

Received by  
City of Grove City  
04-20-20

Exhibit G

**ZONING TEXT  
BEULAH PARK**

Grove City, Ohio

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DATE SUBMITTED: MARCH 14, 2018

AS REVISED: MAY 2, 2018

AS REVISED: \_\_\_\_\_

CURRENT ZONING: SD-3, RECREATIONAL FACILITIES  
IND-2, HEAVY INDUSTRY  
R-2, SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)  
PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Property Owner & Applicant: GC Beulah Park Investments, LLC  
250 E. Broad St., Suite 1100  
Columbus, OH 43215

Authorized Representative: Donald Plank, Plank Law Firm, LPA  
411 E. Town St., FL 2  
Columbus, OH 43215

## **I. PROPERTY**

The property ("Property") consists of approximately 212± acres south of Southwest Boulevard, east of Demorest Road, north and west of the Beulah Subdivision, and approximately 720 feet west of Broadway as further described on the attached legal description (Exhibit A) and Survey (Exhibit B) (hereinafter sometimes referred to as "Beulah Park") and as generally depicted on the Beulah Park Subarea Plan dated April 18, 2018 (the "Subarea Plan").

## **II. INTRODUCTION**

Beulah Park opened in 1923 as Ohio's first thoroughbred racetrack, offering live thoroughbred racing from October through early May. The site was also home to a number of community events, drawing individuals from across the region. In 2012, Penn National Gaming, Inc. announced that Beulah Park's racing license would be relocated to northeast Ohio and the last race was run in Beulah Park on May 3, 2014. The relocation of the racing operation left the 213 acre Beulah Park site vacant and ripe for redevelopment.

Given the historic significance of the Beulah Park site and its proximity to the City's Historic Town Center and other existing residences and developments in Grove City, the integration of the site into the existing fabric of the community is of utmost importance. The Property will be designed as a master planned community to be developed around a community park. The overall design of the site and development within each subarea will be in conformance with the principles contained within the 2013 Beulah Park Conceptual Framework.

## **III. GENERAL PROVISIONS**

- A. The provisions of the Codified Ordinances of Grove City (the "Code") shall apply only to the extent not otherwise addressed in this Zoning Text. The provisions of this Zoning Text and the Code shall apply unless otherwise modified by Grove City Council (the "Council") through the Development Plan for each Subarea.
- B. For the purposes of this Zoning Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any conflict between this Zoning Text and the Code, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by City Council as part of the Development Plans.
- E. The development of the Property shall generally contribute to the following principles contained in the 2013 Beulah Park Conceptual Framework.
  1. Development on the site highlights the historic significance of Beulah Park.
  2. Beulah Park serves as a community gathering place.
  3. Connectivity is promoted on the site to improve the function of the street network and provide more opportunities to walk and bike.

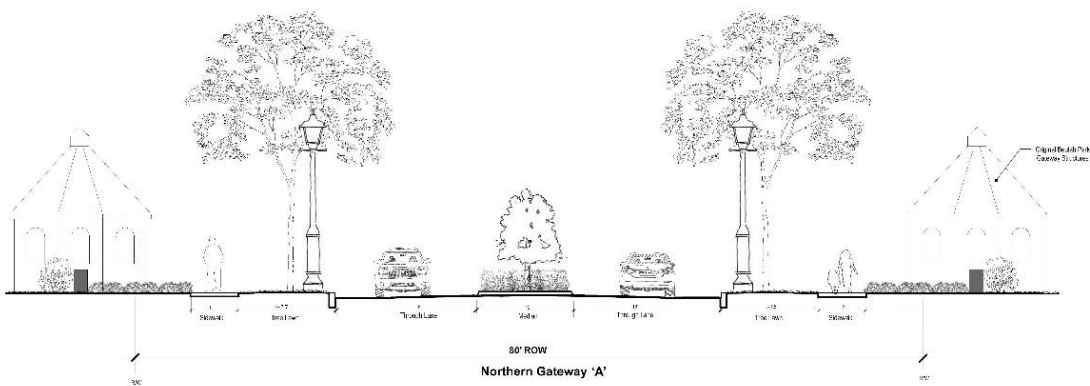
4. Quality design is emphasized for all uses to create an attractive and distinctive public and private realm, appropriate with the character of adjacent uses.
  5. Development provides the City with a net fiscal benefit.
- F. Deviations from the standards and requirements set forth herein as well as the Zoning Code, Stream Corridor Protection Policy, and Standard Drawings may be approved by City Council through the Development Plan, if/when they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses or integrity of proposed construction improvements within or in proximity of the Property.
  - G. The roadway designs, entrance features, applicant's/property owner's improvements to publicly owned open space shall be the subject of Development Plan approvals, separate and apart from individual Subarea Development Plan approvals.
  - H. As used herein, the term "four-sided architecture" shall mean: using the same material on the sides and back of a building as those materials used on the building's front façade.
  - I. The Development Department shall make the determination whether a design or development standard change or modification is "substantial," requiring a filing of an application for a modification to the approved Development Plan.

