



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

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***TOM ARISS***

***PAT ARNOLD SOUTH***

***DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**MINUTES: Regular Session – June 19, 2014**

The Board met in regular session pursuant to adjournment of the June 17, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

Minutes of the June 17, 2014 meeting were read and approved.

- 14-0969      A resolution was adopted to approve Sale of Vehicle to Highland County Commissioners on behalf of the Warren County Board of Developmental Disabilities and the Warren County Transit. Vote: Unanimous
- 14-0970      A resolution was adopted to Advertise for Bids for the Greentree Road Roadway Improvements Phase II Project. Vote: Unanimous
- 14-0971      A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program Worksite Agreement with the Village of Carlisle on behalf of Warren County Department of Human Services. Vote: Unanimous
- 14-0972      A resolution was adopted to authorize the Board to enter into an Agreement with Motorola, on behalf of Warren County Telecommunications, extending Maintenance and Support on PremierCAD and Infotrak. Vote: Unanimous
- 14-0973      A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-0974      A resolution was adopted to create the Warren County Recorder's Office Technology Fund #216. Vote: Unanimous

- 14-0975 A resolution was adopted to approve Supplemental Appropriation into Health Insurance Fund #632. Vote: Unanimous
- 14-0976 A resolution was adopted to approve Appropriation Adjustments within Veterans Fund #101-5210. Vote: Unanimous
- 14-0977 A resolution was adopted to approve Appropriation Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 14-0978 A resolution was adopted to approve Appropriation Adjustments within Adult Probation Fund #101-1223 and Community Corrections Fund #101-1224. Vote: Unanimous
- 14-0979 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-0980 A resolution was adopted to authorize payment of Bills.  
Vote: Mr. Ariss – yea; Mr. Young – yea; Mrs. South – abstain
- 14-0981 A resolution was adopted to continue Public Hearing for Rezoning Application of Otterbein Homes Inc. (Union Village) (Case #2014-02), to rezone approximately 1,430 acres in Turtlecreek Township from “PDP” Planned Unit Development, “R1” Rural Residential, “B1” Neighborhood Commercial Business Zone, “B2” Community Commercial Business Zone to “PUD” Planned Unit Development. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Ariss – abstain

#### DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

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#### PUBLIC HEARING

REZONING APPLICATION OF OTTERBEIN HOMES INC. (UNION VILLAGE) (CASE # 2014-02), TO REZONE APPROXIMATELY 1,430 ACRES IN TURTLECREEK TOWNSHIP FROM “PDP” PLANNED DEVELOPMENT PROJECT, “R3” PUD MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT, “R1” RURAL RESIDENTIAL, “B1” NEIGHBORHOOD COMMERCIAL BUSINESSES ZONE, “B2” COMMUNITY COMMERCIAL BUSINESSES ZONE TO “PUD” PLANNED UNIT DEVELOPMENT

The public hearing to consider the rezoning application of Otterbein Homes Inc. (Case # 2014-02), to rezone approximately 1,430 acres (parcel numbers: 12-23-100-014-0; 08-19-400-005-0; 12-24-200-010-2; 12-18-100-001-0; 12-24-200-010-1; 12-24-200-011-1; 12-30-200-011-2; 12-24-200-010-3; 08-13-300-003-0; 12-30-200-003-2; 12-30-200-003-1; 12-30-200-003-3; 12-30-200-003-4; 12-30-200-003-5) located at 580 North State Route 741 in Turtlecreek Township, from "PDP" Planned Development Project, "R3" PUD Multi-Family Residential Planned Unit Development, "R1" Rural Residential, "B1" Neighborhood Commercial Businesses Zone, "B2" Community Commercial Businesses Zone to "PUD" Planned Unit Development was convened this 19<sup>th</sup> day of June 2014, in the County Commissioners Meeting Room.

Mike Yetter, Zoning Supervisor, provided a PowerPoint presentation (attached) showing the Otterbein Properties/Union Village aerial map, vicinity map, current zoning map, airport airspace map, flood map, Comprehensive Plan-Land Use Element, proposed zoning map, and the special districts alternative map.

Mr. Yetter reviewed Documents 1 (original PUD submission), Document 2 (documents showing deletions from RPC and RZC) and Document 3 (the final PUD showing recommendations from RPC and RZC along with additional modification from staff). He explained that in Document 3 which incorporates all conditions of approval in red and additional staff recommendations in blue.

There was discussion relative to the number of residential units being proposed on this application along with requirement for an additional public hearing due to the requirement of Stage 2 approval for the non-residential aspect of the development.

Commissioner South requested Mr. Yetter to review the conditions of the PUD.

Commissioner Young questioned if the proposed standards are a not to exceed number along with a basic fly-over design.

Mr. Yetter stated that Mr. Young is correct. He also stated that the applicant is aware and in agreement with the conditions of approval including the additional conditions in blue added by staff.

Jill Hreben, CEO of Otterbein Homes, Inc. stated the intention to ensure their property is designed at the highest quality. She stated the desire to develop in a way to bring amenities to the retirement community as well as serve the community at large.

Michael Watkins, National Land Planners representing Otterbein Homes, Inc., stated his passion with designing and building walking communities and presented the attached PowerPoint presentation showing the following:

- A traditional designed neighborhood
- A road intersection design for a walking community vs. traditional design
- A walking community in Beaufort, SC, Louisville, KY, Gaithersberg, MD and Seaside, FL

- Reviewed photos from the Charette conducted to solicit public input including public agencies, elected officials, neighbors and interested parties on how they vision the property to develop
- An aerial photograph of the property as it is currently developed and an aerial of existing conditions showing property lines, non-developed area, waterways, forested areas, etc.
- An illustrated plan showing future proposed aerial when developed including the plan options relative to the sports complex and a neighborhood extension to the lake
- Diagram showing the neighborhood structure relative to walking time lines
- PUD zoning standards
- Watercolor illustrations of proposed neighborhoods
- Illustrated plan for Phase 1A
- Proposed architectural rendering of Town Center, Building 1 and other buildings including a Methodist Church
- Illustrated plans for the proposed college campus as well as the residential alternative of 145 dwelling units in the event the campus doesn't develop
- PUD zoning standards overview
- Pictures and drawings of Mariemont, Ohio's design concept showing the design features being mirrored in design concept for Otterbein – Union Village
- Union Village PUD zoning standards regulating plan
- Pictures/drawings of various street design concepts being mirrored in the proposed development

There was discussion relative to the 20% open space requirement not include the proposed sports complex area on the chance that it develops with the alternate residential option.

Commissioner Young questioned what the maximum amount of residential units would be upon build out.

Mr. Watkins stated that 4500 dwelling units would be the maximum allowed under this proposed rezoning. He also stated approximately 9000 people are estimated to live in the Union Village Community upon completion.

Commissioner South stated her concerns with speed on SR 741 and requested working through ODOT for approval of a traffic light at the main crossing on SR 741.

Commissioner Young stated his appreciation to Otterbein and cited the community contributions they make including giving \$1 million towards the purchase of Armco Park and acknowledged that this development is a "big deal". He then stated the following three concerns with the proposal:

1. Traffic concerns
2. Concerned with the macro density being so high
3. Provision of public services relative to fire and EMS, police protection and schools.

There was discussion relative to the future development not being focused on senior citizens but rather for a broad age group.

Commissioner Young discussed his concern relative to the Lebanon City Schools and the enormous impact a development of this size will do to the district. There was also discussion relative to the lag time from construction to tax collection and the need for a voluntary contribution to the school to help minimize the impact.

Commissioner Young also stated the need for discussion relative to fire and EMS protection solutions for a development of this size and population.

Commissioner Young questioned how they came up with a dwelling unit number of 4500. It was determined that the number came of a market research study that addressed needs in the area.

There was discussion relative to the sports complex and the concern with the option of being developed into additional housing if not constructed on the site.

There was discussion relative to the need to accommodate land for the construction of the sports complex as well as the option for construction of an additional school should the Lebanon School Board choose to locate on site.

There was also discussion of how to accommodate a voluntary payment directly to the school for residential unit at the time of construction to help offset the impact.

Commissioner South suggested language in the condition similar to when the SanMarGale Development was approved in the amount of \$1500 per residential unit.

Commissioner Young stated the following three important issues relative to the project as follows:

1. Set aside land for a school
2. Builder paid voluntary fee to the school
3. Carve out land for sports complex, wherever needed appropriate

Mr. Yetter stated for the record that the Regional Planning Commission approve the rezoning application subject to 24 conditions and the Rural Zoning Commission approve the rezoning application subject to 42 conditions with staff adding additional conditions for consideration by the Board of Commissioners.

Jonathan Sams, Turtlecreek Township Trustees, stated that the Board of Trustees unanimously voted in favor of the application. He stated that the applicant included very significant design criteria, they are a trustworthy developer that is local, and the plan they have submitted replaces the previous plan that included 3800 houses with no commercial aspect.

Mr. Sams stated that relative to funding, they are in discussion with Otterbein on establishing a New Community Authority as another method of financing services within the development. He

also stated that Otterbein is considering the use of a residential TIF through the new community authority as a way to finance the school.

Marge Cunningham, adjacent property owner, stated that Otterbein has done a great job with the development plan and spoke in favor of approval. She stated her concern relative to traffic on SR 63 relative to the development as well as Miami Valley Gaming and requested help in raising the issue with ODOT to help with the traffic concerns.

Joe Yurasek, adjacent property owner, stated his family has been looking for ways to stay in the area once they make the decision to sell their farm. He stated that the proposed higher density here is appealing due to the community concept and is strongly in favor of the development.

Nancy Field, area resident, stated she is in favor of the development. She then stated her concerns relative to the parking associated with the sports complex.

Jason Meyer, Greentree Road resident, stated that this is a good project but also stated his concern with congestion and the future widening of Greentree Road that may impact his property as he building his home.


Commissioner South suggested Mr. Meyer contact Neil Tunison, County Engineer, relative to the future plans for Greentree Road.

Al Wolfson, Warren County Airport, stated his concern relative to the proposed location of the sports fields. He stated that the bright lights at night may interfere with night landings at the Warren County Airport.

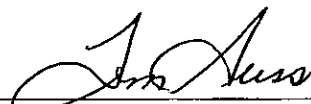
Upon further discussion, the Board resolved (Resolution #14-0981) to continue this public hearing until July 8, 2014, at 10:00 a.m.

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Upon motion the meeting was adjourned.

  
\_\_\_\_\_  
Pat Arnold South, President

\_\_\_\_\_  
David G. Young

  
\_\_\_\_\_  
Tom Ariss

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on June 19, 2014, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink, appearing to read "Tina Osborne", written over a horizontal line.

Tina Osborne, Clerk  
Board of County Commissioners  
Warren County, Ohio

Zoning

1.

Case No.	2014-02 Rezone all Properties to PUD	
Applicant/Owner Agent	Otterbein Homes, INC	
Township	Turtlecreek	
Property Location	Address	580 North St. Rt. 741 Lebanon, Oh 45036
	Legal	Same
	PIN	See list with application
Property Size	1430.5413 acres	Road Frontage 19,400 ft.
Future Land Use Map (FLUM) Designation	Suburban & Multi-Family Residential Office, Commercial & Public-Semi Public (Institutional)	
Current Zoning District	PDP (Planned Development Project), R3 PUD, B1 and B2	
Proposed Land Use & Use Permission	Planned Unit Development/Furnishing Standards	
Existing Land Use	Single & Multi Family Residential, Commercial, Agricultural/Vacant and Public-Semi Public (Institutional)	



2.

