

Chapter 16

“MU” MIXED USE, INSTITUTIONAL DISTRICT

16.01 PURPOSE

The purpose of the Mixed Use, Institutional District is to provide for a variety of land uses at appropriate locations that support and complement the objective of providing conference, retreat and educational/religious/cultural/charitable programs by a not for profit organization including a provision for agricultural, conference/educational/office, residential, retail and recreational uses. It is the purpose of this district to provide flexibility in site design and to promote distinct, integrated developments that harmonize with their surroundings.

16.02 PRINCIPAL PERMITTED USES:

- A. Institutions of an educational, religious, cultural, charitable, or philanthropic nature and associated administrative offices
- B. Farming, including the raising of plants and animals
- C. Sale of agricultural products
- D. Single Family Residences
- E. Conference/Retreat Center including dormitories and retreat cottages
- G. Book Store
- H. Art Gallery
- I. Schools and colleges for academic instruction, located not less than seventy-five (75) feet from a residence district and public buildings including libraries, museums and art galleries, located not less than seventy-five (75) feet from a residence district.
- J. Parks, playgrounds, school athletic facilities, recreational and community center buildings and grounds, provided that any principal building used therefore shall be located not less than seventy-five (75) feet from a residence district.
- K. Cemetery

16.03 CONDITIONAL USES REQUIRING BOARD AUTHORIZATION:

- A. Buildings in excess of thirty-five (35) feet in height if the following conditions are met satisfactorily:

1. For each foot of height increase in excess of thirty-five (35) feet, buildings must be set back at least an additional two (2) feet from the required minimum setback yard requirements; and
2. The increased building height will not adversely affect the adjacent properties, and
3. The increased building height is compatible with the existing and future development character and pattern; and
4. The site plan shows that proper mitigation measures have been proposed to address conditions 2 and 3 above.

B. Restaurants provided the following conditions are met satisfactorily:

1. The restaurant shall be located not less than seventy-five (75) feet from adjoining residential properties.
2. The parking for the restaurant shall be located not less than twenty-five (25) feet from any adjoining residential properties.
3. The parking lot shall be screened with landscaping to obscure its view from adjoining residential properties.
4. Parking lot and other exterior lighting shall be designed to ensure all lighting remains on site and does not spill over onto adjoining properties.
5. The applicant can clearly demonstrate the restaurant will not have an adverse effect on the neighborhood character.

C. Multi-Family Residence provided the following conditions are met satisfactorily:

1. The multi-family development is clearly supports and furthers the purpose of this chapter.
2. The gross density of the multi-family development will not exceed 2 units per acre and the net density will not exceed 8 units per acre.
3. Any building within the multi-family development must be setback at least seventy-five (75) feet from any adjoining single-family residential zoning district.
4. Parking for the multi-family development must be setback at least twenty-five feet from any single-family residential zoning district.

16.04 ACCESSORY USES:

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including barns, stables, and garages under conditions specified herein.
- B. Coffee shop when located totally within a book store

16.05 SITE PLAN REVIEW

All uses involving new construction and/or additions to existing structures are subject to the requirements of Chapter 27, Site Plan Review.

16.06 HEIGHT REGULATIONS:

No building shall exceed two and one-half stories or thirty-five (35) feet in height.

16.07-YARD REQUIREMENTS

All applicable setbacks for this district are contained in Sections 16.08 through 16.11.

16.08 FRONT YARD AREA REGULATIONS:

- A. There shall be a front yard fifty (50) feet in depth measured from the right-of-way line. The right-of-way of any street shall be deemed to be fifty (50) feet unless a greater width is proposed in the official highway map of Clermont County. In that case, the front yard shall be measured from the property right-of-way as shown in said map.
- B. Where lots have a double frontage, the required front yard shall be provided on both streets.
- C. Where a lot is located at the intersection of two or more streets, there shall be a front yard on each street side of a corner lot, except that the buildable width of such lot shall not be reduced to less than forty (40) feet. No accessory building shall project beyond the front yard line on either street.

16.09 SIDE YARD AREA REQUIREMENTS:

There shall be a side yard on each side of a building, which yard shall have a width of not less than twenty (20) feet, except when abutting residential and then the setback shall be seventy-five (75) feet.

16.10 REAR YARD AREA REGULATIONS:

There shall be a rear yard having a depth of not less than forty (40) feet, except when abutting residential and then the setback shall be seventy-five (75) feet.

16.11 MINIMUM DISTANCE BETWEEN BUILDINGS

The minimum distance between buildings shall be fifteen (15) feet unless applicable building or fire codes require a greater separation.

16.12 OFF STREET PARKING

All off street parking and loading facilities shall be designed in accordance with Chapter 23 of the Miami Township Zoning Resolution, Off Street Parking and Loading Regulations.

16.13 SIGNS

All signage must be in accordance with Chapter 24 of the Miami Township Zoning Resolution, Signs.

16.14 INTENSITY OF USE:

- A. Minimum Tract for Mixed Use, Institutional District: Fifty (50) acres. For school-related athletic or other school facilities, minimum tract size is twenty-five (25) acres. However, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout.
- B. Every lot or tract of land shall have a minimum width of one hundred and fifty (150) feet at the building line and an area of not less than forty thousand (40,000) square feet.
- C. For the purpose of this Chapter all Permitted, Conditional and Accessory uses may be constructed on a single parcel of land.

16.15 SCREENING AND BUFFERING

All retail and conference uses, when within one hundred (100) feet of adjoining residential, must be screened from adjoining properties by a minimum twenty-five (25) foot wide landscape buffer. Existing vegetation may serve as the buffer provided there is sufficient coverage to produce an opaque screen. Where existing vegetation is insufficient to produce an opaque screen then a mixture of deciduous and non-deciduous trees must be planted to achieve the screen. A landscape plan must be submitted to the Township as part of the Site Plan Review process for review and approval.