#### **IV. GENERAL DEVELOPMENT STANDARDS**

##### **A. ROADWAY NETWORK AND ACCESS**

1. Roadways shall be integrated and tied into the surrounding existing public road network as set forth on the Subarea Plan.
  - a) Roadways will be designed in a manner to balance the movement of vehicular and non-vehicular traffic, providing a pedestrian-oriented environment while providing on-street parking for area residents and park patrons. Measures including, but not limited to, narrowed roadways, bump-outs, on-street parking, roundabouts, raised intersections or speed tables, and center islands may be utilized throughout the site, to be detailed in the Development Plan and subsequent Engineering Plans.
  - b) Public roadways shall have minimum five-foot-wide sidewalks on both sides of streets. Eight-foot-wide asphalt multi-use paths may replace sidewalks as depicted on the Subarea Plan.
2. Access points to public roadways shall generally be located as shown on the Subarea Plan and as otherwise approved by the City. Primary access points to the Property from the existing roadway network shall be installed as shown on the Subarea Plan.
  - a) Southwest Boulevard: Two public roadways will provide full-service access to the Property from Southwest Boulevard. Additional curb cuts shall be permitted from Southwest Boulevard to access sites in Subarea A, as summarized under Section V.A.2.a).
  - b) Demorest Road: Two public roadways will provide full service access to the Property from Demorest Road, one aligning with the entrance to Breck Community Park.
  - c) Columbus Street (extension): Columbus Street shall be extended from west of the railroad tracks at the Property's southeast corner, into and through the Property.

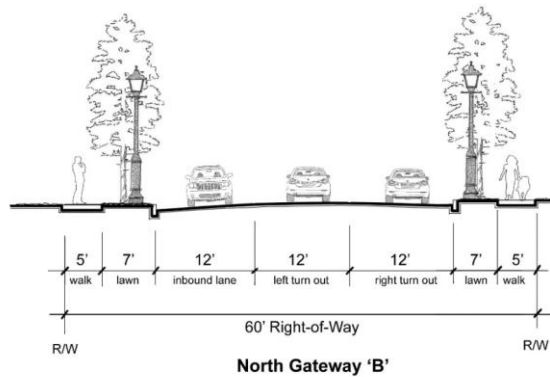
- d) Park Street (extension): Park Street shall be extended through the Property to the west.
  - e) Lincoln Avenue: Lincoln Avenue shall be extended to the north and east, to connect to the Columbus Street extension.
  - f) Elm Street (extension): Elm Street shall be extended from its current intersection with Park Street to the north, into and through the Property.
3. Pedestrian and bike connectivity shall be integrated throughout the site and along Southwest Boulevard.
  4. Curb cut spacing, dimensioning and related requirements along all public streets shall be approved as part of the Development Plans.
  5. Roadways in the development shall be designed according to the standards below or as modified in the Development Plan<sup>1</sup>. Road types are referenced on the Subarea Plan. For all road types shown, sidewalks may be replaced with multi-use paths, where appropriate, as shown on the Subarea Plan. Bump-outs or pinch-points shall be installed to designate on-street parking areas and provide pinch-points within the roadway network to calm vehicular traffic and create safer pedestrian crossings. All roadways shall incorporate the City's standard curb and gutter per Standard Drawing C-GC-57A.
    - a) North Gateway 'A'
      - i. 80-foot right-of-way
      - ii. Connections with Southwest Boulevard shall be verified with traffic study (e.g. turn lanes, median, etc.)
      - iii. 12-foot landscape median
      - iv. 14 feet on each side for tree lawns, sidewalks, and planting beds



<sup>1</sup> The roadway cross-sections shown below are provided for illustrative purposes only. The design of all roadways shall be approved as part of the Development Plan Process.