12-23-100-014-0

08-19-400-005-0

12-24-200-010-2

12-18-100-001-0

12-24-200-010-1

12-24-200-011-1

12-30-200-011-2

12-24-200-010-3

08-13-300-003-0

12-30-200-003-2

12-30-200-003-1

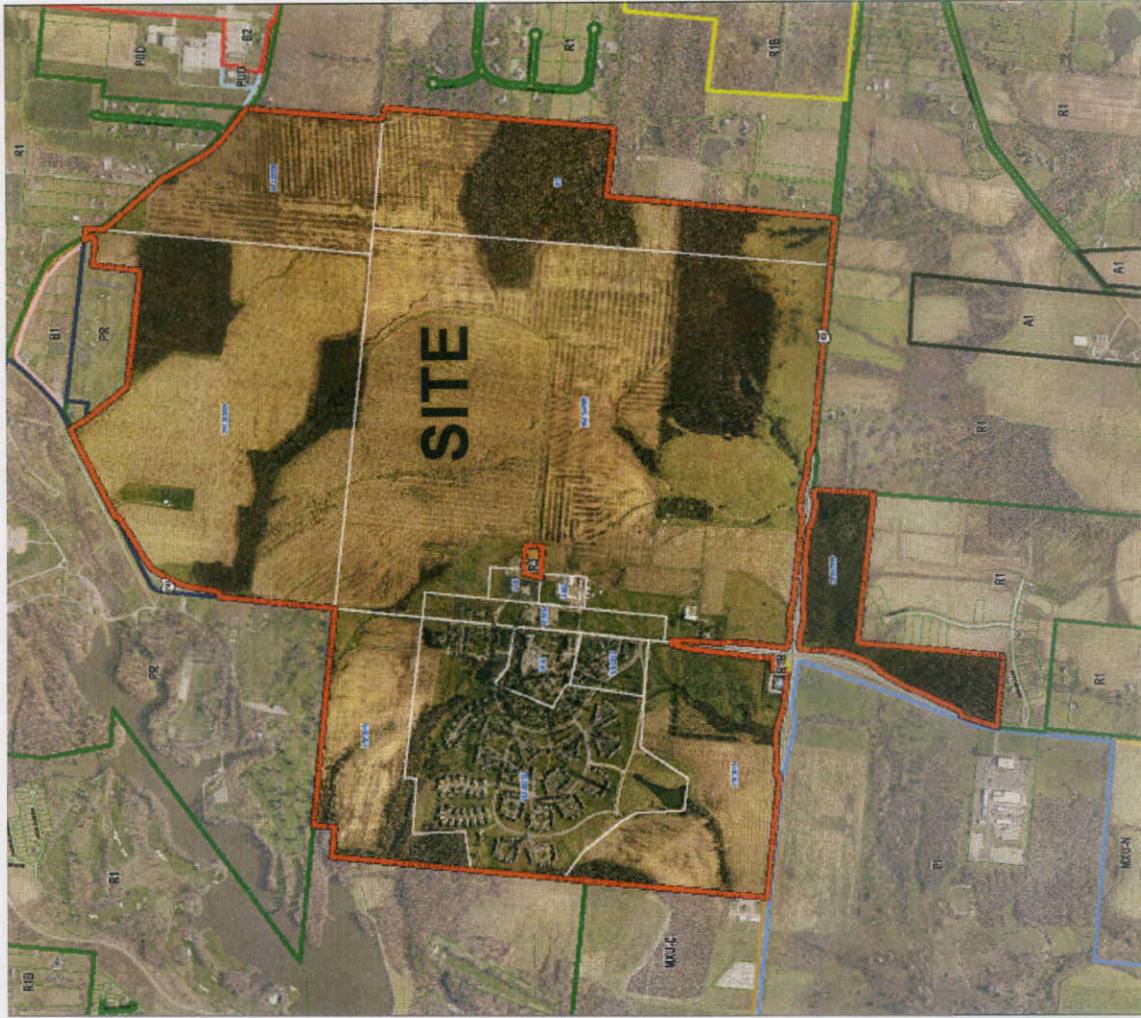
12-30-200-003-3

12-30-200-003-4

12-30-200-003-5

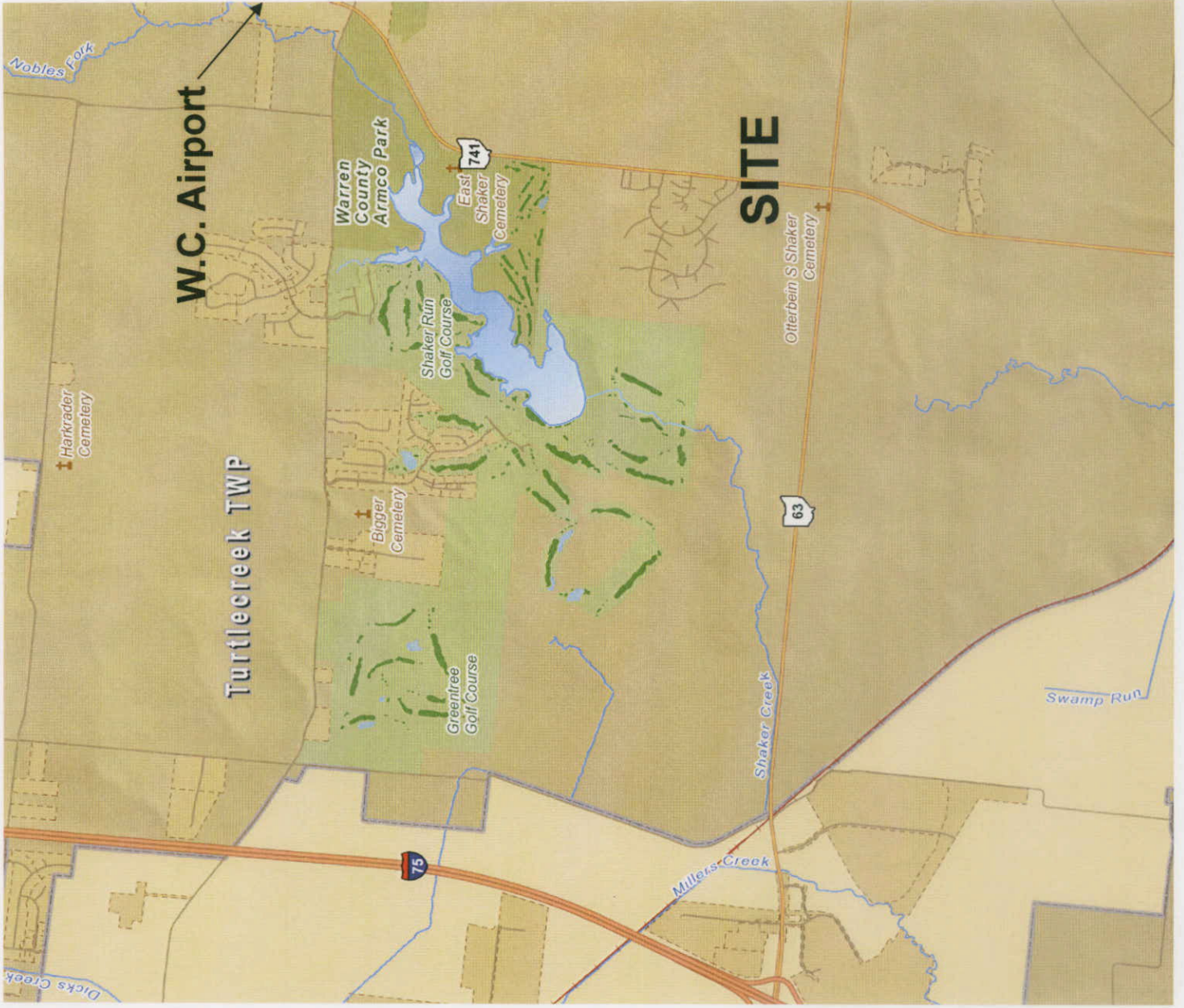
**(1,430.5413 acres)**

# Otterbein Properties/Union Village



## Aerial Map

**3. Union Village**



**2014-02**

**Vicinity Map**

# 4. Union Village 2014-02

“PDP”

Planned Development Project

“R3” PUD

Single & Two Family & Multi Family

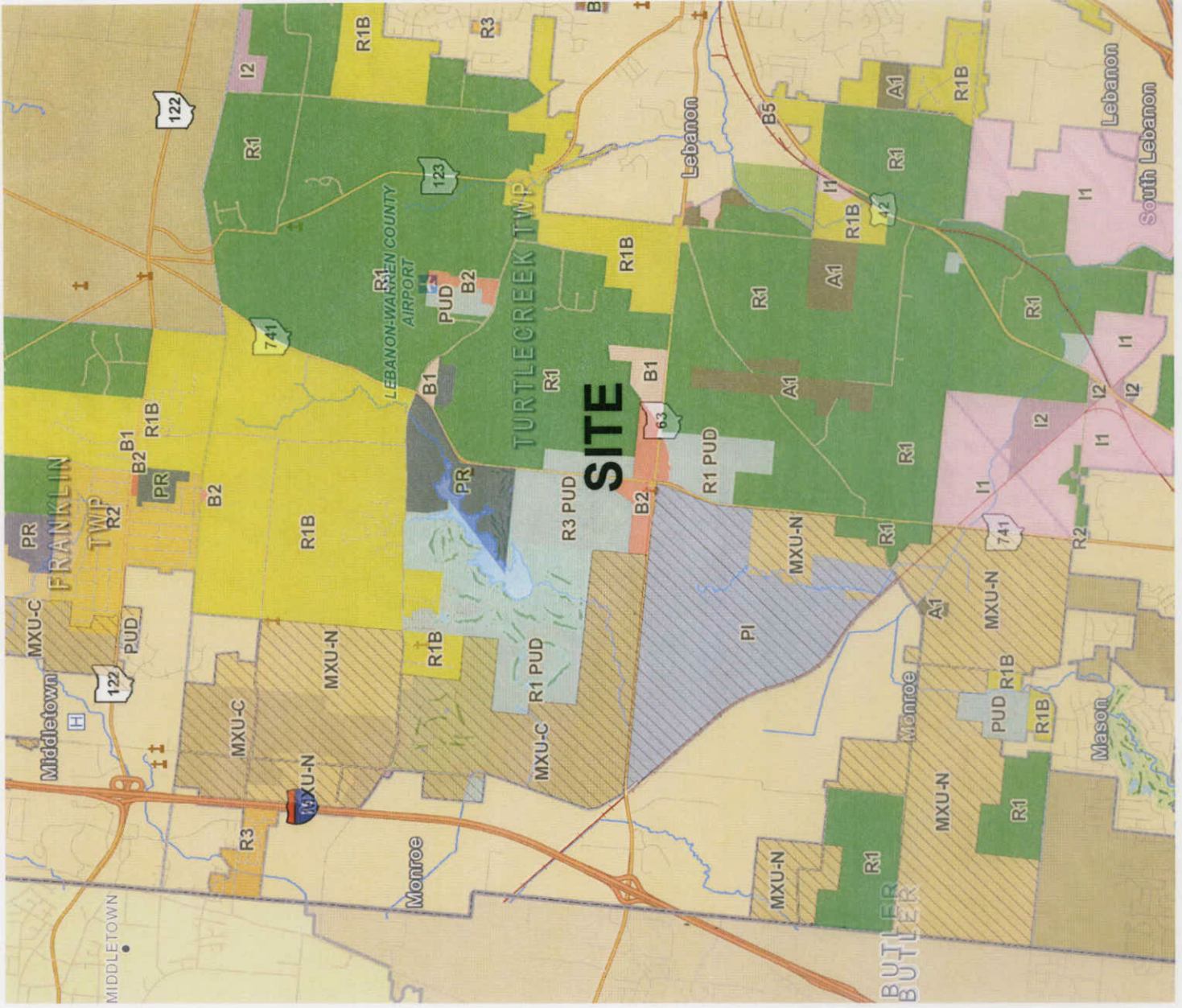
“R1” Single Family

2-Acre Density

“B1” Neighborhood  
Commercial

“B2” Community  
Commercial

Zoning Map



5.

320' above elevation  
10,000' radius from center  
Of runway

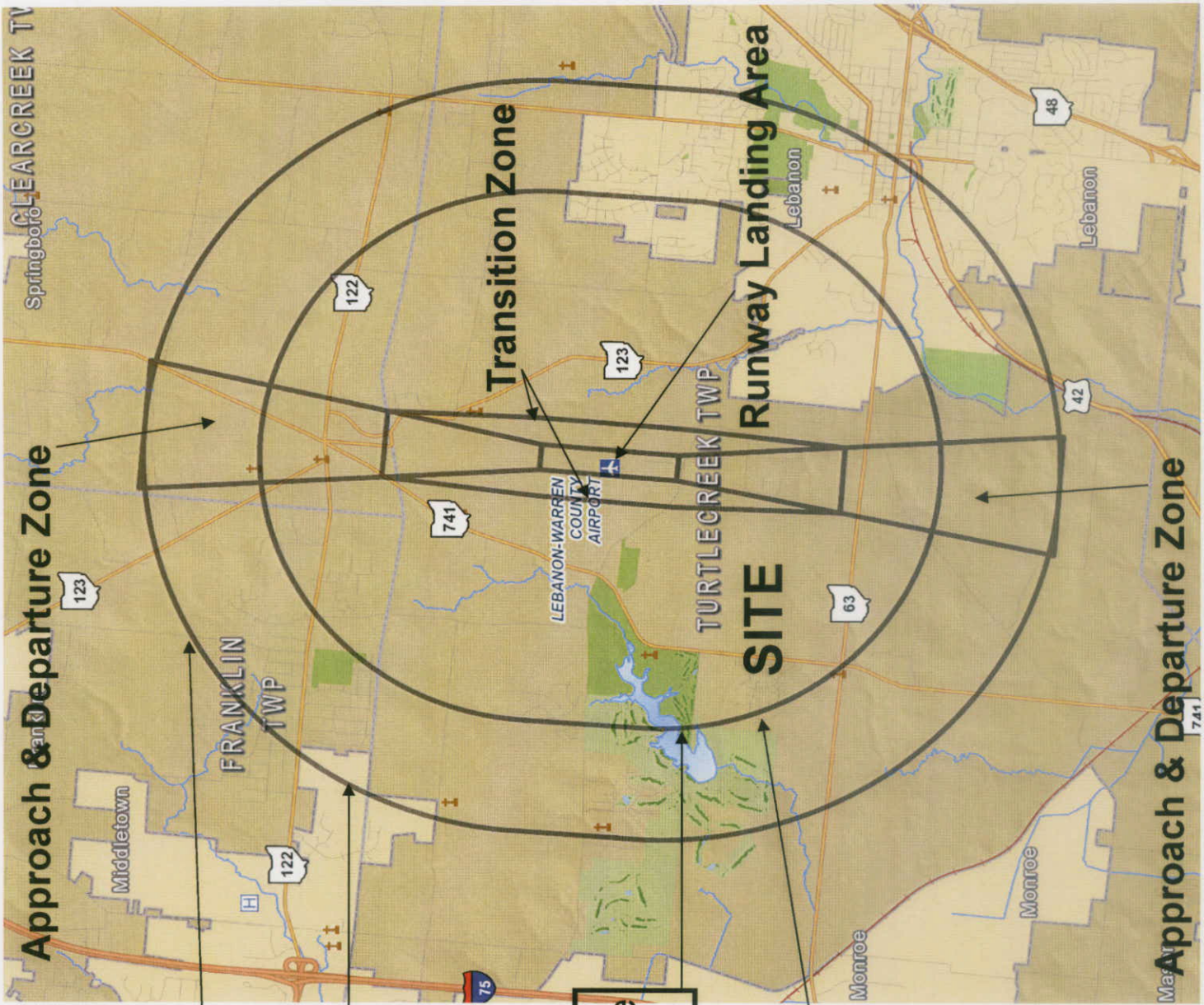
Conical Zone  
Higher Outer Edge

Conical Zone Lower Inner Edge  
Horizontal Zone Outer Edge

150' above elevation  
6,600' radius from center  
Of runway

2014-02

# Airport Airspace



6.

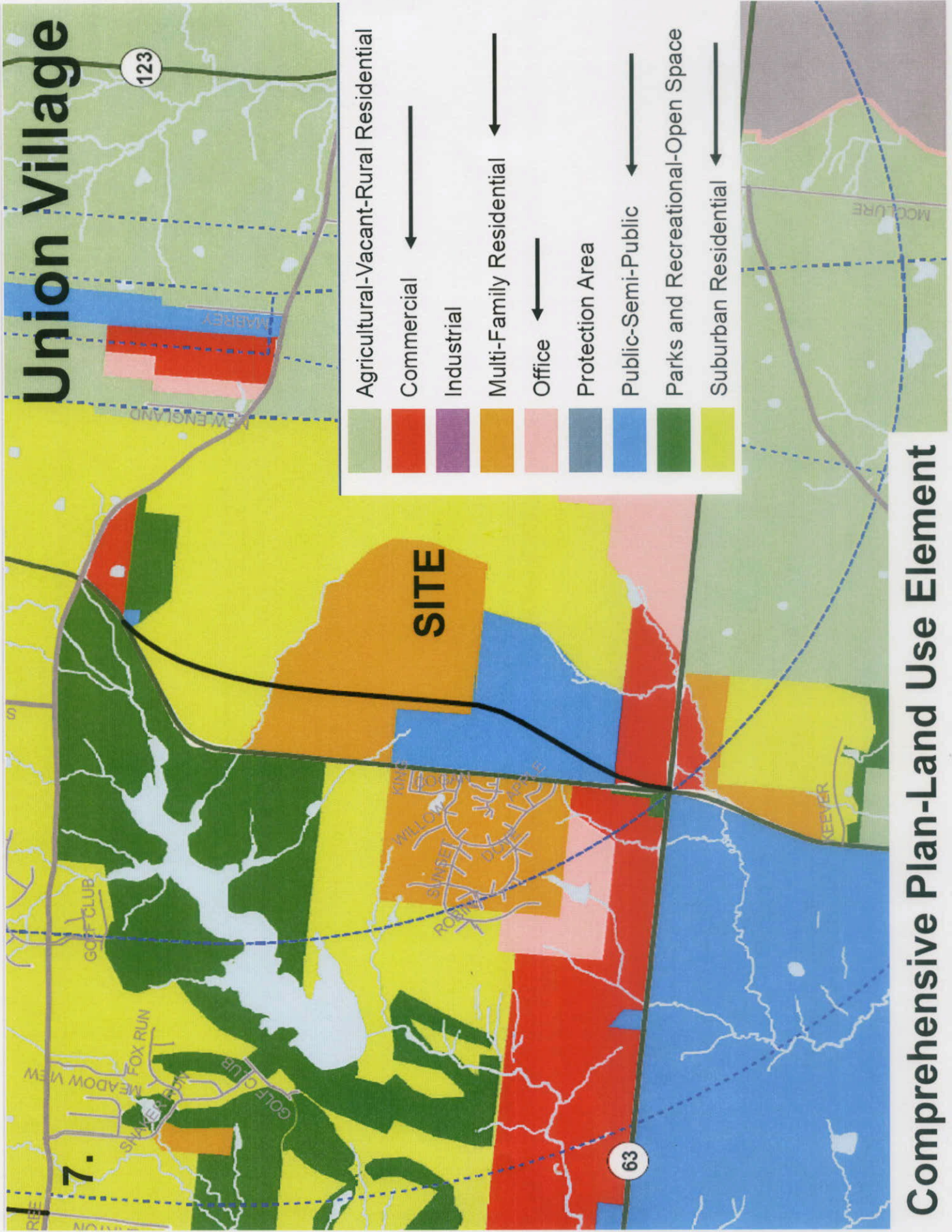
# Union Village

2014-02

# Flood Map






# Union Village



**Comprehensive Plan-Land Use Element**

**UNION VILLAGE**  
**FUD ZONING STANDARDS**  
**REGULATING PLAN - ZONING MAP**


**Transect Zones**

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

**Civic Spaces & Buildings**

-  Civic Space

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






-  Civic Buildings

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

**Special Districts**

-  SD1: **Ozarkian Campus**
-  SD2a: **College Campus, Housing**  
(See next page for alternative zoning)
-  SD2b: **College Campus, Other**  
(See next page for alternative zoning)
-  SD3: **(Regional) Commercial**
-  SD4: **(Regional) Commercial**  
(See next page for alternative zoning)
-  SD5: **Sports and Recreation Complex**  
(See next page for alternative zoning)

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

-  Required Scorefront Frontage
-  Recommended Scorefront Frontage
-  Common Lawn Frontage
-  Required Terminated Vista
-  Recommended Terminated Vista

Thoroughfares

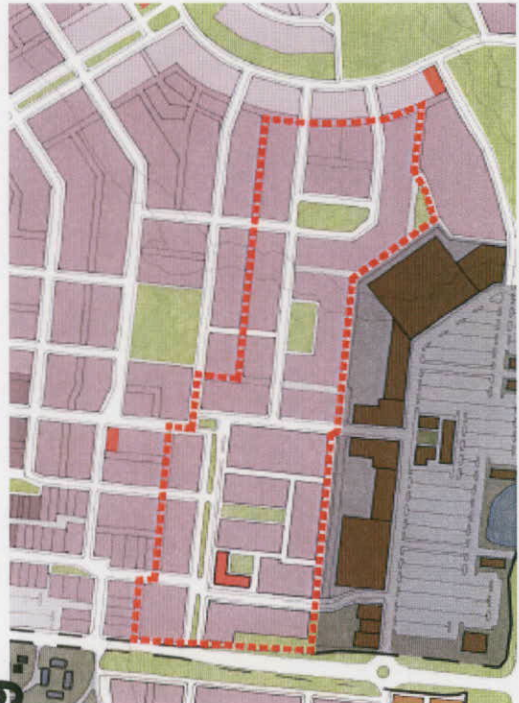
See Thoroughfares (D.9-D.14)



