal structure, or incorporated into the rear ground floor of the principal structure.

### INTENDED CHARACTER IMAGES



# SECTION 1103.24    TYPOLOGIES - MULTIFAMILY

## A. TYPICAL LOT CONFIGURATION



Note: Diagram is illustrative, not regulatory.

## B. DESCRIPTION

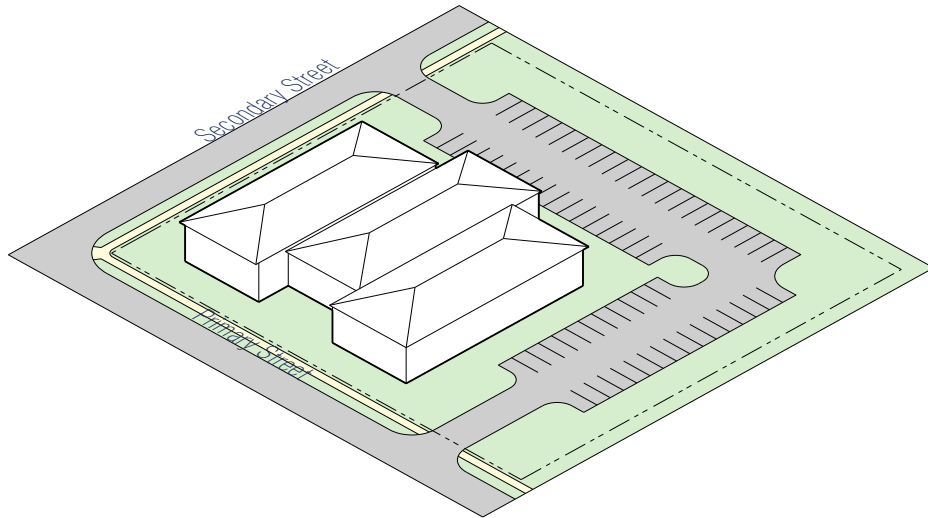
A building with multiple residential units that front an interior corridor, with main access from the primary or secondary street. Units can be next to each other (side-by-side), or stacked (top and bottom).

## INTENDED CHARACTER IMAGES



## SECTION 1103.25 TYPOLOGIES - INSTITUTIONAL/ FLEX

### A. TYPICAL LOT CONFIGURATION



*Note: Diagram is illustrative, not regulatory.*

### B. DESCRIPTION

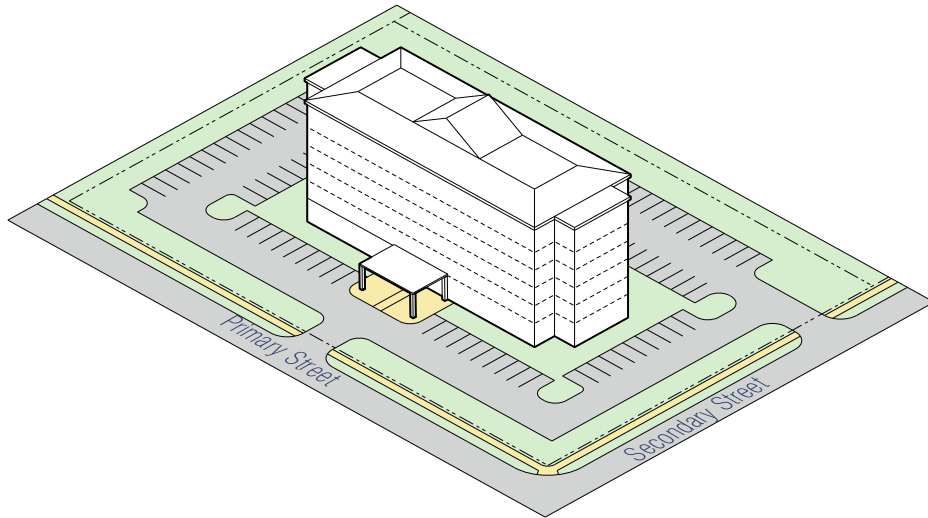
A building that can house uses of an institutional nature (i.e. government building, library, post office, etc.) with parking on the same lot and the main access from the primary street.