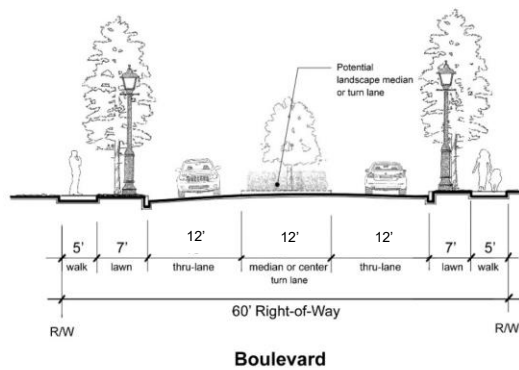
b) North Gateway 'B'

- i. 80-foot right-of-way
- ii. Connections with Southwest Boulevard shall be verified with traffic study (e.g. turn lanes, median, etc.)
- iii. 12-foot center turn lane and/or landscape median
- iv. 12 feet on each side for tree lawns, sidewalks, and planting beds



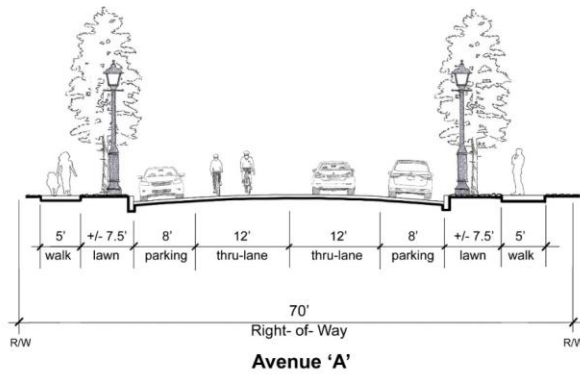
c) Boulevard

- i. 60-foot' right of way
- ii. 12 feet minimum on each side for tree lawns and sidewalks
- iii. 12-foot paved lanes
- iv. 12-foot landscaped median and/or turn lane
- v. No on-street parking



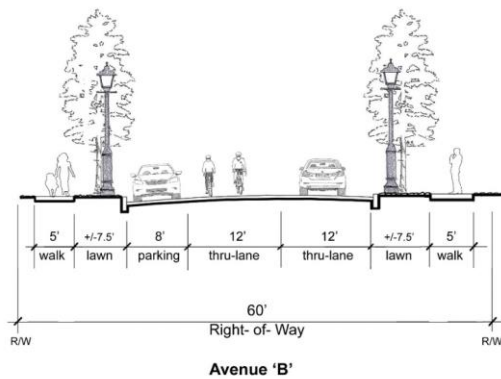
d) Avenue 'A'

- i. 70-foot right of way
- ii. 12.5 feet minimum on each side for tree lawns, sidewalks, and multi-use paths
- iii. 12-foot paved lanes
- iv. On-street parking on both sides of street, with curb extensions (bump-outs) at intersections or mid-block
- v. In addition to the curb extensions, Park Street shall incorporate traffic circles to further calm traffic



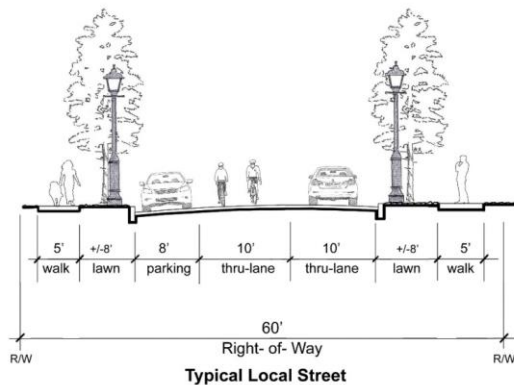
e) Avenue 'B'

- i. 60-foot right of way
- ii. 12.5 feet minimum on each side for tree lawns, sidewalks, and multi-use paths
- iii. 12-foot paved lanes
- iv. On-street parking on park side of street, with curb extensions (bump-outs) at intersections or mid-block



f) Local

- i. 60-foot right of way
- ii. 10-foot paved lanes
- iii. On-street parking on one side of street
- iv. 12.5 feet minimum on each side for tree lawns, sidewalks, and multi-use paths



g) Private Streets

- i. Private streets shall be permitted to deviate from the public roadway standards as part of the Development Plan for the applicable subarea.

h) Alleys

- i. Alleys in residential areas shall be either public or private roadways subject to the approval of City Council. Public alleys shall be a minimum 16 feet wide for two-way traffic, constructed per the City's Standard Drawing C-GC-91. Alleys shall be a minimum of 12 feet wide for one-way traffic.

i) Driveways

- i. The parking or storage of boats, trailers, or recreational vehicles in a driveway within the Beulah Park development shall be prohibited.

**B. LANDSCAPING, ENTRANCE FEATURES AND PUBLIC ART**

1. A street tree planting program shall be established along both sides of public roadways providing tree spacing to be approved as part of the Development Plans. Street trees shall vary to encourage bio-diversity and reduce risk of disease and loss, and shall be maintained by the Community Authority or Homeowners' Association/Condominium Association for the subarea containing or adjacent to the street tree(s).
2. Entry/monument signs shall be set in irrigated landscaped areas at locations approved on the Development Plan for the respective subarea.