# Proposed Zoning Map

**UNION VILLAGE**  
**PUD ZONING STANDARDS**  
**REGULATING PLAN - ZONING MAP ALTS.**

- Transect Zones**
- T3 Neighborhood Edge Zone
  - T4 Neighborhood General Zone
  - T5 Neighborhood Center Zone
- Civic Spaces & Buildings**
- Civic Space**  
 Civic Spaces may include tree stand, pond, trails, recreation field, buildings, cemeteries, playgrounds, pavilions, recreation related structures, and the like.
  - Civic Buildings**  
 Civic Buildings may include premises available for not-for-profit organizations dedicated to religion, arts and culture, education (including schools), government, social service, transit, post office, and the like.
- Special Requirements**  
 (to be added with each phase submission)
- Required Scorefront Frontage
  - Recommended Scorefront Frontage
  - Common Lawn Frontage
  - Required Terminated Vista
  - Recommended Terminated Vista
- Thoroughfares**  
 See Thoroughfares (D.9-D.14)



**SD2a & 2b: College Campus, Residential Alternative**  
 146 Total Dwelling Units  
 (6,022 Linear Feet of Frontage)



**SD4: Regional Commercial, Residential Alternative**  
 131 Total Dwelling Units  
 (5,375 Linear Feet of Frontage)



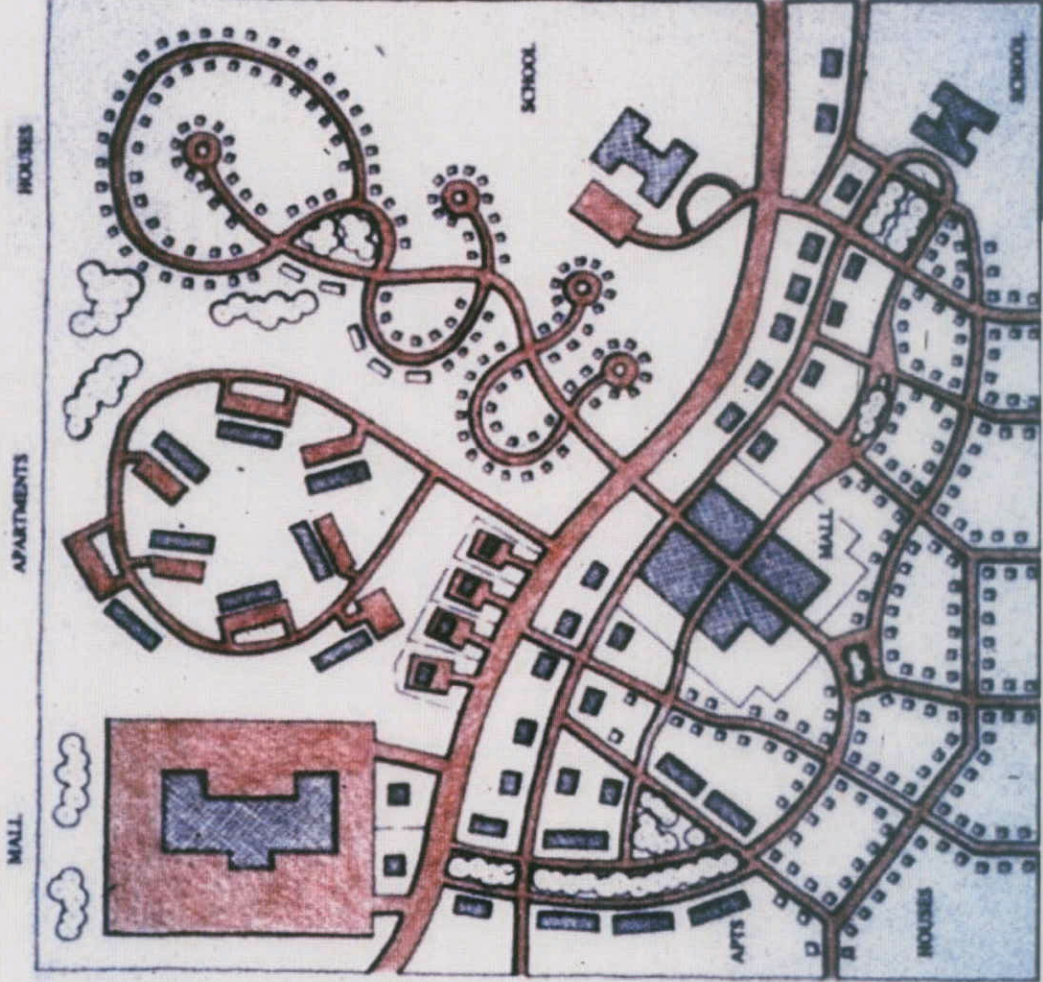
**SD5: Sports and Recreation Complex, Residential Alternative**  
 118 Total Dwelling Units  
 (4,907 Linear Feet of Frontage)

# Special Districts Alternative Map

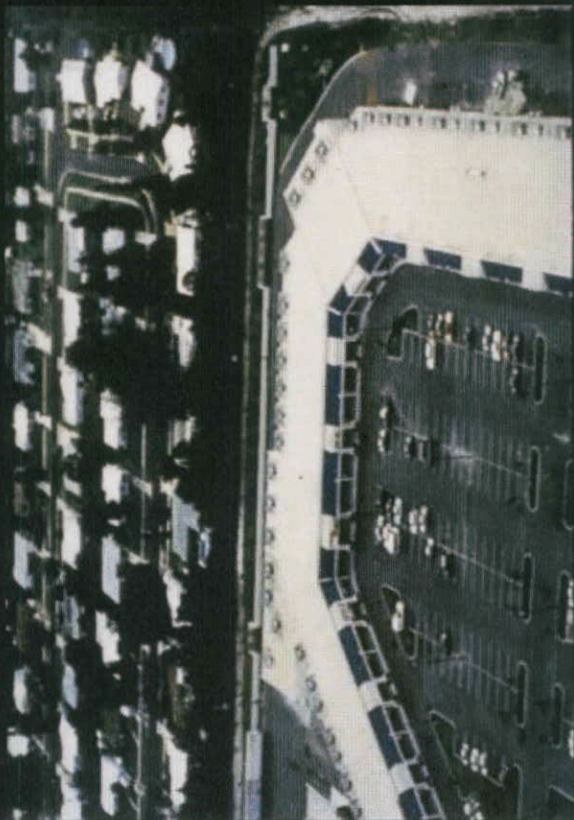


Applicant

SUBURBAN SPRAWL

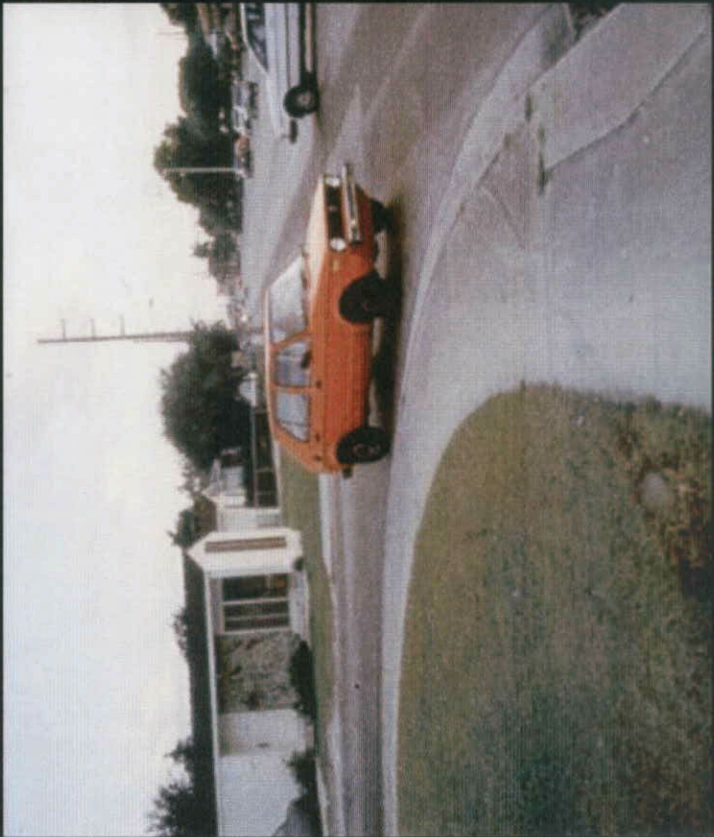


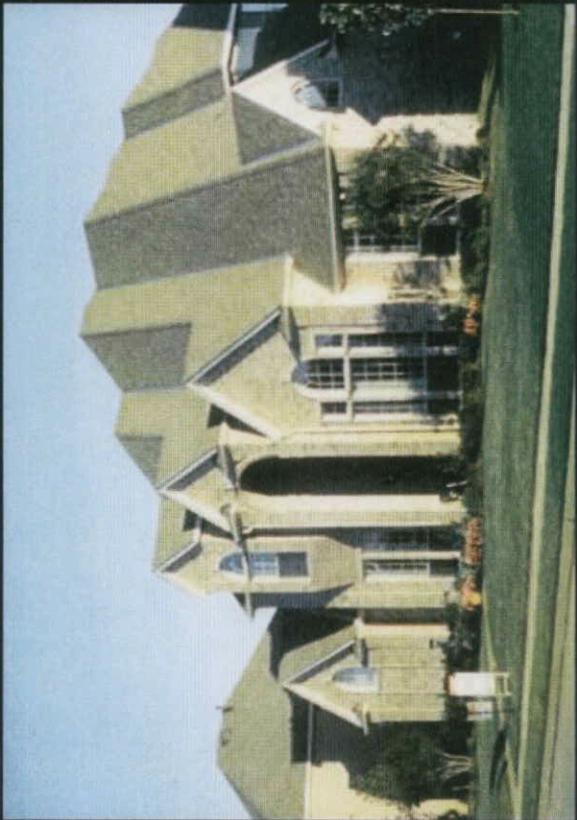
TRADITIONAL NEIGHBORHOOD



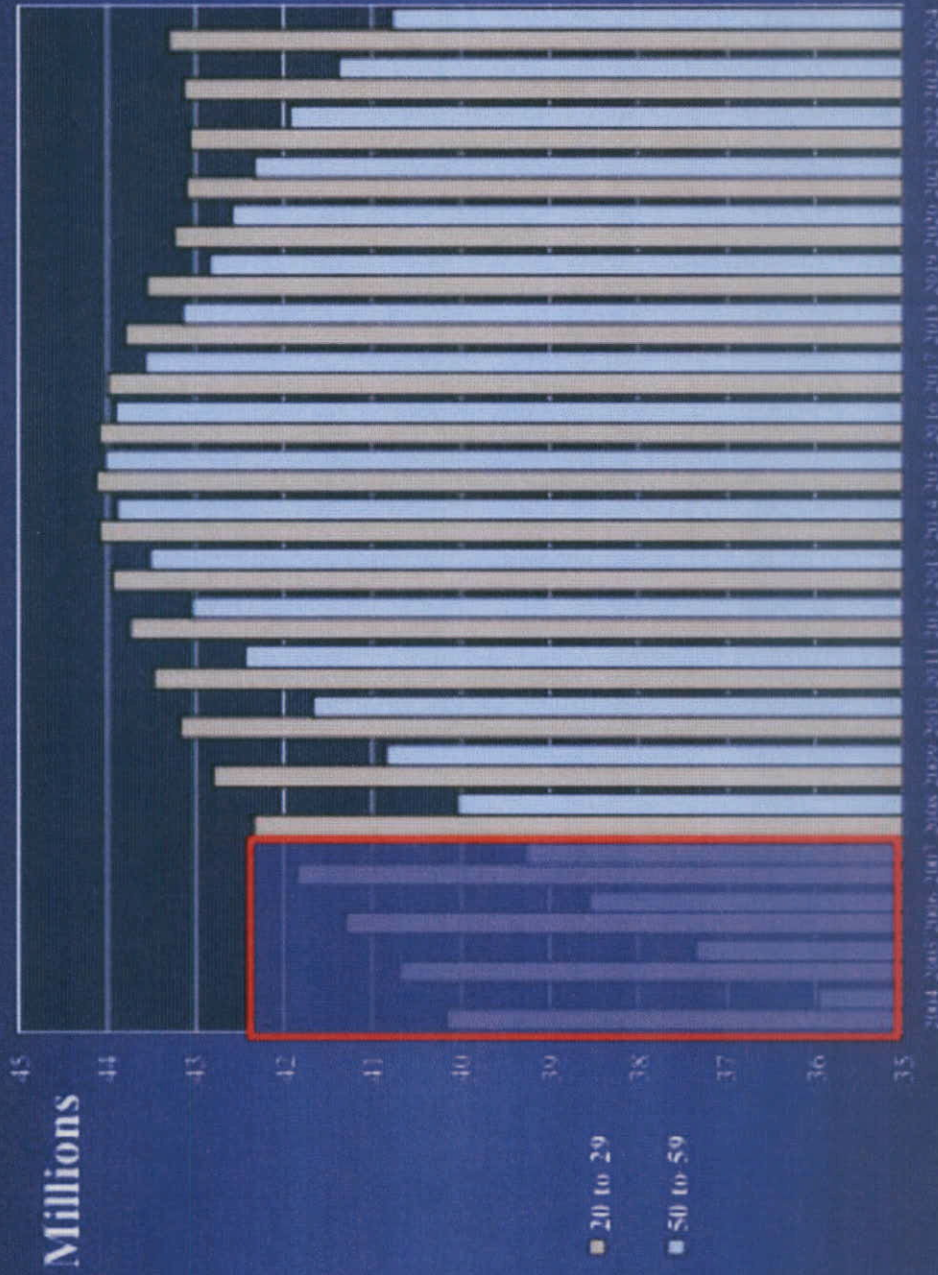








# The Great Convergence: 2004 to 2024



## UNION VILLAGE

### APPENDIX NEIGHBORHOOD PRECEDENTS HABERSHAM, BEAUFORT, S.C.

Habersham is a new urbanist town along the coast of South Carolina. The town was designed by Danny Plater-Zyberk (DPZ) along principles that guided many other small towns of the region. The functional and pleasant aesthetic of Habersham today is the result of extensive tree surveys, wetland preservation and planning.



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## UNION VILLAGE

APPENDIX  
NEIGHBORHOOD PRECEDENTS  
NORTON COMMONS, LOUISVILLE, KY

Norton Commons is a 600-acre development designed by Daany Plaster-Zylberk & Company (DPZ) in 1997. The community features an extensive 125-acre park system, over 50 businesses, multi-family and office buildings have been integrated into the neighborhood and a central square is surrounded by mixed-use buildings with ground floor retail. Densely built and safe streets put all these amenities within walkable distance of each other.

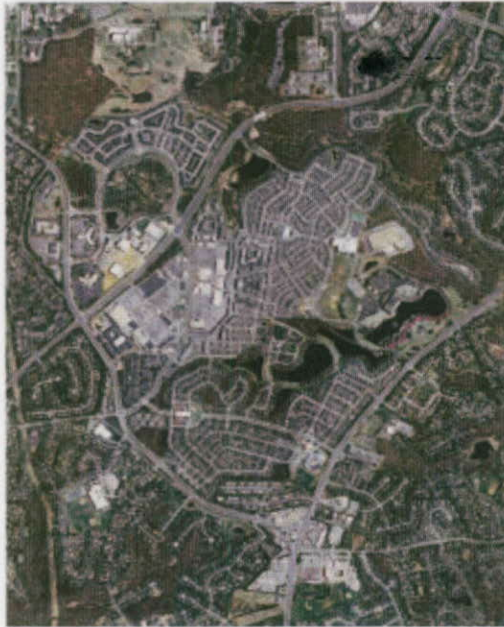


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## UNION VILLAGE

APPENDIX  
NEIGHBORHOOD PRECEDENTS  
KENTLANDS, GAITHERSBURG, MD

Kentlands was among the first new traditional neighborhoods built in the United States since WWII. Designed by Duany Plater-Zyberk Company (DPZ) in 1983, the 153-acre community features a wide variety of housing types including multi-family apartments and condominiums, attached townhouse condos, townhouses, single family detached as well as garage apartments. The residential blends seamlessly with retail which including 65 live/work units for a dense and walkable community.



