

Chapter 26

Miamiville Planned Business Development Overlay District

26.01 Purpose

A. General

This Overlay establishes requirements and procedures for approval of residential and business developments within the Miamiville “B-2” Zoned Business District as to encourage compatible land uses and maintain the district as being residential, promote development compatible with respect to the existing town buildings and layout of the community, maintain effective traffic flow and accessibility so as to reduce potential traffic hazards, promote public health and safety, and other purposes of the Miami Township Zoning Resolution.

Miamiville is a residential neighborhood in Miami Township with neighborhood commercial activity. It is the purpose of the Miamiville Planned Business Overlay District to provide a flexible alternative to the strict application of the requirements of the underlying zoning, in order to encourage effectively planned and designed residential or business developments, to prevent the deterioration of the property and protect private investments, and to promote public health, safety and welfare.

B. Objectives

This District is specifically designed to:

1. Encourage residential and business development in consideration of the historic nature of existing buildings and land uses, proposed and projected traffic, traffic improvements, accessibility, and compatibly with surrounding buildings and land uses,
2. Protect adjacent residential uses and the general quality of life of the residents wishing to continue to use their property for residential use;
3. Encourage creative planning in the design and arrangement of buildings, circulation, and access,
4. Maintain the character of the existing village,
5. Ensure that existing and anticipated land uses and traffic improvements will be developed in a manner that protect the general health and safety;
6. Protect property and private investment;
7. Maintain an effective and safe level of traffic flow and accessibility so as to reduce potential traffic hazards;

C. Procedures

To achieve these purposes and objectives, special supplemental procedures to those applicable in the conventional underlying business district are established in this Overlay, under which development plans specifically designed to meet these objectives shall be submitted for review and/or approval. These special provisions allow for the planned modification of the strict requirements of the underlying zone, an increase in the intensity of development and other modifications to further the purpose of the District.

26.02 Qualifying Conditions

A. Location and Boundary Area

The overlay District Site shall be located within the “B2” General Business District of Miami. Please see attached map.

B. Permitted Uses

The principle permitted uses, conditional uses and accessory uses are as follows: all uses permitted in the “B-2” Business District, residential uses and parks.

C. Modifications to the Minimum Requirements

Modification to the requirements of the underlying zoning district as follows:

1. Rear yard requirements of 35 ft provided that adequate and effective landscape buffer is provided.
2. The minimum side yard setback shall be 7 feet. No further reduction of side yard will be permitted by inclusion of one half of an adjoining alley in computing the side yard requirement.
3. A reduction in the front yard setback to be consistent with the setbacks of buildings located on the adjoining properties. At no time shall a setback of more than 50 feet be required. The front yard requirement will be a minimum of not less than 10 feet from the right of way line, provided however that: a) parking is only in the rear of the property, b) the buildings main façade is oriented towards the street with opening to the sidewalks and street trees to create an attractive streetscape; c) driveway sight distances are maintained; and d) the proposed development does not adversely affect adjacent properties.
4. Corner lots, the setbacks from each street right-of-way shall be 10 ft, the rear yard setback shall be 35 ft and the side yard setback shall be 7 ft, provided that 15ft is maintained between main buildings and adjoining buildings. The front and rear yards shall be measured along the lot dimension with the greatest depth.
5. Conditions for modifications shall be the same as Section 19.04B.

26.03 Standards & Guidelines

A. Lot

Lot size will be a minimum of 5,000 sq. ft. with 30% of the lot area in greenspace (trees, bushes, shrubs and grass)

B. Building Construction and Architectural Standards

1. Building construction is to be compatible with the historic nature of the existing buildings. Architectural features such as gables, crown moldings, porches and columns are encouraged
2. Building siding material shall be compatible with existing structures and shall include wood, vinyl, brick and stone.
3. Buildings will be limited to 6,000 total square feet and a maximum first floor total area of 3,000 square feet.
4. Buildings will be limited to a height of 35 feet.
5. An accessory building not part of the main building shall not occupy more than 30% of the rear or side yard. Total area of accessory buildings to one main building may not exceed a total of 1000 square feet.

C. Conversion of Residential Buildings to Mixed Use

Residential buildings converted to mixed use with residential rental on the second floor must maintain a square foot area in accordance with the minimum dwelling area for new developments as in accordance with Section 25.05 of the Zoning Resolution.

D. Signage Characteristics – the standards below supplement the standards of the Sign Regulations found in Chapter 24 of the Zoning Resolution

1. Single occupancy business uses will be permitted a maximum of two signs. One sign may be a freestanding ground sign. The other sign may be a wall sign or projecting sign.
2. Freestanding signs will be limited to a height of 4' and maximum area of 25 square ft.
3. Direct or internally illuminated signs are prohibited, hidden indirect illumination will be permitted for ground signs
4. Pole signs are prohibited.