3. Entrance features will be located at all the intersections of all public roadway entrances into the site from Southwest Boulevard, Demorest Road, and Columbus Street. Entrance features shall include stone and decorative fencing as well as monuments related to the historical nature of the Property as approved on the Development Plan. Entrance feature(s) may include signage if approved as part of the Development Plan.
4. Entrance feature(s) at the Columbus Street entrance to the site shall include enhancements in addition to the requirements noted above in Section IV.B.3.
5. Equestrian-themed public art and monuments shall be integrated throughout the Property.
6. The existing Beulah Park gatehouses and stone walls at the Southwest Boulevard entrance shall be preserved or their character replicated as part of the entrance feature to the Property from Southwest Boulevard as approved on the Development Plan.

**C. LIGHTING**

1. Street light fixtures to be located within the right-of-way of public roadways shall match the character of "period gas lighting fixtures" utilized in the Town Center.
2. All other public street lights shall be mounted on decorative poles that are architecturally compatible with the area lighting and have a pedestrian scale.

**D. SCREENING**

1. Screening from uncomplimentary land uses or for other purposes shall be accomplished primarily through fencing, landscaping, and mounding as approved on the Development Plans. Except for Subareas A, F, and I, privacy fences shall be prohibited unless otherwise permitted as part of the Development Plan.

**E. SINGLE-FAMILY HOMES (SUBAREAS C, D, AND E)**

1. The front façade and the sides of homes shall have no exposed concrete block or poured concrete.
2. Except as provided in Section V.C.2.c)iii. below, home models shall be approved as part of the Development Plan.
3. Above-ground pools shall be prohibited.
4. All homes shall have a two-car garage unless otherwise approved as part of the Development Plan.

**V. SUBAREA USE REGULATIONS AND DEVELOPMENT STANDARDS**

**A. SUBAREA A**

**1. Permitted Uses**

- a) Research and development uses including research related to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations
- b) Business services including, but not limited to, duplicating, addressing, blueprinting or photocopying, stenographic, mailing and advertising, business machine service and repair, and communications operations including, service and repair operation
- c) Administrative, professional, business and flex offices, and institutional uses including, but not limited to, medical and medical-related activities, legal services,



financial and banking services, engineering and architectural services, accounting, auditing and other bookkeeping services, and other similar uses

- d) Those uses permitted in the C-1 Service Commercial District
- e) Other uses as approved by City Council
- f) Outside storage of materials shall be prohibited

**2. General Development Standards**

a) Access

i. To limit the number of curb cuts on Southwest Boulevard, all lots within Subarea A shall utilize shared access points, unless otherwise approved as part of the Development Plan. Additional points of access to the subarea may be permitted from Street 'A' and Street 'E' on the Subarea Plan.

(a) A maximum of two full-access curb cuts may be allowed on Southwest Boulevard to service the 12.37-acre area between Street 'A' and Street 'E'. Any access point along Road 'E' between the roundabout and Southwest Boulevard shall be limited to a right-in/right-out movement unless otherwise justified by traffic study. Operation of roundabout, signalized intersection, and Southwest Boulevard will need to take precedent when evaluating access locations and configuration.

(b) Access for the 4.62-acre area east of Street 'A' may be facilitated by a right-in/right-out access on Southwest Boulevard and with a full-access curb cut off of Street 'A' integrated with the Street 'D' intersection.

(c) All access points shall meet the driveway spacing requirements of the City's Code. Access locations shall be evaluated in conjunction with the Traffic Impact Study and in conjunction with future lane configuration on Southwest Boulevard (e.g. turn lanes) and approved by the City.

b) Lot Requirements and Setbacks

	Front	Side	Rear
Building Setback	30'	10'	50'
Parking and Drive Aisle Setback	30'	7.5'	25'
Truck Parking, Loading, and Drive Aisle Setback	50'	25'	100'

- i. 1.5 acre minimum lot size
- ii. 6.0 acre maximum lot size unless otherwise approved by City Council
- iii. 85% maximum lot coverage for all impervious areas

c) Parking Requirements

- i. Parking spaces shall be a minimum of nine feet in width and 18 feet in length.
- ii. A minimum of one parking space shall be provided for every 300 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.