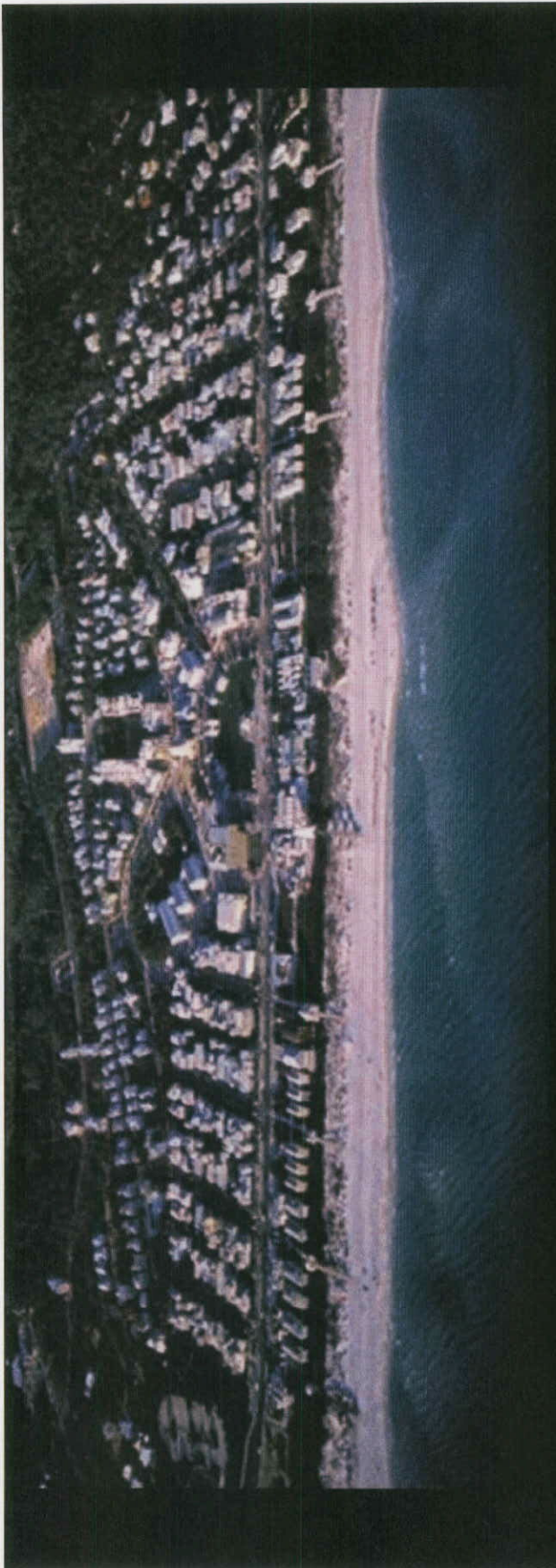




**UNION VILLAGE**

APPENDIX  
NEIGHBORHOOD PRECEDENTS  
SEASIDE, FLA.

Seaside is perhaps the most famous example of new urbanism. Designed in 1980 by Duany Plater-Zyberk and Company (DPZ), Seaside has been highlighted often for its pleasant streets, inviting commercial centers and beautiful homes. Over 30 years since the project's completion Seaside still serves as the principle example of the New Urbanist ideal of walkable and inviting communities.



UNION VILLAGE  
APPENDIX  
CHARBETTE PHOTOS



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**UNION VILLAGE**

EXISTING CONDITIONS  
AERIAL PHOTOGRAPH

- PROPERTY LINE
- NON-DEVELOPABLE AREA
- LAKE & PONDS
- STREAMS
- FORESTED AREAS
- EXISTING BUILDINGS
- ENGINEERED RETENTION PONDS
- PERMITTED INTERSECTION SPACING ON S.R. 63 IS 500' MIN.
- PERMITTED INTERSECTION SPACING FOR TRAFFIC SIGNALS IS 1/4 MI. MIN.
- CONNECTION TO ARMOCO PARK
- WATER TOWER
- WATER LINES & EASEMENTS
- BARN & SILO
- BUILDING SPOILS SITE
- CEMETERY
- ELECTRICAL SUBSTATION

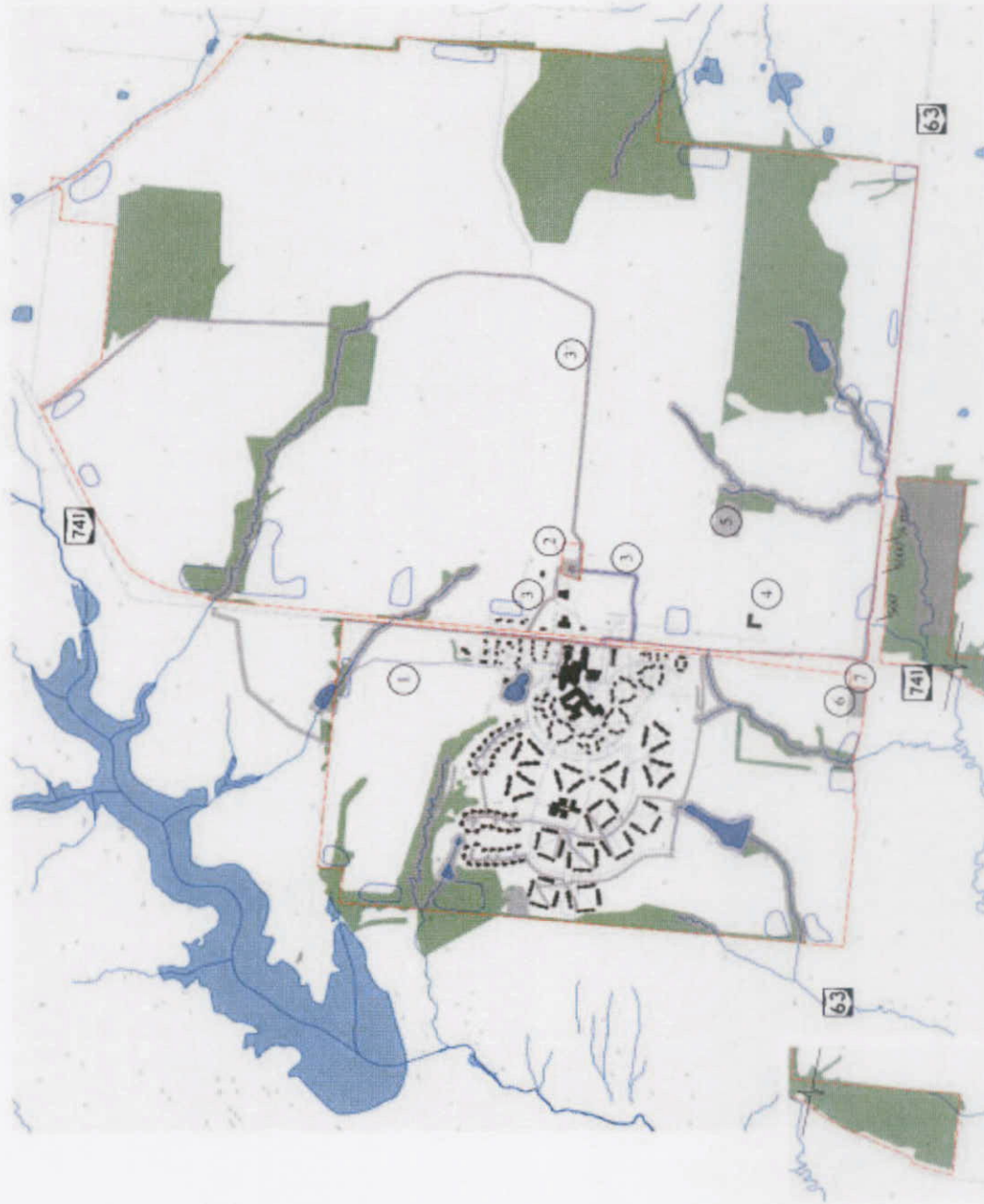
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# UNION VILLAGE

EXISTING CONDITIONS  
EXISTING CONDITIONS PLAN

- PROPERTY LINE
- NON-DEVELOPABLE AREA
- LAKE & PONDS
- STREAMS
- FORESTED AREAS
- EXISTING BUILDINGS
- ENGINEERED RETENTION PONDS
- PERMITTED INTERSECTION SPACING ON S.R. 63 IS 300' MIN
- SPACING FOR INTERSECTIONS IS 174' MIN
- CONNECTION TO ARISCO PARK
- WATER TOWER
- WATER LINES & EASEMENTS
- BARN & SILO
- BUILDING SPOILS SITE
- CEMETERY
- ELECTRICAL SUBSTATION

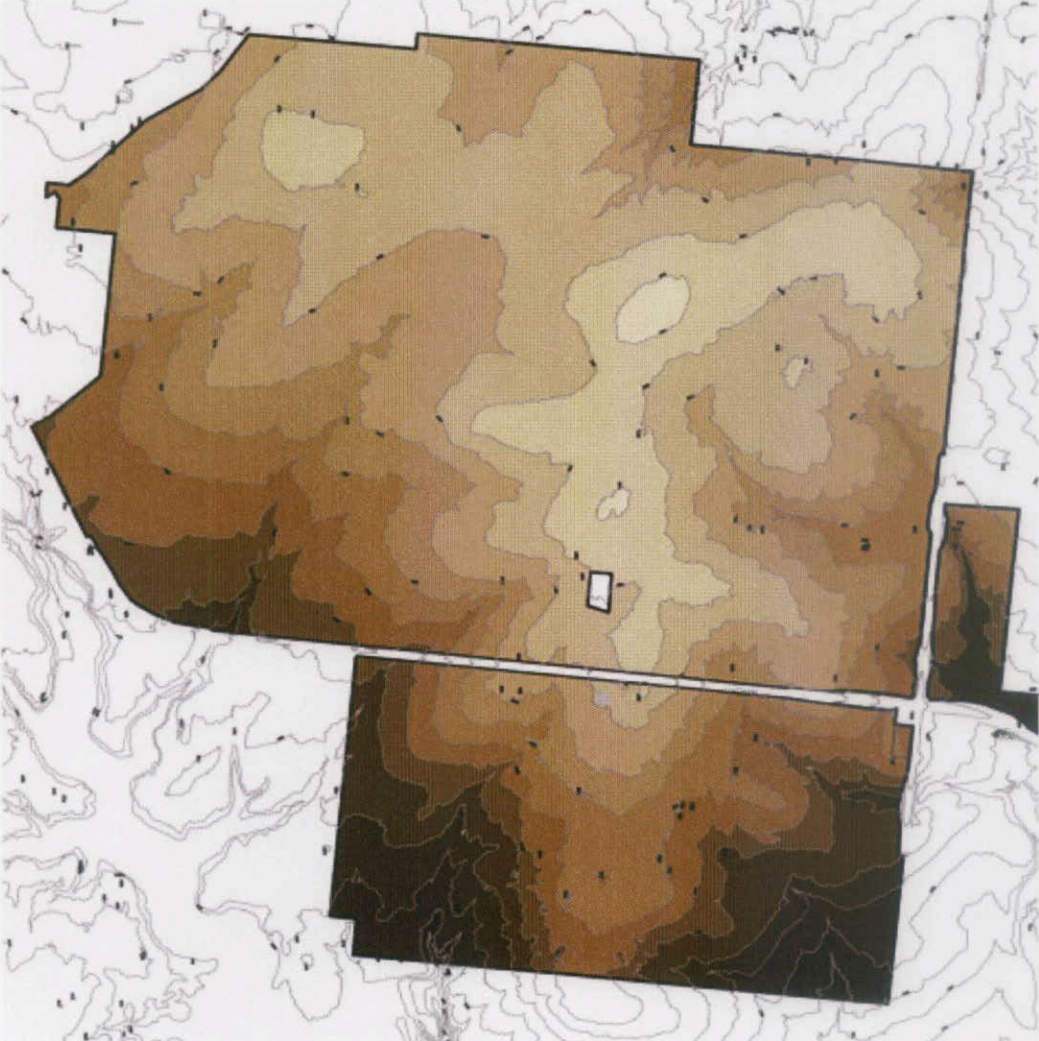


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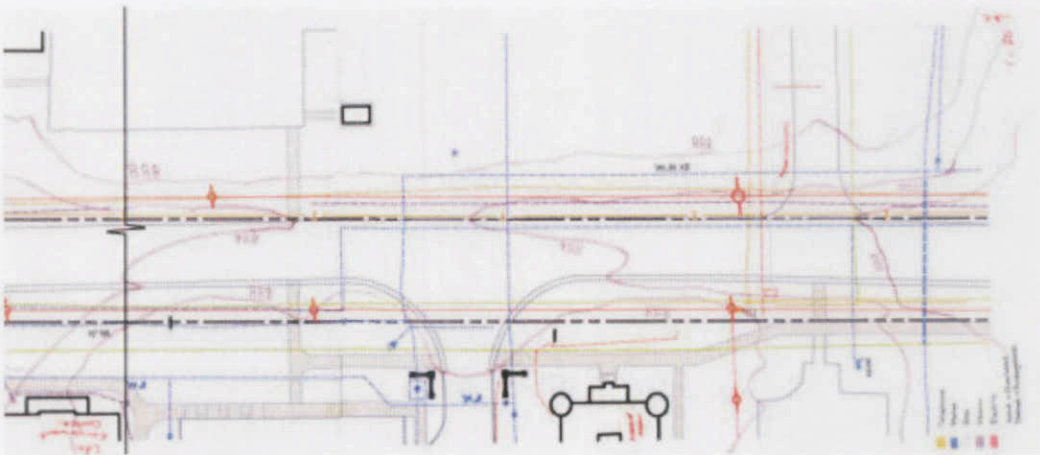
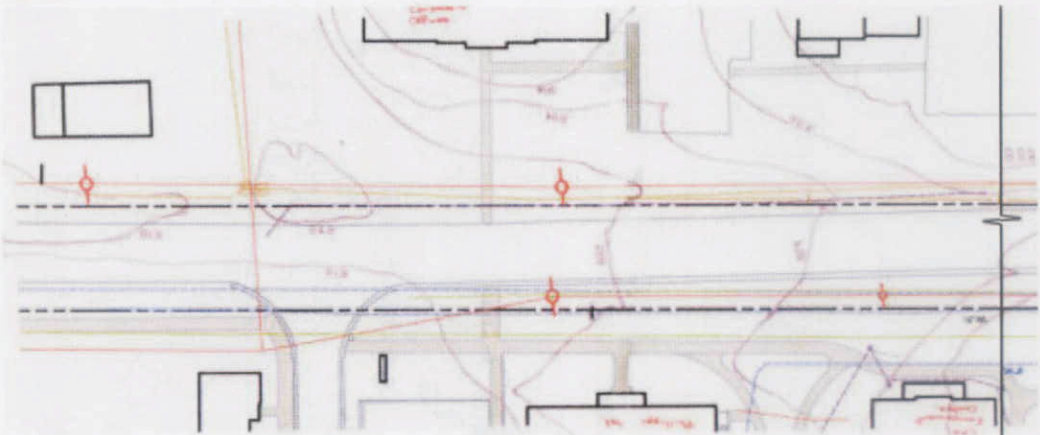
**UNION VILLAGE**  
**EXISTING CONDITIONS**  
**ELEVATION ANALYSIS**

	ELEVATIONS 900 + ft.
	ELEVATIONS 881 - 890 ft.
	ELEVATIONS 871 - 880 ft.
	ELEVATIONS 861 - 870 ft.
	ELEVATIONS 851 - 860 ft.
	ELEVATIONS 841 - 850 ft.
	ELEVATIONS 831 - 840 ft.
	ELEVATIONS 821 - 830 ft.
	ELEVATIONS 811 - 820 ft.
	ELEVATIONS 801 - 810 ft.
	ELEVATIONS 791 - 800 ft.
	ELEVATIONS 781 - 790 ft.
	ELEVATIONS 771 - 780 ft.



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UNION VILLAGE  
 EXISTING CONDITIONS  
 EXISTING CONDITIONS: SR 741



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# UNION VILLAGE

PLANS  
ILLUSTRATIVE PLAN, ANNOTATED

- 1 OTTERBEIN CAMPUS (EXISTING)
- 2 WATER TOWER (EXISTING)
- 3 CIVIC BUILDING SITE
- 4 ORCHARD/NURSERY SITE
- 5 EQUESTRIAN CENTER SITE
- 6 CEMETERY EXPANSION SITE
- 7 ADDITIONAL WATER TOWER SITE

PLAN OPTIONS

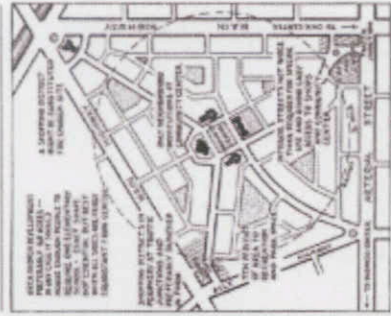
- A OPTION FOR SPORTS COMPLEX
- B OPTION FOR SPORTS COMPLEX
- C OPTION FOR NEIGHBORHOOD EXTENSION TO LAKE





**UNION VILLAGE**

PLANS  
DIAGRAM: NEIGHBORHOOD STRUCTURE



This diagram and description by Clarence Stein in the First Regional Plan of New York (1927) conceptualizes the neighborhood as determined by the walking distance of five minutes from center to edge. A five-minute walk (typically 1/4 mile) is the distance that most persons will walk rather than drive, providing the environment is pedestrian friendly.