### INTENDED CHARACTER IMAGES



## SECTION 1103.26 TYPOLOGIES - HOTELS

### A. TYPICAL LOT CONFIGURATION



Note: Diagram is illustrative, not regulatory.

### B. DESCRIPTION

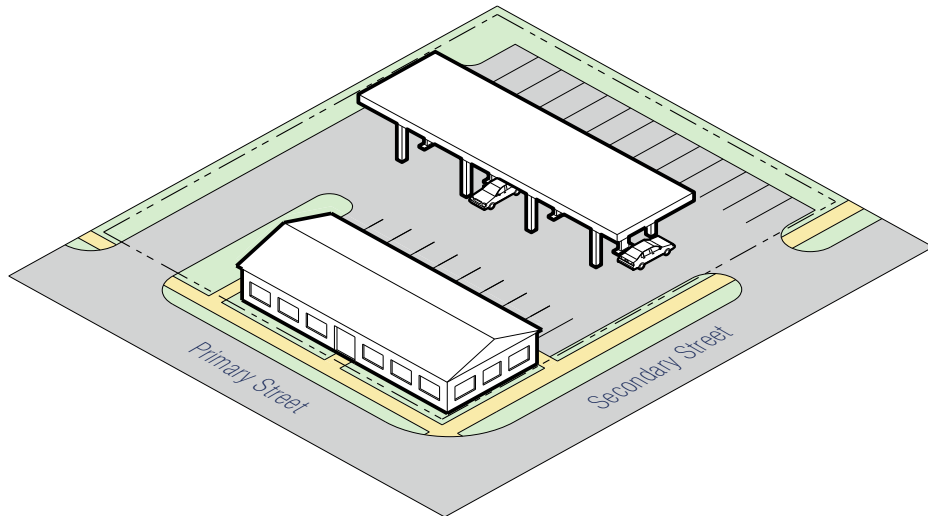
Multi-story structure with central check-in/checkout lobby and porte-cochere. Parking and circulation typically wrap the building, but parking areas between the building and the street shall be minimized, and limited to a single row of parking against the building and a drive aisle on the street-side. All vehicle-use areas shall be screened.

### INTENDED CHARACTER IMAGES



## SECTION 1103.27 TYPOLOGIES - GAS STATION

### A. TYPICAL LOT CONFIGURATION



Note: Diagram is illustrative, not regulatory.

### B. DESCRIPTION

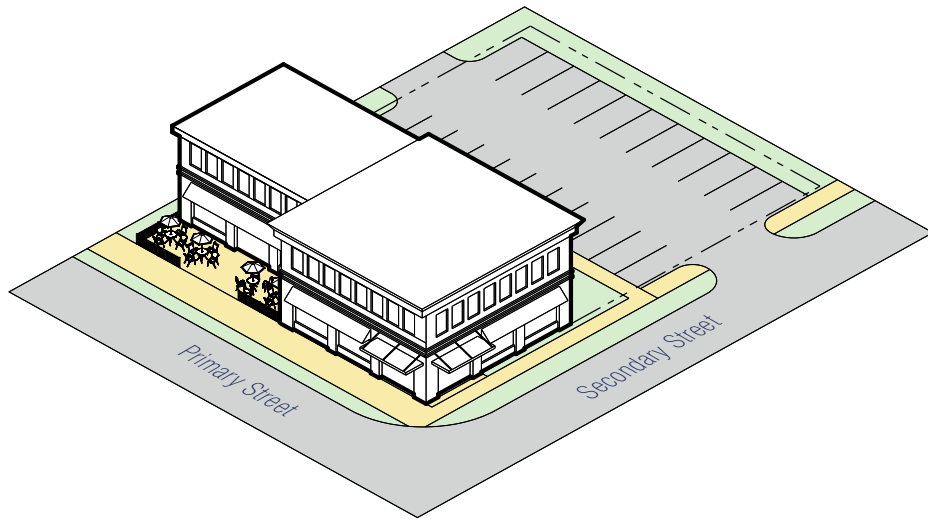
Fuel station with convenience store, typically one-story, single or multi-tenant. Store shall be placed to front on the street and provide a pedestrian entry from the sidewalk. Building shall have storefront windows on the front elevation. Fuel-service and parking shall be located to the rear of the building and screened. Fuel canopy materials shall be compatible with the store-building architecture.