- iii. A maximum of one parking space shall be provided for every 75 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iv. All loading areas and delivery doors shall be at the rear or side of buildings.
- v. The parking of semi-truck cabs and/or trailers shall be prohibited.
- d) Screening
  - i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, fence, wall, or earthen mound, or a combination thereof.
  - ii. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping, and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
  - iii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.
- e) Building Requirements
  - i. Maximum building square footage of 35,000 square feet, unless otherwise permitted as part of the Development Plan
  - ii. 35-foot maximum height
- f) Landscaping
  - i. Landscaping shall be installed for all parking and vehicular-use areas as noted below.
    - (a) Along Southwest Boulevard: A continuous three-foot-height-minimum earthen mound with one 2.5-inch-minimum-caliper tree planted for each 40 linear feet of parking lot frontage. Additional planting beds containing annual and/or perennial flowers to increase the aesthetic appeal of the site(s) from Southwest Boulevard shall be installed and will be approved as part of the Development Plan for individual sites.
    - (b) Along other public rights-of-way: A continuous three-foot-height-minimum evergreen hedge with one 2.5-inch-minimum-caliper tree planted for each 40 linear feet of parking lot frontage.
    - (c) Within all parking lots and vehicular-use areas: Landscape islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular-Use Areas."
  - ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable, provided that combined planting areas are visible from public rights-of-way.
    - (a) One tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.

- (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover, or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24-inches-minimum and five-foot-maximum spacing at installation.

**B. SUBAREA B**

The character of development in this subarea should be compatible with the Town Center to create an effective transition between these two unique areas.

**1. Permitted Uses**

- a) Specialty retail, commercial establishments, and boutiques
- b) Specialty food stores
- c) Restaurants or taverns with no drive-in or drive-thru facilities
- d) Home furnishings, home improvement, and miscellaneous material and equipment stores which operate entirely within principle structures and require no outside storage of products or materials
- e) Personal services, performed for persons or their apparel
- f) Financial establishments with no drive-in or drive-thru facilities
- g) Business and administrative offices and professional associations, including buildings with multiple tenants

**2. General Development Standards**

a) Lot Requirements

- i. No front, side, or rear building setback requirements where adjacent to non-residential districts. When parking is provided on-site, parking lots shall be located behind the primary structure, utilizing shared access drives and curb cuts with adjacent developments whenever feasible to do so. Parking is not required on site, provided that the applicant provides evidence of the long-term availability of sufficient public parking off-site.
- ii. When adjacent to residential districts, building and parking lot setback requirements will be approved with the Development Plan for the site. Parking lots are to be designed to reduce the impact on nearby residences.

b) Building Requirements

- i. Building architecture and building materials shall be compatible with existing structures within the Town Center.
- ii. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.
- iii. 50 feet maximum building height

**C. SUBAREA C**

**1. Permitted Uses**

a) Primary Uses

- i. Single-family dwellings

b) Accessory Uses

- i. Apartments over attached or detached garages, on properties with a primary, single-family home, fronting on Streets 'B' and 'C'
- ii. Accessory uses as permitted in the Code in residential districts

2. **General Development Standards**

a) Density

- i. 5.0 dwelling units per acre maximum density

b) Area Requirements

- i. Homes fronting on Streets 'B' and 'C' shall be accessed from rear alleys with no direct access or curb cuts permitted from public (non-alley) roadways.
- ii. Maximum front setback for homes served by alleys shall be 18 feet, including porches.
- iii. Minimum front setback for homes served by alleys shall be 12.5 feet, including porches.
- iv. Minimum front setback shall be 20 feet for homes with driveways accessed from public streets and not rear alleys.
- v. Front porches for homes with driveways accessing the street may encroach up to five feet into the building setback.
- vi. Minimum rear setback shall be 10 feet.
- vii. Minimum side setback shall be five feet. House projections such as bay windows, chimneys, and roof overhangs may encroach into the setback area.
- viii. Minimum lot width shall be 50 feet for interior lots.
- ix. Minimum lot width shall be 65 feet for corner lots.
- x. Irregular lot shapes and configurations shall be avoided.

c) Building Requirements

- i. All homes fronting streets 'B' and 'C' shall have front porches a minimum of five feet by eight feet in area.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage, and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044-inch thickness or greater), or a combination thereof.
- iii. All homes fronting Streets 'B' and 'C' shall be approved by a five-member architectural review committee, one member of which shall be a person appointed by the Mayor. Approval of such houses shall be based on architectural design guidelines which shall include the following trim elements which shall be wood or composite material (i.e. cement board):
  - (a) Fascias of one inch by eight inches or larger – painted
  - (b) Frieze boards of one inch by four inches or larger – painted
  - (c) Gable rake boards of one inch by eight inches or larger – painted
  - (d) Gable barge boards of one inch by six inches or larger – painted