Though it is derived from observation of historic and contemporary neighborhoods and urban quarters, the five-minute walk is a generalization. For larger centers, the distance may be closer to an eight-minute walk, for smaller centers, a three-minute walk. Factors such as the availability of transit, the age of the pedestrian (young or old), weather, topography and the like can also adjust the 5 min. walk standard.

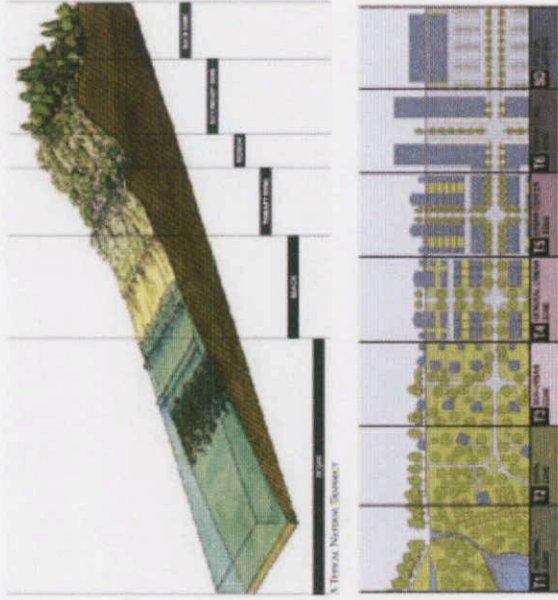
*Adapted from the Lessons of the New Urbanism*



# UNION VILLAGE

## PUD ZONING STANDARDS

### PURPOSE



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

**THE SITE:**  
 That development should be organized in the pattern of historic local settlements, such as hamlets, villages, and neighborhoods, and maintain local patterns, while retaining the character of the site derived from its topography, wetlands and woodlands.  
 That green corridors should be used to define the hamlets, villages and neighborhoods and connect them to one another and to parks and trail systems.

**THE NEIGHBORHOODS:**  
 That hamlets, villages and neighborhoods are the preferred pattern of development and that Districts of a predominantly single use are the exception.  
 That neighborhoods should be compact, pedestrian-oriented and Mixed Use.  
 That as many ordinary activities of daily living as possible should occur within walking distance of mass dwellings, allowing independence in those who do not drive.  
 That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.

That a range of housing types and price levels should be provided to accommodate diverse household incomes and tenant types.  
 That appropriate building densities and land uses should be provided within walking distance of neighborhood centers and transit stops.  
 That commercial, civic and recreational activity should be interwoven in downtown, not isolated in remote single-use complexes.  
 That schools should be sited and located to enable children to walk or bicycle to them.  
 That a range of Open Space including parks, greens, squares and playgrounds should be distributed throughout.

**THE BLOCK AND THE BLOCKS:**  
 That buildings and landscaping should contribute to the physical definition of Thoroughfares & Civic places.  
 That development should adequately accommodate automobiles and bicycles, while respecting the pedestrian and the spatial form of public areas.  
 That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.  
 That architecture and landscape design should grow from local climate, topography, history, and building practice.  
 That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.  
 That Civic Spaces and Civic Buildings should be provided in locations that reinforce community identity and support self-government.

That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.  
 That the development and renewal of historic buildings should be facilitated, to affirm the continuity of society.  
 That the developed areas evolve harmoniously and orderly.  
 That people should have meaningful choices in living arrangements as manifested by diverse physical environments, the general characters of which are delineated by the below Transit Zones.

**TOWNSCAPE-BASED PLANNING:**  
 Different human beings thrive in different places. There are those who could never live in an urban center; there are those who would flourish in a rural hamlet. The rural-to-urban Transit is divided into six Transit Zones. These six habitats vary by the level and intensity of their physical and social character, providing progressive contexts from rural to urban. Urban elements are coordinated by three Transit Zones at all scales of planning, from the region through the community scale down to the individual lot and building.

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

The best urbanism requires the sequential influence of many participants. A code allows buildings to be designed and built by many hands over years, or even generations. The single designer or committee fails in a lack of robustness, unable to withstand innovations in nature. Once allowed, they may in place, allowing urbanism to evolve and mature without losing its necessary foundation of order. The PUD Zoning Standards ensure that the community does not have to reinvent each proposed program, because the intentions of the public have been manifested and confirmed in the approved PUD Zoning Standards.

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**T-1 Natural Zone** consists of lands appropriate for recovering to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

**T-2 Rural Zone** consists of generally settled lands as open or cultivated uses. These include woodland, agricultural land, grassland, and irregularly sited, typical buildings are farmhouses, agricultural buildings, barns, and sheds.

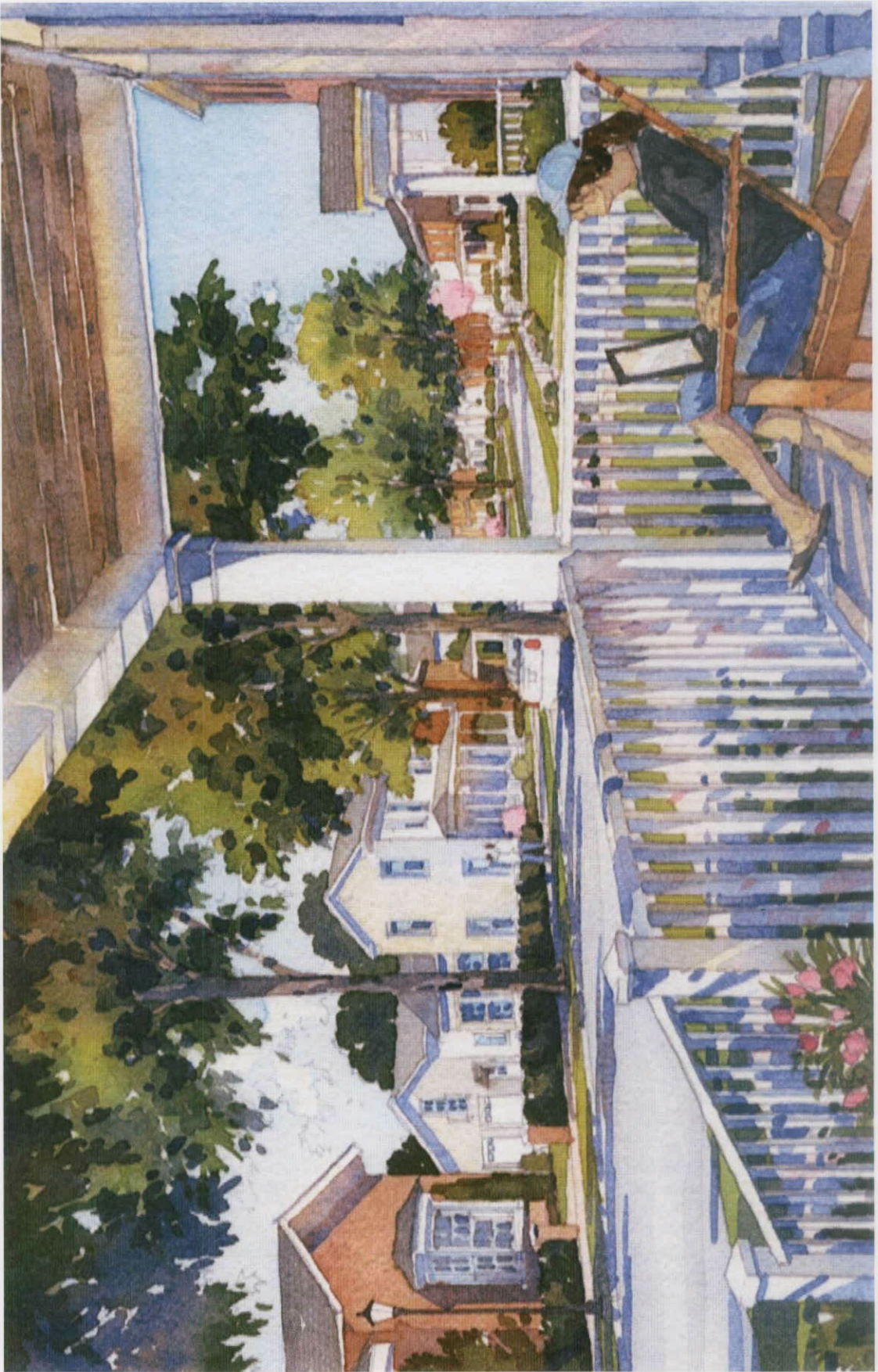
**T-3 Sub-Urban Zone** consists of low density residential uses, adjacent to higher zones that serve mixed use, diverse occupations and outbuildings are allowed. Planting is naturalized and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

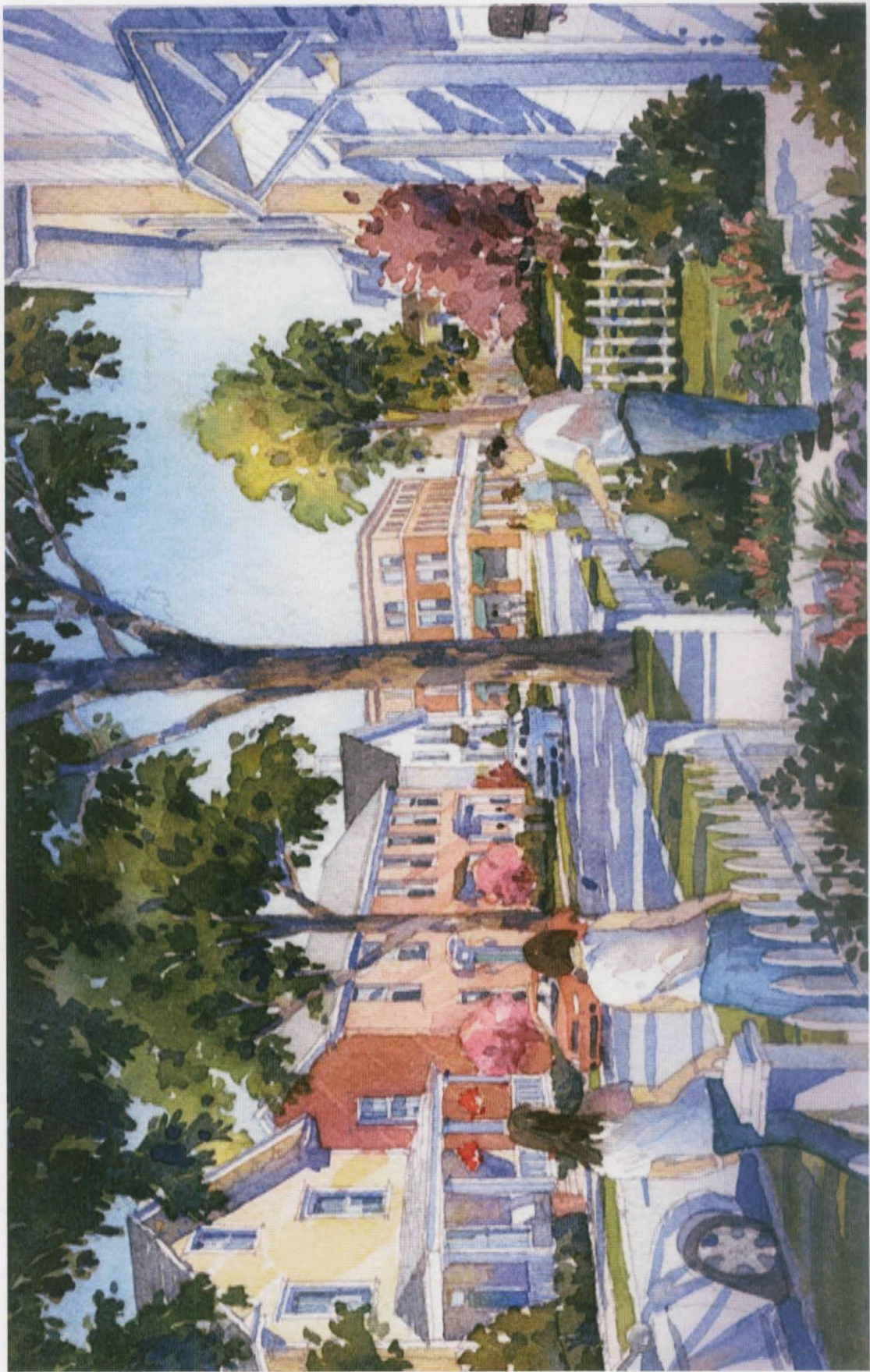
**T-4 General Urban Zone** consists of a mixed use but primarily residential urban fabric. It may have a wide range of building typology, setbacks, and footcures. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

**T-5 Urban Center Zone** consists of higher density mixed use building, that accommodate retail, offices, multi-unit apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalk.

**T-6 Urban Core Zone** consists of the highest density and height, with the greatest variety of uses, and iconic buildings of regional importance. It may have larger blocks, streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.













**UNION VILLAGE**

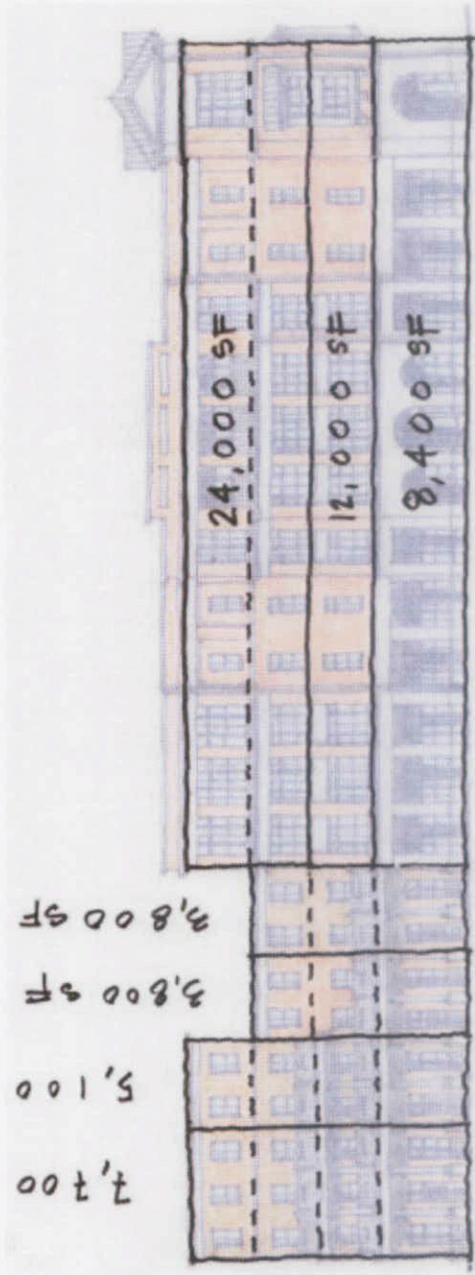
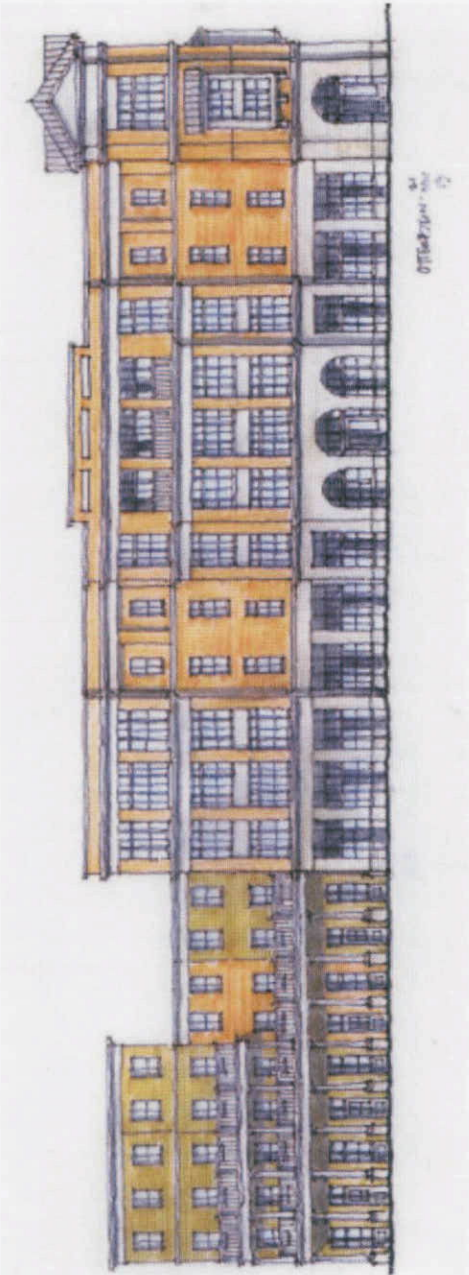
PLANS  
ILLUS. PLAN, TOWN CENTER, ANNOTATED