E. Parking Characteristics - Commercial

1. Whenever possible parking should be located on the side or to the rear of the building.
2. The perimeter of the parking area must be screened from adjoining residential through the use of landscaping, solid fencing or a combination of the two.
3. A six foot greenspace (trees, shrubs and grass) must be maintained between the right-of-way and any parking or vehicular area.

F. Lighting Characteristics

Parking lot and walkway lighting shall be shielded so that substantially all light emitted stays within the property lines.

G. Landscaping Characteristics

Landscaping shall be used to provide screens and buffers between business and residential uses.

H. Development Features

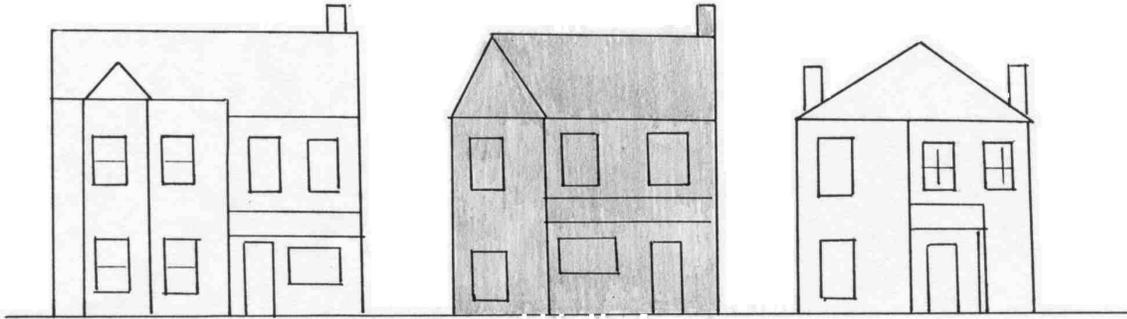
1. Development shall be planned, designed and constructed to preserve to the maximum extent possible existing trees and vegetation; and include screening and buffering such as the creation of berms and use of bushes, trees and shrubs to minimize the impact on adjacent uses.
2. Development plans will take in consideration the affect the development's impact on natural drainage and ground leaching. Drainage shall be designed and constructed to not detrimentally affect adjacent properties.

I. Application and review procedures

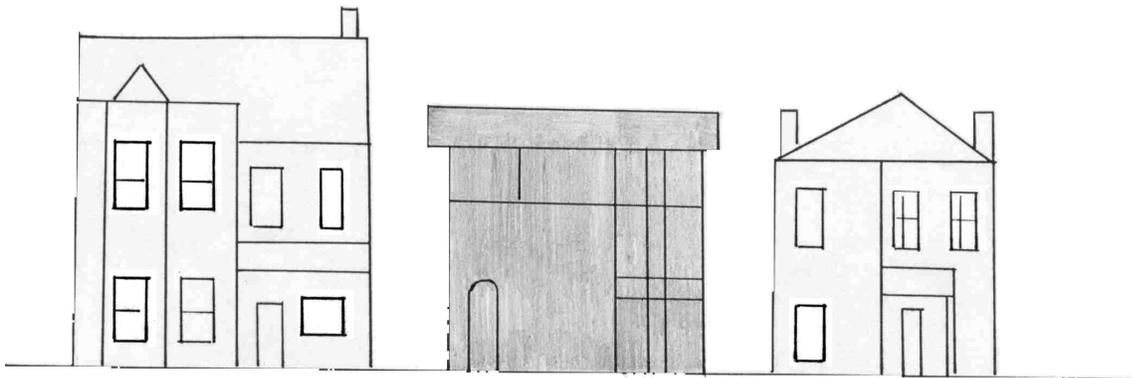
All new business development and building expansions are subject to the site plan review requirements of Chapter 27 of the Zoning resolution.

J. Miamiville Planned Business District Overlay

Standards for Infill Development: New Construction shall be compatible with existing structures. New construction shall incorporate design features of existing buildings including gables, porches, moldings, et (see subsequent pages for examples.)