- (e) Window trim of one inch by four inches or larger – painted
- (f) Columns or similar details shall be painted natural or composite materials but not vinyl or aluminum
- iv. Homes shall be a minimum of 2,000 square feet in size. Minimum square footage shall include only livable area, excluding garages and basements.
- v. All homes fronting on Streets 'B' and 'C' shall be a mixture of 1.5 stories and two stories (with 1.5 story homes fronting on Streets 'B' and 'C' being a maximum of thirty percent (30%) of the mix). All other homes within the subarea shall be a minimum of 1.5 stories. Maximum building height of all homes shall be 40' measured to the mid-point of the roof. The first floor shall have an elevation of 24 inches minimum above the finish grade, measured at the highest point of the grade at the house. The first-floor walls shall have nominal ceiling heights between eight and 10 feet. All houses fronting streets 'B' and 'C' shall have roof pitches of 7/12 minimum. Porch roofs may be of any pitch.
- vi. Garage door opening(s) facing a public roadway shall not exceed 45% of the width of the house façade, including the garage.
- vii. All homes fronting on Streets 'B' and 'C' shall have garages accessed off rear alleyways. Detached garages shall utilize similar materials and reflect comparable architecture with the primary structure with a maximum height, measured to the ridge, of 40 feet. Roof pitches shall be a minimum of 7/12. All other garages in Subarea C shall be a maximum of 22 feet in height, measured to the ridge of the garage.
- viii. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have final approval as to whether a change is "substantial."

**D. SUBAREA D**

**1. Permitted Uses**

- a) Single-family dwellings
- b) Schools limited to Kindergarten through the Eighth Grade
- c) Accessory Uses as permitted in the Code for residential districts

**2. General Development Standards**

a) Density

- i. 5.5 dwelling units per acre maximum density

b) Area Requirements

- i. Maximum lot width shall be 75 feet, excluding corner lots.
- ii. Minimum lot width shall be 50 feet.
- iii. Irregular lot shapes and configurations shall be avoided.
- iv. Minimum front setback shall be 20 feet.

- v. Minimum side setback shall be five feet. House projections such as bay windows, chimneys, and roof overhangs may encroach into the setback area.
- vi. Front porches may encroach up to five feet into the building setback.
- vii. Minimum rear setback shall be 10 feet.

c) **Building Requirements**

- i. All homes shall have front porches.
- ii. All homes shall be modern adaptations of Farmhouse, Cottage, and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044-inch thickness or greater), or a combination thereof.
- iii. Homes shall be a minimum of 1,800 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
- iv. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have final approval as to whether a change is "substantial."
- v. Garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
- vi. Lots backing to rear alleys shall have garages accessed off rear alleyways. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

**E. SUBAREA E**

**1. Permitted Uses**

- a) **Primary Uses**
  - i. Single-family dwellings
- b) **Accessory Uses as permitted in the Code in residential districts**

**2. General Development Standards**

- a) **Density**
  - i. 5.5 dwelling units per acre maximum density
- b) **Area Requirements**
  - i. Maximum lot width shall be 75 feet, excluding corner lots.
  - ii. Minimum lot width shall be 50 feet.
  - iii. Irregular lot shapes and configurations shall be avoided.
  - iv. Minimum front setback shall be 20 feet.
  - v. Minimum side setback shall be five feet. House projection such as bay windows, chimneys and roof overheads may encroach into the setback area.
  - vi. Front porches may encroach up to five feet into the building setback.

vii. Minimum rear setback shall be 10 feet.

c) Building Requirements

i. All homes shall have porches.

ii. All home/units shall be modern adaptations of Farmhouse, Cottage, and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044-inch thickness or greater), or a combination thereof.

iii. Homes shall be a minimum of 1,800 square feet. Minimum square footage shall include only livable area, excluding garages and basements.

iv. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall make the determination of whether a change or other modification(s) as noted above is "substantial."

v. Sixty percent of all homes facing Street 'F' shall have side-loaded garages. Garage door opening(s) facing public Street 'F' shall not exceed 45% of the width of the house façade, including the garage, and shall set back a minimum of two feet from the primary building façade.

vi. For all other homes in Subarea E, garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.

vii. Lots backing to rear alleys shall have garages accessed off rear alleyways. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

**F. SUBAREA F**

**1. Permitted Uses**

- a) Detached and attached condominium dwellings
- b) Support facilities and accessory uses such as clubhouse, pool and other common amenities

**2. General Development Standards**

a) Density

i. 6.0 dwelling units per acre maximum density

b) Setbacks

i. Twenty feet minimum building and parking setback from property lines, where adjacent to single-family residential subareas.