- PHASE 1A
- 1 OTTERBEIN CAMPUS (EXISTING)
  - 2 CAMPUS CENTER (EXISTING)
  - 3 MARBLE HALL (EXISTING)
  - 4 BUILDING 1
  - 5 CIVIC BUILDING SITE
  - 6 PROPOSED YMCA
  - 7 WATER TOWER (EXISTING)

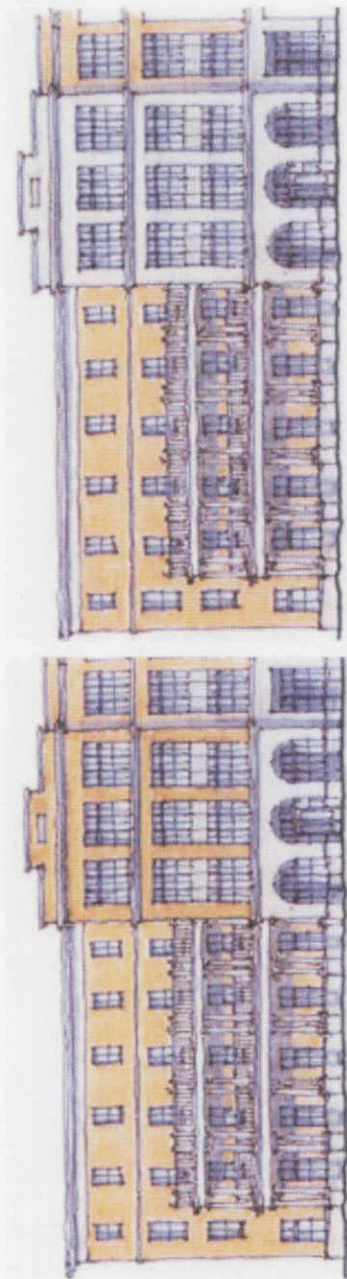


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UNION VILLAGE  
 ARCHITECTURE  
 TOWN CENTER, BUILDING 1

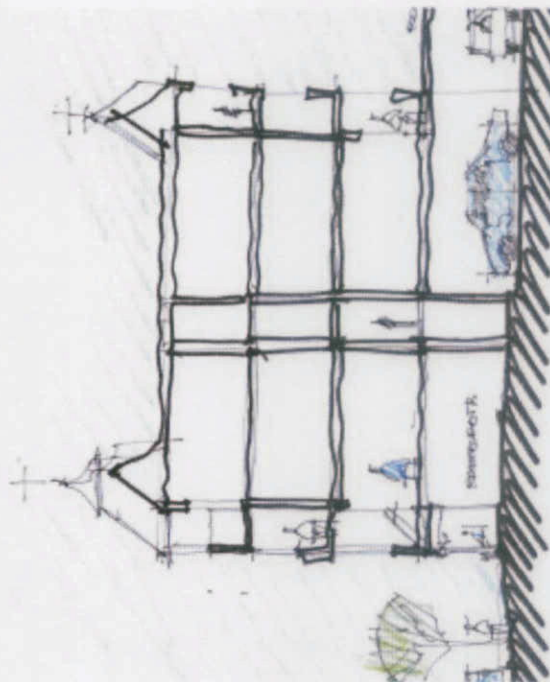


UNION VILLAGE  
 ARCHITECTURE  
 TOWN CENTER BUILDING I

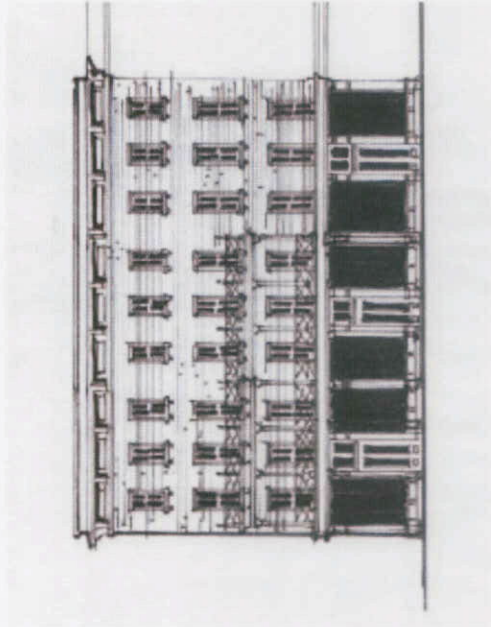
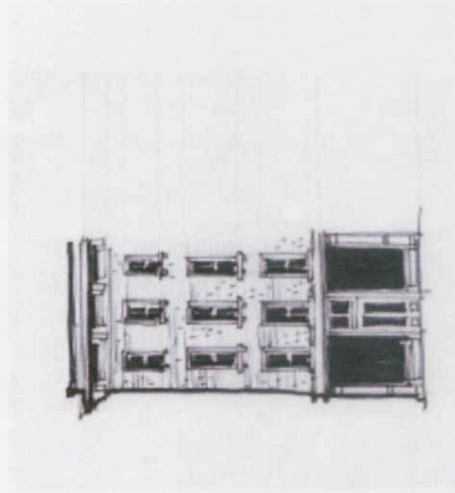
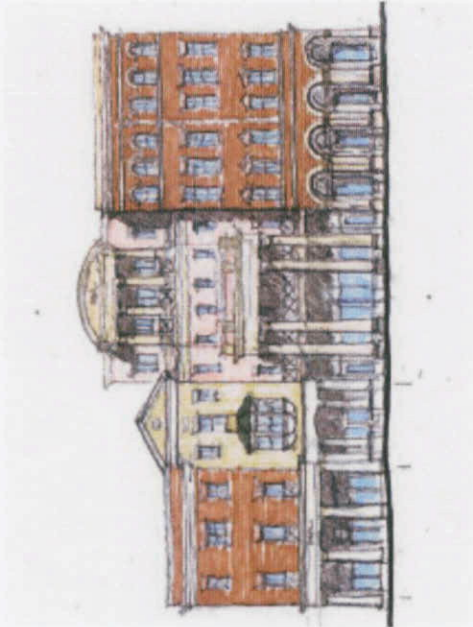


STREZEN

STREZEN



UNION VILLAGE  
 ARCHITECTURE  
 TOWN CENTER, OTHER BUILDINGS

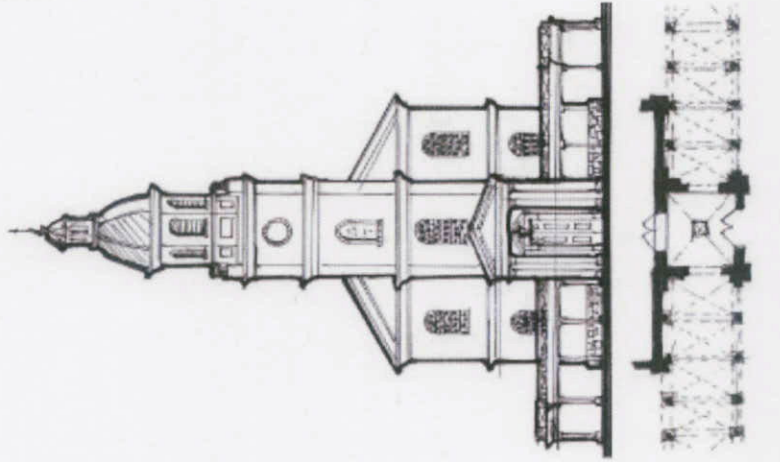
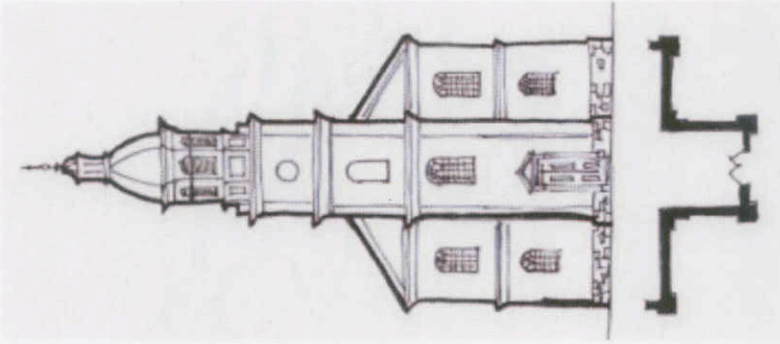




**OLD OTTERBEIN CHURCH**

"Mother Church" of the United Brethren in Christ. First chapel erected 1771, present edifice, 1785. Burial place of the denomination's founder, Philip Wilhelm Otterbein, pastor, 1774-1813. Lovely Lane Chapel, "Mother Church of American Methodism," organized on this site, 1772.

FROM THE OLD OTTERBEIN CHURCH IN BALTIMORE, MARYLAND.



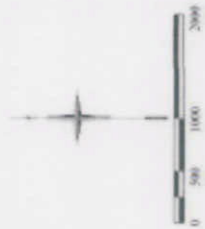
UNION VILLAGE  
ARCHITECTURE  
METHODIST CHURCH



RESIDENTIAL ALTERNATIVE  
 145 TOTAL DWELLING UNITS  
 (6,022 LINEAL FEET OF FRONTAGE)



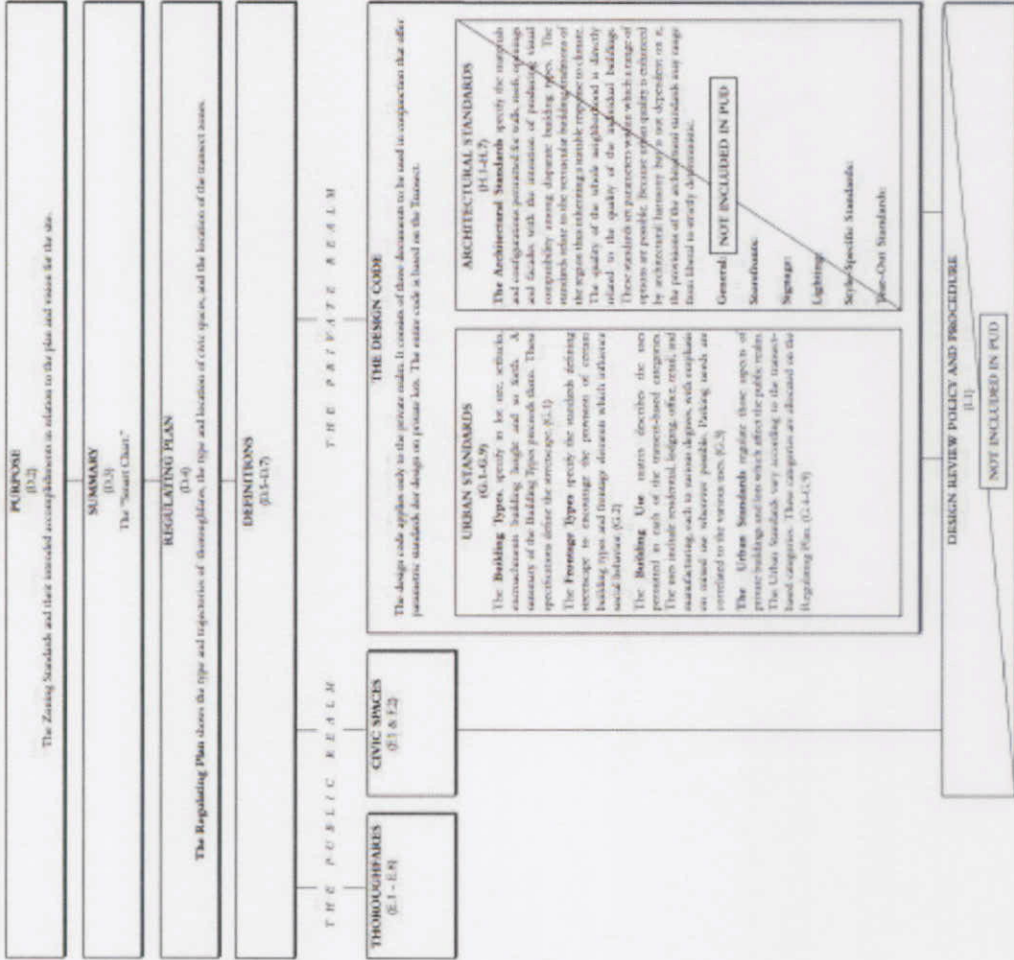
CAMPUS  
 21.5 ACRES  
 WITHIN WHICH THERE IS:  
 10.4 ACRES FOR INSTITUTIONAL BUILDINGS  
 1,225 HOUSING UNITS (1 STUDENT/BR., 4 BRS PER UNIT)





**UNION VILLAGE**

**PUD ZONING STANDARDS  
OVERVIEW**





\* 24 is indicated with Urban District after completion.

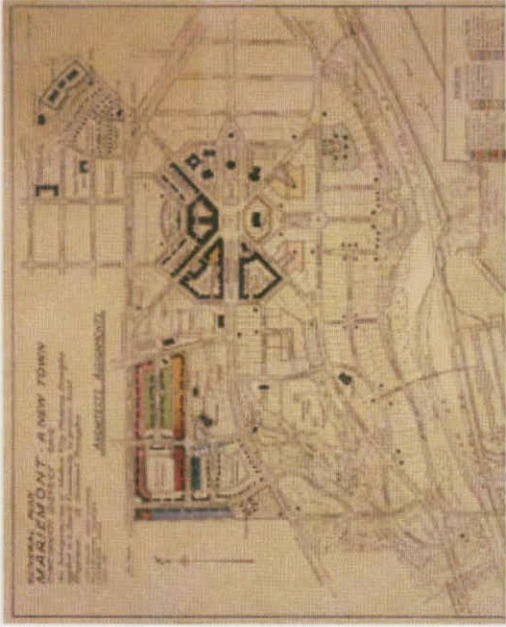
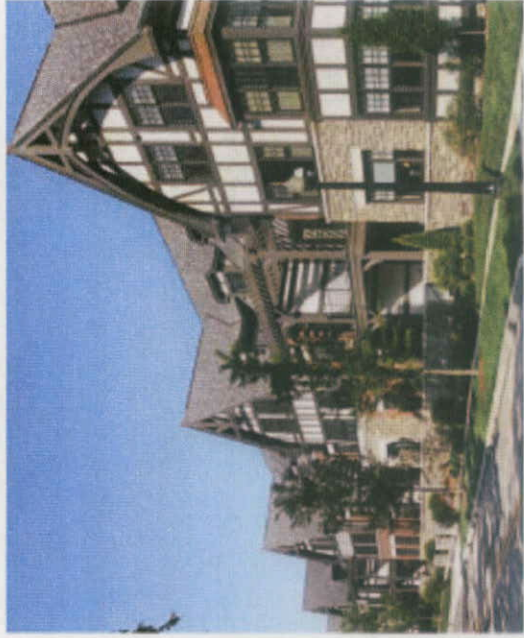
PROPERTY (City Tracts by EPA)	14 NATURAL	15 GENERAL RESIDENTIAL	16 URBAN CENTER	50 SPECIAL DISTRICT
Number of Residential Units	1,425	1,361	1,277	327th St
Acres	41.03	41.03	42.03	15th St
Acres				16th St
Acres				17th St
Acres				18th St
Acres				19th St
Acres				20th St
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Acres				96th St
Acres				97th St
Acres				98th St
Acres				99th St
Acres				100th St

UNION VILLAGE  
PLAZA ZONING DISTRICTS  
SUMMARY

## UNION VILLAGE

### APPENDIX NEIGHBORHOOD PRECEDENTS MARIEMONT, OHIO

Mariemont was designed in the 1920s by famous planner John Nolen. The neighborhood is famous for its variety of housing types in the Tudor style. Narrow residential streets fringed by charming houses create a quiet atmosphere in a dense village.