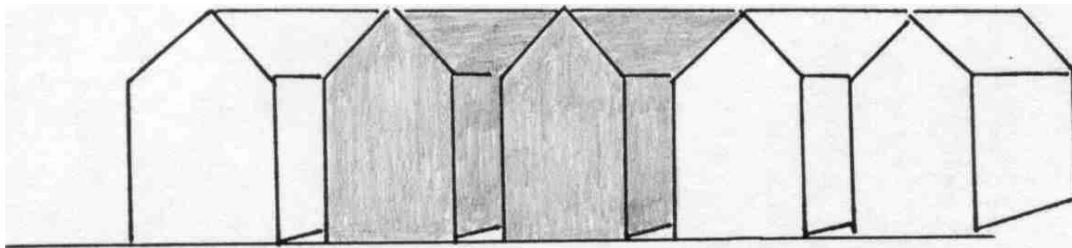


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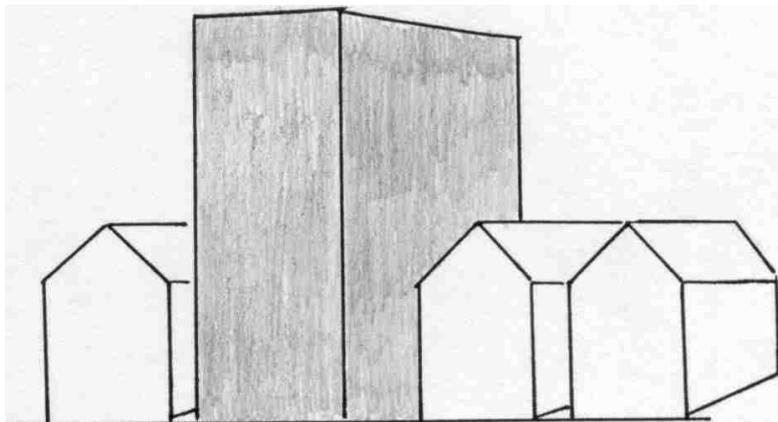


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Standards for Infill Development: New Construction shall be compatible with existing structures. New structures cannot exceed 35 feet in height. Infill development shall incorporate design features of existing structures.

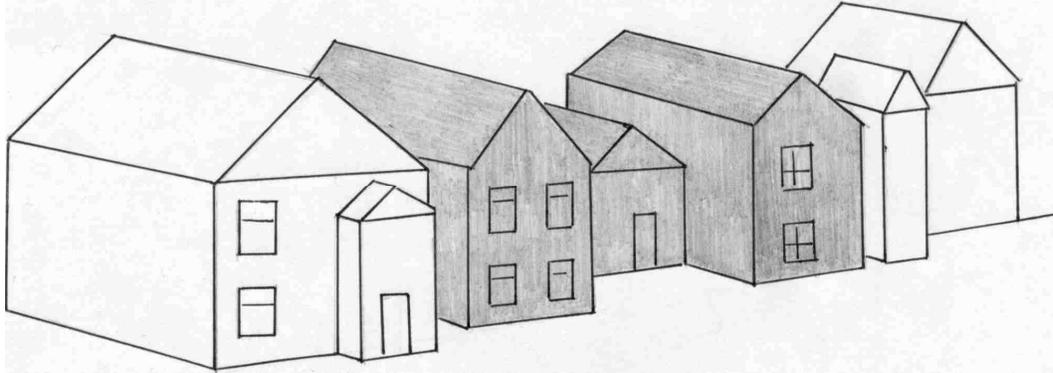


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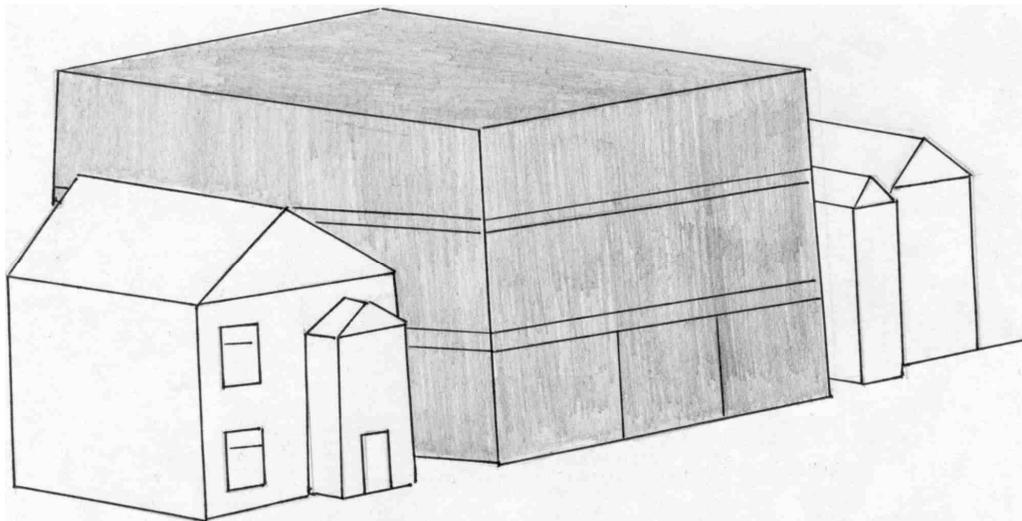


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Standards for Infill Development: New construction shall be compatible with existing structures. The intensity and bulk of infill development shall be compatible.



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