### INTENDED CHARACTER IMAGES



## SECTION 1103.28 TYPOLOGIES - RESTAURANTS

### A. TYPICAL LOT CONFIGURATION



Note: Diagram is illustrative, not regulatory.

### B. DESCRIPTION

A single-use or mixed-use structure, with one or multiple stories. The first floor restaurant has corner visibility, windows provide transparency and views to activity. Entrances and patios activate the street elevation. Building form is used to wrap patios and create enclosure. Parking is behind the building and screened from the street.

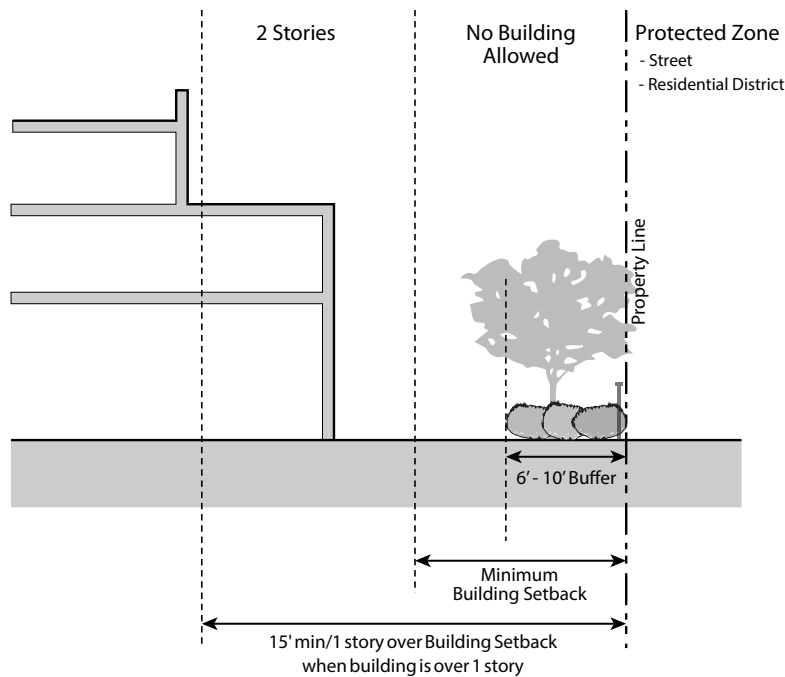
### INTENDED CHARACTER IMAGES



## SECTION 1103.29 TYPOLOGIES - HEIGHT TRANSITION ZONE

(ORD 2024-84, Passed 1/23/25)

- A. Purpose: The purpose of the height transition zone is to gradually reduce the height of buildings from the central business district or commercial core to adjacent residential areas, creating a more harmonious and visually appealing transition.
- B. Height Restrictions: Within the height transition zone, building heights shall be subject to the following restrictions:
  - (1) Maximum Height: The maximum building height shall be according to the applicable zoning district, which shall be progressively reduced towards the boundaries of the residential district and towards the street.
  - (2) Step-Down Requirements: When buildings are over 1 story, buildings located within the transition zone may be required to step down in height at the rate of one story per 15 feet as they approach the minimum building setback adjacent to the street or Residential District.
  - (3) Exceptions: Buildings such as churches, schools, or public facilities may be exempt from the height restrictions within the transition zone, subject to specific conditions and approvals.



*Note: Diagram is illustrative, not regulatory.*