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# UNION VILLAGE

PUD ZONING STANDARDS  
REGULATING PLAN

- T2
- T3
- T4
- T5
- CIVIC (SUGGESTED LOCATIONS)
- SPECIAL DISTRICT

- 1 COLLEGE CAMPUS HOUSING
- 2 COLLEGE CAMPUS, OTHER
- 3 COMMERCIAL
- 4 OFF-DERELICT CAMPUS
- 5 CEMETERY
- 6 TEMPORARY NURSERY AND OTHER USES
- 7 FUTURE COMMERCIAL



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UNION VILLAGE  
PLANS  
SCALE COMPARISONS: CIVIC SPACES



SEASIDE: RUSKIN PLACE



SEASIDE: TOWN CENTER



NORTON COMMONS



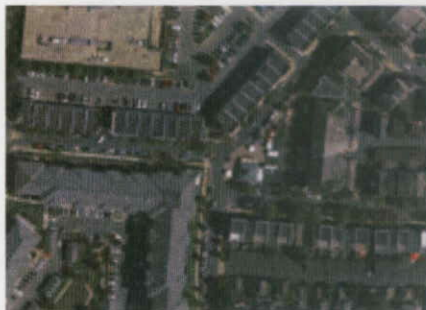
HABERSHAM



ROSEMARY BEACH



KENTLANDS: MARKET SQUARE



KENTLANDS: MAIN ST. SQUARE



KENTLANDS: OLD FARM GREEN



# UNION VILLAGE

## THOROUGHFARES THOROUGHFARE TYPES PLAN

SUMMARY		13	14	15
Type - R.O.W. - Parc.				
RD - 60 - 20	X			
RD - 44 - 20	X			
RD - 50 - 26	X			
ST - 44 - 20	X			
ST - 50 - 26	X			
ST - 60 - 32	X			
AV - 60 - 34	X			
BV - 120 - 20/20	X			
CS - 70 - 34	X			
AS - 64 - 28	X			
AS - 70 - 34	X			
BL - 34 - 12	X			
MA - 24 - 20	X			
AD - 10 - 10	X			
AD - 24 - 24	X			
***** PF - 12 - 3	X			
PS - 24 - 10	X			

Note: As a Thoroughfare passes through a zoned area, its character may change to that of the zoned area, while its capacity, function and width of travel lanes will likely remain the same.

\* Reflected plan, look away



# UNION VILLAGE

## THOROUGHFARES THOROUGHFARE TYPES



XX-##

Thoroughfare Type	Transsect Zone	Right-of-Way Width	Pavement Width	Movement	Traffic Lanes	Parking Lanes	Pavement / Curb	Walkway Type	Planter Type (includes n in curb if any)	Curb Type	Landscape Type
RD-60-20	T2, T3	60 ft. R.O.W.	20 ft. Pavement	Slow Movement	Two-Way Traffic	No Parking	20 ft. Pavement Radius	8 ft. Trill	12 ft. minimum Continuous Planters	Swales	Opportunistic Planting
RD-44-20 a, b, or c	T2, T3, T4	44 ft. R.O.W.	20 ft. Pavement	Slow Movement	Two-Way Traffic	No Parking	12 ft. Pavement or Curb Radius	5 ft. Sidewalk, None, One, or Both Sides	7 or 12 ft. Continuous Planters	Swales or 6 in. Header Curbs	Opportunistic Planting
RD-50-26	Road	T3, T4	50 ft. R.O.W.	20 ft. Pavement	Slow Movement	Two-Way Traffic	12 ft. Pavement Radius	5 ft. Sidewalk One Side	7 ft. 12 ft. Continuous Planters	Swales	Opportunistic Planting
ST-44-20	Street	T3, T4, T5	44 ft. R.O.W.	20 ft. Pavement	Slow Movement	One-Way Traffic	12 ft. Curb Radius	5 ft. Sidewalk One Side	7 ft. Continuous Planters	6 in. Header Curbs	After 30 ft. oc.

UNION VILLAGE  
THOROUGHFARES  
THOROUGHFARE TYPES

- Thoroughfare Sign  
 TD Road  
 SV Street  
 BV Boulevard  
 CS Commercial Street  
 AS Arcaded Street  
 RL Lane  
 RA Bay Alley  
 AD Access Drive  
 PS Plaza  
 PS Plaza  
 High-rise Bay Walk  
 Downcast Walk

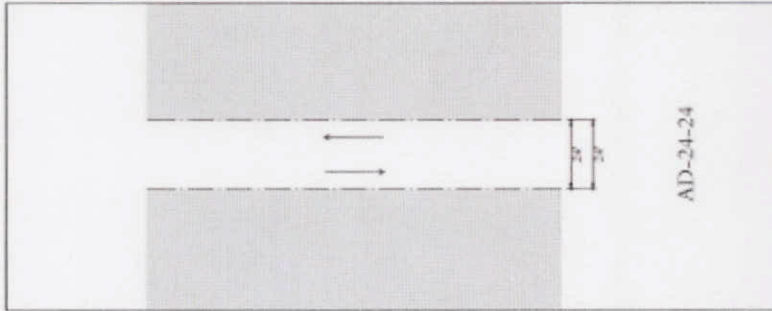
XX-#-#

Diagram	Thoroughfare Type	Transverse Zone	Pavement Width	Movement	Traffic Lanes	Parking Lanes	Pavement / Curb	Walkway Type	Planter Type (includes 6 in. curb if any)	Curb Type	Landscaping Type
	Roadway	T, T3	120 ft R.O.W. 20 ft Pavement + 20 ft Driveway	Slow Movement Two-Way Traffic	Parking Both Sides	12 ft. Curb Radius	8 ft. Sidewalk One Side 7 ft. Continuous Planters	6 in. Header Curb	Allee 30 ft. o.c.		
	Commercial Street	T3	70 ft R.O.W. 34 ft Pavement	Speed Movement Two-Way Traffic	Parking Both Sides	12 ft. Curb Radius	13 ft. Sidewalk One Side 5 ft. x 5 ft. Individual Planters	6 in. Header Curb	Allee 30 ft. o.c.		
	Arcaded Street	T3	64 ft R.O.W. 28 ft Pavement	Speed Movement Two-Way Traffic	Parking Both Sides	12 ft. Curb Radius	10 ft. and 16 ft. Sidewalks 8 ft. Continuous Planters One Side	6 in. Header Curb	Allee 30 ft. o.c.		
	Arcaded Street	T3	70 ft R.O.W. 34 ft Pavement	Speed Movement Two-Way Traffic	Parking Both Sides	12 ft. Curb Radius	10 ft. and 16 ft. Sidewalks 8 ft. Continuous Planters One Side	6 in. Header Curb	Allee 30 ft. o.c.		

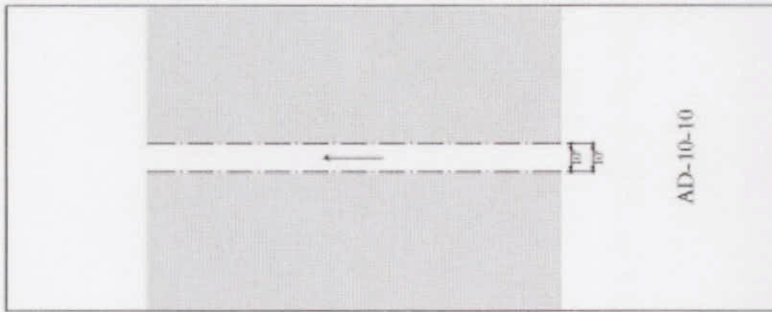
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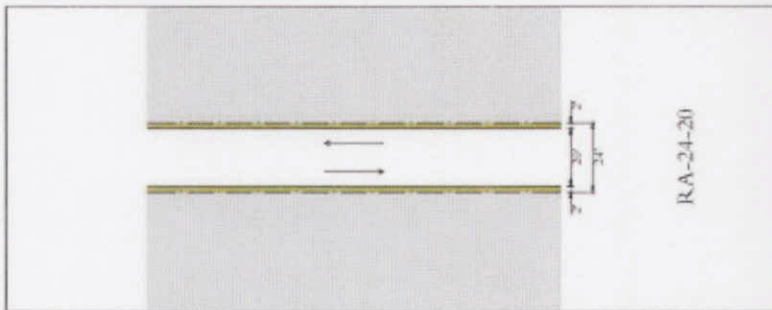
**UNION VILLAGE**  
THOROUGHFARES  
THOROUGHFARE TYPES



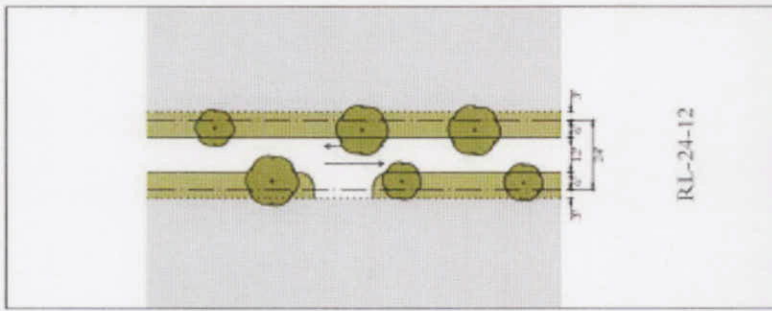
Thoroughfare Type	Arrows Drive
Traverse Zone	T4, T5
Right-of-way Width	24 ft R.O.W.
Pavement Width	24 ft Pavement
Movement	Slow Movement
Traffic Lanes	Two-Way Traffic
Parking Lanes	No Parking
Pavement / Curb	12 ft Radius, Apron at Street
Walkway Type	No Sidewalks
Planter Type (includes 6 in. curb if any)	No Planters
Curb Type	6 in. Header Curbs
Landscape Type	None



Thoroughfare Type	Arrows Drive
Traverse Zone	T4, T5
Right-of-way Width	10 ft R.O.W.
Pavement Width	10 ft Pavement
Movement	Slow Movement
Traffic Lanes	One-Way Traffic
Parking Lanes	No Parking
Pavement / Curb	12 ft Radius, Apron at Street
Walkway Type	No Sidewalks
Planter Type (includes 6 in. curb if any)	No Planters
Curb Type	6 in. Header Curbs
Landscape Type	None



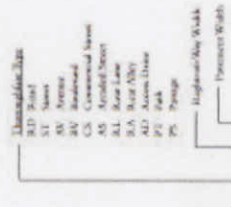
Thoroughfare Type	Beard Alley
Traverse Zone	T3
Right-of-way Width	24 ft R.O.W.
Pavement Width	20 ft Pavement
Movement	Slow Movement
Traffic Lanes	Two-Way Traffic
Parking Lanes	No Parking
Pavement / Curb	12 ft Curb Radius
Walkway Type	No Sidewalks
Planter Type (includes 6 in. curb if any)	2 ft Planters
Curb Type	Inverted Curbs
Landscape Type	Vertical/Vines Where Possible



Thoroughfare Type	Beard Lane
Traverse Zone	T3, T4, T5
Right-of-way Width	24 ft R.O.W.
Pavement Width	12 ft Pavement
Movement	Yield Movement
Traffic Lanes	Two-Way Traffic
Parking Lanes	No Parking
Pavement / Curb	12 ft Radius at Lane, Apron at Street
Walkway Type	No Sidewalks
Planter Type (includes 6 in. curb if any)	6 in. Planters
Curb Type	Inverted Crown
Landscape Type	Opportunistic Planting

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UNION VILLAGE  
THOROUGHFARES  
THOROUGHFARE TYPES



XX-#-#

AV-80-34

Thoroughfare Type	Arterial
Transit Zone	T4, T5
Right-of-Way Width	80 ft R.O.W.
Pavement Width	34 ft Pavement
Movement	Speed Movement
Traffic Lanes	Two-Way Traffic
Parking Lanes	Parking Both Sides
Pavement / Curb	12 ft. Curb Radius
Walkway Type	7 ft. Sidewalks
Planter Type (includes 6 in. curb if any)	Painted 8 ft. Continuous Planters
Curb Type	6 in. Header Curbs
Landscaper Type	Alleé 30 ft. w.c.

ST-60-32

Thoroughfare Type	Street
Transit Zone	T4, T5
Right-of-Way Width	60 ft R.O.W.
Pavement Width	32 ft Pavement
Movement	Slow Movement
Traffic Lanes	Two-Way Traffic
Parking Lanes	Parking Both Sides
Pavement / Curb	12 ft. Curb Radius
Walkway Type	6 ft. Sidewalks
Planter Type (includes 6 in. curb if any)	8 ft. Continuous Planters
Curb Type	6 in. Header Curbs
Landscaper Type	Alleé 30 ft. w.c.

ST-50-26

Thoroughfare Type	Street
Transit Zone	T4, T5
Right-of-Way Width	50 ft R.O.W.
Pavement Width	26 ft Pavement
Movement	Slow Movement
Traffic Lanes	Two-Way Traffic
Parking Lanes	Parking One Side
Pavement / Curb	12 ft. Curb Radius
Walkway Type	5 ft. Sidewalks
Planter Type (includes 6 in. curb if any)	7 ft. Continuous Planters
Curb Type	4 in. Header Curbs
Landscaper Type	Alleé 30 ft. w.c.

YS-50-26

Thoroughfare Type	Yield Street
Transit Zone	T3, T4, T5
Right-of-Way Width	50 ft R.O.W.
Pavement Width	26 ft Pavement
Movement	Yield Movement
Traffic Lanes	Two-Way Traffic
Parking Lanes	Parking Both Sides
Pavement / Curb	12 ft. Curb Radius
Walkway Type	5 ft. Sidewalks
Planter Type (includes 6 in. curb if any)	7 ft. Continuous Planters
Curb Type	4 in. Header Curbs
Landscaper Type	Alleé 30 ft. w.c.

UNION VILLAGE

APPENDIX  
THOROUGHFARE PRECEDENTS

30A FLORIDA PANHANDLE



UNION VILLAGE

APPENDIX  
THOROUGHFARE PRECEDENTS

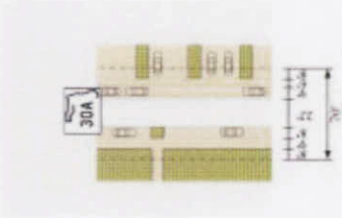
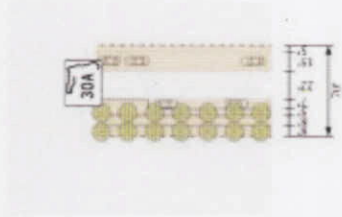
30A FLORIDA PANHANDLE  
Seaside, Fla.



# UNION VILLAGE

## APPENDIX THOROUGHFARE PRECEDENTS

30A FLORIDA PANHANDLE  
SOUTHDALE, FLA.



### Section S2

Measure	Type	Street
Design speed		
R.O.W. width		
Provision width		
Traffic flow		
Number of parking lots		
Carb type		
Planets width		
Planets type		
Planets pattern		
Tree type		
Street light type		
Street light spacing		
Sidewalks		
Sidewalk width		

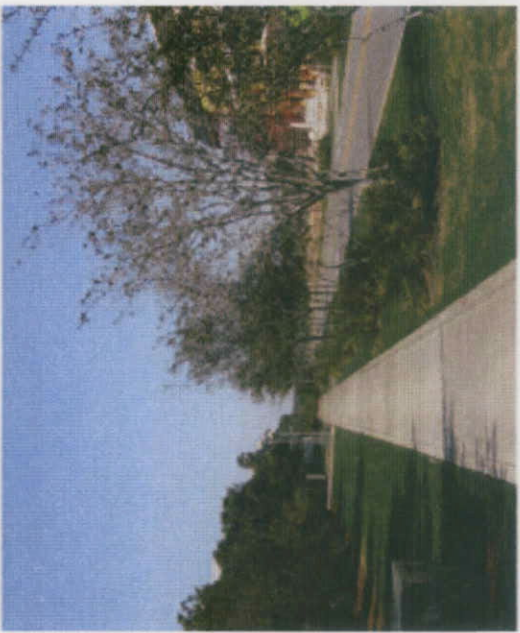
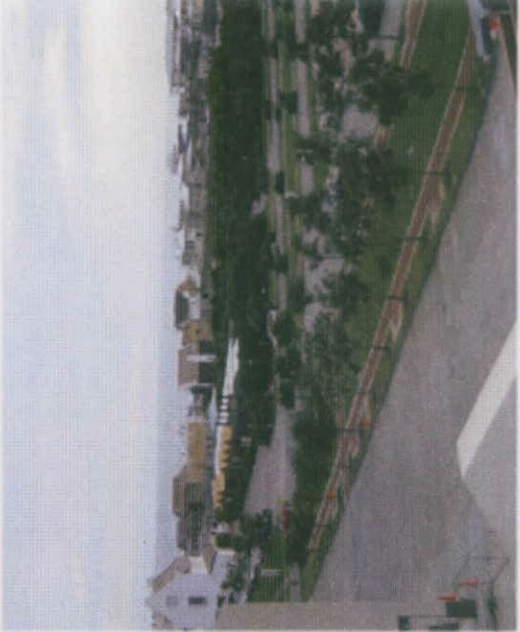
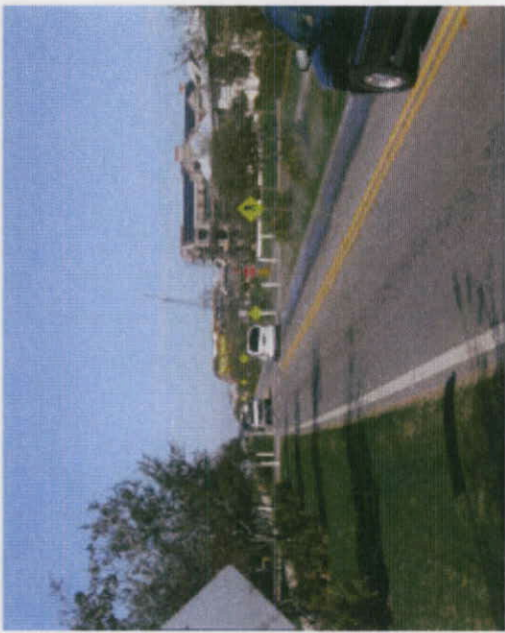
### Section S1