ii. Ten feet minimum between buildings.

iii. Twenty feet minimum front building setbacks for all structures measured from the back of curb of private streets.

c) Building Requirements

- i. All condominium unit dwellings shall have a two-car garage.
  - ii. Condominium units adjacent to or directly across the street from each other shall have either a different floor plan, elevation, color, or contain other unique architectural details.
  - iii. The rear of any condominium unit located directly adjacent to a public roadway shall feature enhanced exterior aesthetic improvements as approved on the Development Plan.
  - iv. Homes/units along Street 'A' shall be accessed from roadways within the subarea, with no direct access or curb cuts permitted from Street 'A' for individual units.
  - v. The minimum living area (finished space) of each condominium unit shall be 1,400 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
- d) Streets
- i. All streets within the subarea shall be privately owned and maintained by a Condominium Association.
  - ii. All streets shall be a minimum of 24 feet in width, measured from back of curb.
  - iii. Street composition and other standards shall be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
  - iv. Decorative fencing and/or additional landscape improvements shall be installed along the development's frontage on Street 'A' as approved as part of the Development Plan.

**G. SUBAREA G**

**1. Permitted Uses**

- a) Multi-family townhomes

**2. General Development Standards**

a) Density

- i. 15.0 dwelling units per acre maximum density

b) Site Configuration

- i. The configuration of the site and design, scale, and orientation of all buildings within the subarea shall appropriately integrate into the context of the existing neighborhood. The appropriateness of the site design shall be approved as part of the Development Plan.

c) Setbacks

- i. Fifteen feet minimum side yard setback and 15 feet between buildings.
- ii. Twenty feet maximum front building setback for buildings in Subarea G north of Open Space/Park 'P2'.

d) Building Requirements



- i. Dwellings should be oriented to face the public open space with no parking permitted between the front building setback and open space. The design, scale, and orientation of all buildings within the subarea shall appropriately integrate into the context of the existing neighborhood. The appropriateness of the building design shall be approved as part of the Development Plan.
  - ii. All units shall have entrances on the ground floor or be accessed from a ground-floor staircase leading to a small front porch.
  - iii. All buildings have a maximum height of three stories, except any portion of a building within 125 feet from any existing single-family zoned and occupied property line shall not exceed two-and-one-half stories.
  - iv. Exterior finishes shall consist of brick, stone, cast stone, cement board siding, vinyl siding (0.044-inch thickness or greater), or a combination thereof. No more than 70% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl siding.
  - v. Accessory structures including maintenance structures, garages, dumpster enclosures, and other community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.
- e) Parking Requirements
- i. One off-street parking space shall be provided for each bedroom. Additional guest parking shall be provided in a mix of off-street and on-street spaces.

#### H. SUBAREA H

##### 1. Permitted Uses

- a) Multi-family dwellings
- b) Private support facilities and accessory uses such as leasing office, clubhouse, pool, and other indoor and outdoor activity areas limited to the use by residents and their guests

##### 2. General Development Standards

- a) Density
  - i. 17.25 dwelling units per acre maximum density
- b) Setbacks
  - i. Fifteen feet minimum side yard building setback and 15 feet between buildings.
  - ii. Thirty feet minimum rear building setback, except accessory structures, shall have a 15 foot rear setback.
- c) Buffer yard
  - i. Landscape screening shall be installed to reduce visibility and noise from the railroad along the east property line, as approved on the Development Plan.
  - ii. Landscape screening shall be installed along the northern edge of the subarea to screen from the industrial properties to the north, as approved on the Development Plan.

iii. Decorative fencing and additional landscape improvements shall be installed along the development's frontage on Street 'A', as approved as part of the Development Plan.

d) Building Requirements

- i. Fifty feet maximum building height.
- ii. No unit entrances shall be below ground.
- iii. All buildings shall feature articulated building elements such as porticos, dormers, balconies, recesses, awnings, or similar elements to break up the building mass.
- iv. Exterior finishes shall consist of brick, stone, cast stone, cement board siding, vinyl siding, or a combination thereof. No more than 50% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl siding (0.044-inch thickness or greater).
- v. Fencing and railings shall be approved as part of the Development Plan.
- vi. Accessory structures including maintenance structures, garages, dumpster enclosures, and other community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.

e) Streets

- i. All driveways within the subarea shall be privately owned and maintained.
- ii. All driveways and drive aisles shall be a minimum of 22 feet in width.
- iii. Driveway composition and other standards may be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.

I. **SUBAREA I**

1. **Permitted Uses**

- a) Assisted Living
- b) Independent Living
- c) Memory Care
- d) Private support facilities and amenities including dining venues, indoor and outdoor activity areas, and shops limited to the use of residents and their guests
- e) Nursing Home
- f) Detached and attached condominium dwellings
- g) Support facilities and accessory uses such as clubhouse, pool, and other common amenities associated with a residential condominium development
- h) Administrative, professional and business offices, and institutional uses
- i) Outside storage of materials shall be prohibited

2. **General Development Standards**

a) Access

- i. No direct access shall be granted off Southwest Boulevard.

b) Landscaping

- i. Along Southwest Boulevard: A continuous three-foot-height-minimum earthen mound with one 2.5-inch-minimum-caliper tree planted for each 35 linear feet of parking lot frontage. Trees may be grouped. Additional planting beds containing annual and/or perennial flowers to increase the aesthetic appeal of the frontage is encouraged and will be approved as part of the Development Plan for individual sites.
- ii. Along the western boundary adjacent to existing homes on Demorest Road, a landscape screen shall be installed in the form of a continuous 80% landscape hedge, fence, wall, or a combination thereof, or as approved on the Development Plan.

3. **Institutional Uses**

The following development standards shall apply to those uses set forth in 1.a), b), c), d), and e) of this Section [1J](#):

a) Setbacks

	Front (Southwest Blvd Frontage)	Front (Streets E/F Frontage)	Side/Rear (Adjacent to Residential Properties)
Building Setback	50'	50'	35'
Parking and Drive Aisle Setback	30'	20'	50'

b) Building Requirements

- i. All buildings shall feature four-sided architecture.
- ii. Garages or other covered parking structures shall feature similar architectural details as utilized on the primary structure(s).
- iii. Fifty-five (55) feet maximum building height.

c) Parking Requirements

- i. Independent or Assisted Living Facilities: 0.5 parking space shall be required for every bedroom, plus one space for each employee during peak shift.
- ii. Memory Care: One parking space shall be required for every three beds, plus one space per 200 square feet of administrative and staff work area.

d) Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as noted below.
  - (a) Along Streets 'E' and 'F': A continuous three-foot-height-minimum evergreen hedge with one 2.5-inch-minimum-caliper tree planted for each 35 linear feet of parking lot frontage. Trees may be grouped.

- (b) Within all parking lots and vehicular use areas: Landscape islands and peninsulas shall be installed according to the current code requirements for "Interior Vehicular-Use Areas."

**4. Condominium Dwellings**

The following development standards shall apply to those uses set forth in 1.f) and g) of this Section 1J:

- a) Density
  - i. 6.0 dwelling units per acre maximum density
- b) Setbacks
  - i. Twenty feet minimum building and parking setback from property lines where adjacent to single-family residential subareas.
  - ii. Ten feet minimum between buildings.
  - iii. Twenty feet minimum front building setbacks for all structures measured from the back of curb of private streets.
- c) Building Requirements
  - i. All condominium unit dwellings shall have a two-car garage.
  - ii. Condominium units adjacent to or directly across the street from each other shall have either a different floor plan, elevation, color, or contain other unique architectural details.
  - iii. The rear of any condominium unit located directly adjacent to a public roadway shall feature enhanced exterior aesthetic improvements as approved on the Development Plan.
  - iv. The minimum living area (finished space) of each condominium unit shall be 1,400 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
- d) Streets
  - i. All streets within the subarea shall be privately owned and maintained by a Condominium Association.
  - ii. All streets shall be a minimum of 24 feet in width measured from back of curb.
  - iii. Street composition and other standards shall be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
  - iv. Decorative fencing and additional landscape improvements shall be installed along the development's frontage on Streets 'E' and 'F' as approved as part of the Development Plan.

**5. Offices and Other Similar Uses**

The following development standards shall apply to those uses set forth in 1.h) of this Section 1J:

- a) Setbacks

	Front	Front	Side/Rear
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	(Southwest Blvd Frontage)	(Streets E/F Frontage)	(Adjacent to Residential Properties)
Building Setback	50'	50'	50'
Parking and Drive Aisle Setback	30'	20'	50' with mounding, landscaping, or a combination thereof

**bf)** Parking Requirements

- i. Parking spaces shall be a minimum of nine feet in width and 18 feet in length.
- ii. A minimum of one parking space shall be provided for every 300 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. A maximum of one parking space shall be provided for every 75 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.

**cg)** Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, fence, wall, earthen mound, or a combination thereof.
- ii. Service courts, waste and refuse areas, and ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping, and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas, and shall have the same or complementary material as the building exterior.
- iii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.