Measure	Type	Street
Design speed		
R.O.W. width		
Provision width		
Traffic flow		
Number of parking lots		
Carb type		
Planets width		
Planets type		
Planets pattern		
Tree type		
Street light type		
Street light spacing		
Sidewalks		
Sidewalk width		

UNION VILLAGE

APPENDIX  
THOROUGHFARE PRECEDENTS

30A FLORIDA PANHANDLE  
Rosemary Beach, Fla



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**PROPOSED PROGRAM (Using ZVA lot widths and depths of 120' at T3 & T4 and 100' at T5.)**

Potential Housing Market	SFD High	SFD Mid	SFD Low	SFA	MF for Sale	MF for Rent	TOTAL
Number of Units	716	884	660	317	130	564	3300
Percent of Total	21.7%	26.8%	20.0%	9.6%	4.2%	17.7%	100.0%

Master Plan Unit Types	Estate	Mansion	Lg House	House	5m House	House	2m House	Contra	Duplex	TH Lg	TH Sm	MF House	MF Studio	Loft Bldg*	MF House	MF Bldg	Loft Bldg*	Loft Bldg*	Live Work
Lot Width, Minimum	150	90	70	60	50	40	30	25	25	25	25	72	72	144	72	36	144	144	24
Lot Width, Maximum	180	90	70	60	50	40	30	25	25	25	25	72	72	144	72	36	144	144	24
Lot Width, average	165	90	70	60	50	40	30	25	25	25	25	72	72	144	72	36	144	144	24
Lot Depth (T3=120, T4 & T5=100)	150	120	120	120	120	110	110	110	110	110	110	100	100	*	100	100	*	*	100
Lot Area	24,750	10,800	8,400	7,200	6,000	4,800	3,600	2,750	2,750	2,750	2,750	7,300	7,300	7,900	7,900	7,900	7,900	7,900	2,400
Building Unit Square Footage	4,800	4,800	3,600	2,400	2,400	1,600	1,600	2,000	2,000	2,000	1,600	4,000	4,000	4,000	4,000	4,000	4,000	4,000	2,000

% of each type	32.0%	68.0%	48.0%	48.0%	54.0%	60.0%	40.0%	40.0%	48.0%	52.0%	43.0%	57.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%	
Without crack	100.0%				100.0%				100.0%			100.0%								
Number of each type	229	467	407	478	478	396	264	152	152	165	60	79	0	0	584	0	584	0	3360	
Percent of total	7%	15%	12%	14%	14%	12%	8%	5%	5%	5%	2%	2%	0%	0%	18%	0%	18%	0%	100%	
Number of each type	50	228	407	478	478	396	264	152	152	165	60	79	0	0	584	0	584	30	3340	
Percent of total	1%	7%	14%	12%	14%	12%	8%	4%	4%	5%	2%	2%	0%	0%	17%	0%	17%	1%	100%	

No. Units / Lot	1	1	1	1	1	1	2	1	1	1	6	4	4	6	24	1
Frontage / Unit	165	90	70	60	50	40	17.5	25	25	25	12	6	19.5	6	6	24
Frontage Required (ZVA)	20,024	34,096	24,409	23,079	23,079	15,840	4,620	3,802	3,802	4,118	71.5	474	0	0	3,505	130,072
Additional Frontage Required (MVA)	8,250															8,250
Total Frontage Required (ZVA + MVA)	8,250	20,524	34,086	24,409	23,079	15,840	4,620	3,802	4,118	71.5	474	0	0	3,505	720	145,042

Allocation of building type across transect zone	T3	T4	T5
100%	100%	50%	50%
90%	90%	90%	90%
80%	80%	80%	80%
70%	70%	70%	70%
60%	60%	60%	60%
50%	50%	50%	50%
40%	40%	40%	40%
30%	30%	30%	30%
20%	20%	20%	20%
10%	10%	10%	10%
0%	0%	0%	0%

Regulating Plan	T3	T4	T5
Allocation of required frontage by transect zone	78,854	46,234	10,864
T3 Frontage Required			
T4 Frontage Required			
T5 Frontage Required			
T3 Frontage Required	87,104	46,234	11,864
T4 Frontage Required			
T5 Frontage Required			

Positive "difference" means we are short this much frontage in the Master Plan.  
 Positive "difference" means we are short this much frontage in the Master Plan.  
 Positive "difference" means we are short this much frontage in the Master Plan.

CCU Camp	Number of bedrooms (students)	Number of T2 x 100' lots	Lot Width, average	Additional Frontage Required
	1225	51	77	3600

Positive "difference" means we are short this much frontage in the Master Plan.  
 Positive "difference" means we are short this much frontage in the Master Plan.

Frontage in Masterplan:	144,493
Difference with ZVA:	-8,421
Difference with ZVA + MVA:	549
Frontage in Masterplan:	4,936
Difference:	106

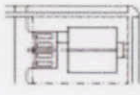


# UNION VILLAGE

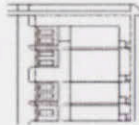
## URBAN STANDARDS BUILDING TYPE SUMMARY

\* Capable to be refined.

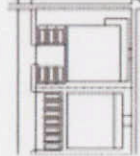
**Duplex:** A two-family dwelling with a common wall on one side lot line, and the facades forming a single continuous frontage line.



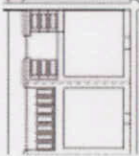
**Townhouse:** An attached single-family dwelling with common walls on the side lot lines, and the facades forming a continuous frontage line. Townhouses are the higher density type that provide private yards. *Typ.*: Small Townhouses, Large Townhouses, Rowhouses, Terrace Houses.




**Multi-Family House:** A residential building type accommodating multiple dwellings disposed above and below each other, sharing a common entry. May be condominium or rental units.



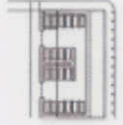
**Multi-Family Building:** A residential building type accommodating multiple dwellings disposed above and below each other, sharing a common entry and enclosing a combination of parking, structure and courtyard. This configuration occupies an entire block. May be condominium or rental units. *Typ.*: Loft Building



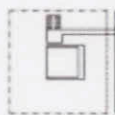
**Live-Work Unit:** A fully mixed-use building type with one dwelling above or behind a commercial space. *Typ.*: Corner Store, Shop-front, Flex-house.



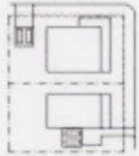
**Mixed-Use Building:** A flexible commercial building type with floorplates deeper than residential ones. In some locations, buildings may be entirely office, in other locations, they may be required to have retail frontage. *Typ.*: Flexbuilding, Office Building.



**Mansion:** A detached single-family dwelling on a very large lot, which may be shared by one or more auxiliary buildings. Mansion typically are 4,800 or more square feet of conditioned space. *Typ.*: In T2, Estate.



**Large House:** A detached single-family dwelling on a large lot, which may be shared by one or more accessory buildings. Large Houses typically are between 3,200 and 6,000 square feet of conditioned space. *Typ.*: Villa.



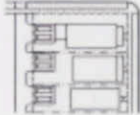
**House:** A detached single-family dwelling, which may share a lot with an accessory unit. Houses typically are between 1,600 and 3,200 square feet of conditioned space. Types of houses include, among others, Standard, Pyramid, Corner Pyramid, Pseudo-Pyramid, and Four Squares.



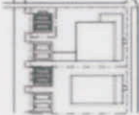
**Small House:** A detached single-family dwelling on a small lot. Small houses are typically between 800 and 1,600 square feet of conditioned space, and are 2 stories tall. One type of small house is a 2-story Shotgun.



**Cottage:** A detached single-family dwelling on a small lot. Cottages are typically between 800 and 1,600 square feet of conditioned space, and are 1 to 1-1/2 stories tall. Types of houses include, among others, Shotgun, and Shotgun are types of cottages.



**Carriage House:** A detached single-family dwelling that may be built on its own small lot, but more often shares a lot with a larger building. Carriage Houses typically include up to 600 square feet of conditioned space above a garage.

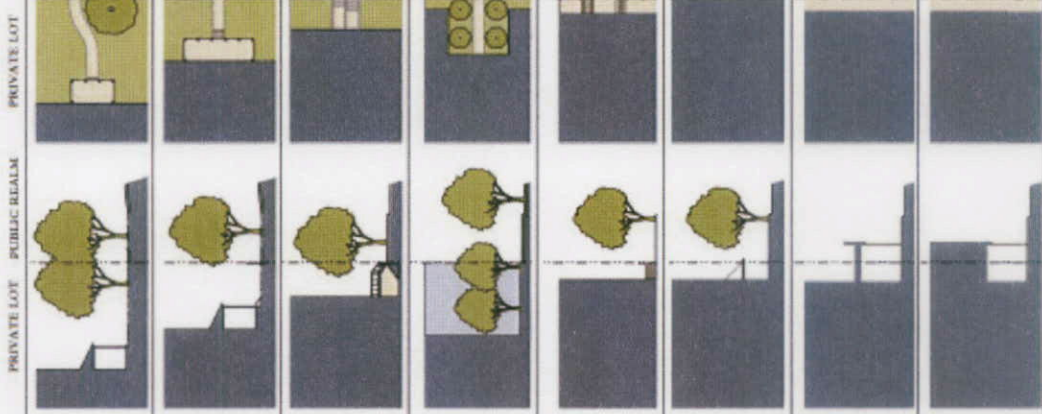


# UNION VILLAGE

## URBAN STANDARDS FRONTAGE TYPES

**Frontage** is the primary bell layer between the facade of a building and the lot line. The variables of frontage are the dimensional depth of the front yard and the combination of architectural elements such as fences, stoops, porches, and canopies. The combination of the private message, the public message and the type of frontage defines the character of the majority of the public realm. The combination of elements constrains the layer between the private realm of buildings. It ranges in character from urban to rural as a function of the composition of their elements. These elements influence social behavior.

\* Graphs to be added.



**Common Lawn:** a facade set back substantially from the frontage line. The front yard that created should remain unobscured and be visually continuous with adjacent yards. This idea is to simulate buildings sitting in a continuous rural landscape. A front porch is not warranted, as social interaction from the adjoining throughfare is unlikely at such a distance. Common Lawns are suitable frontages for lighter speed throughfares, as the large setback provides a buffer from the traffic.

**Porch & Fence:** a facade is set back from the frontage line with an encroaching porch appended. The porch should be within a conventional distance of the sidewalk, while a fence at the frontage line maintains the delineation of the yard. A great variety of porches is possible, but to be useful, none should be less than 6 ft wide.

**Terrace & Light Court:** a facade is set back from the frontage line with an elevated garden or terrace, or a window light court. This type can effectively buffer residential quarters from the sidewalk, while retaining the private yard from public encroachment. The terrace is suitable for courtyards and cafes at the eye of the street is level with that of the standing family. The light court can give light and access to a basement.

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

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

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

**Gallery:** a roof extends over the sidewalk above while the building facade remains set back at the lot line. This type is intended for retail use, but only when the sidewalk is fully absorbed within the arcade (see standard) so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required. To be useful, the gallery should be no less than 12 ft wide.

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

# UNION VILLAGE

## URBAN STANDARDS

### BUILDING USE

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

Mixed-use, while permitting the TND, is rarely envisaged. This is in response to desired lifestyles emerging from isolated to scattered, all of which should be accommodated within the neighborhood structure. Accordingly, a TND use code must incorporate a system for grading the intensity of mixed use. This is provided for in the categories of Restricted, Limited, and Open. Within each of these a calibrated measure of mixed use is provided. These three categories (Restricted, Limited, Open) are applicable to buildings and lots held in private ownership.

### T3 - RESTRICTED USE

#### RESTRICTED

**RESIDENTIAL:** premises suitable for long-term human habitation by means of overnight and retail, but excluding short-term letting of less than a month's duration.

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

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

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

### T4 - BROAD GENERAL USE

#### LIMITED

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

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

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

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

### T5 - URBAN CENTER

#### OPEN

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

**Open Lodging:** the number of bedrooms available for lodging is limited by the requirement of 1.0 assigned or adjacent on-street parking space for each bedroom, or a ratio which may be reduced according to the shared parking standard. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Use (e.g.: boarding house or hotel).

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

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

### T6 - SPECIALIZED USES

#### SPECIALIZED USES

**Commercial kennels and animal husbandry:** Deposition for large scale storage or distribution of goods.

**Scrap yards:** for the processing, storage and disposal of waste materials, excluding recycling collection centers.

**Automotive sales (service and repair permitted):** Call phone centers.

**Laundry pools, halfway houses, and food pantries:**

### USE CATEGORIES:

**RESIDENTIAL:** premises suitable for long-term human habitation by means of overnight and retail, but excluding short-term letting of less than a month's duration.

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

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

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

**MANUFACTURING:** premises suitable for the creation, manufacture, and repair of artifacts including their retail sale except when such activity creates adverse impact.

**CIVIC:** premises suitable for non-for-profit organizations dedicated to religion, arts and culture, education (including schools), government, social service, transit, and the like.

### USE TYPES:

**RESTRICTED USES:** Specialized uses require the creation of a District by variance.\* These include:

**Adverse impacts:** uses with negative consequences on adjacent lots, usually noise, vibration, odour, pollution, or socio-economic disruptions. Crossings are confined to the lot and are not considered adverse.

**Drive-through commercial:** except service stations, book and video shops, and banking facilities.

**Vending machines, except within buildings:**

**Billboards:**

### USE CATEGORIES:

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

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

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

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

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

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

**Limited Civic:** civic uses are conditional by variance.

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BY LAURENCE, CHARLISHED 1958  
**LDEN LAMB**  
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1st and 4th floor  
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DINER

Chickadee  
RESTAURANT

Poste Inc.











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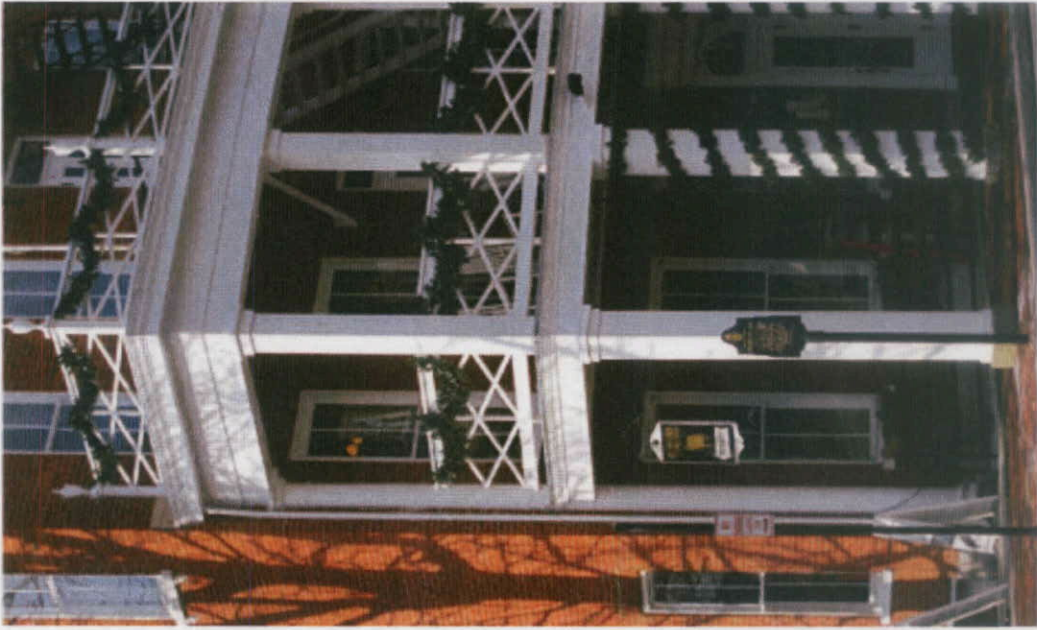


UNION VILLAGE  
APPENDIX  
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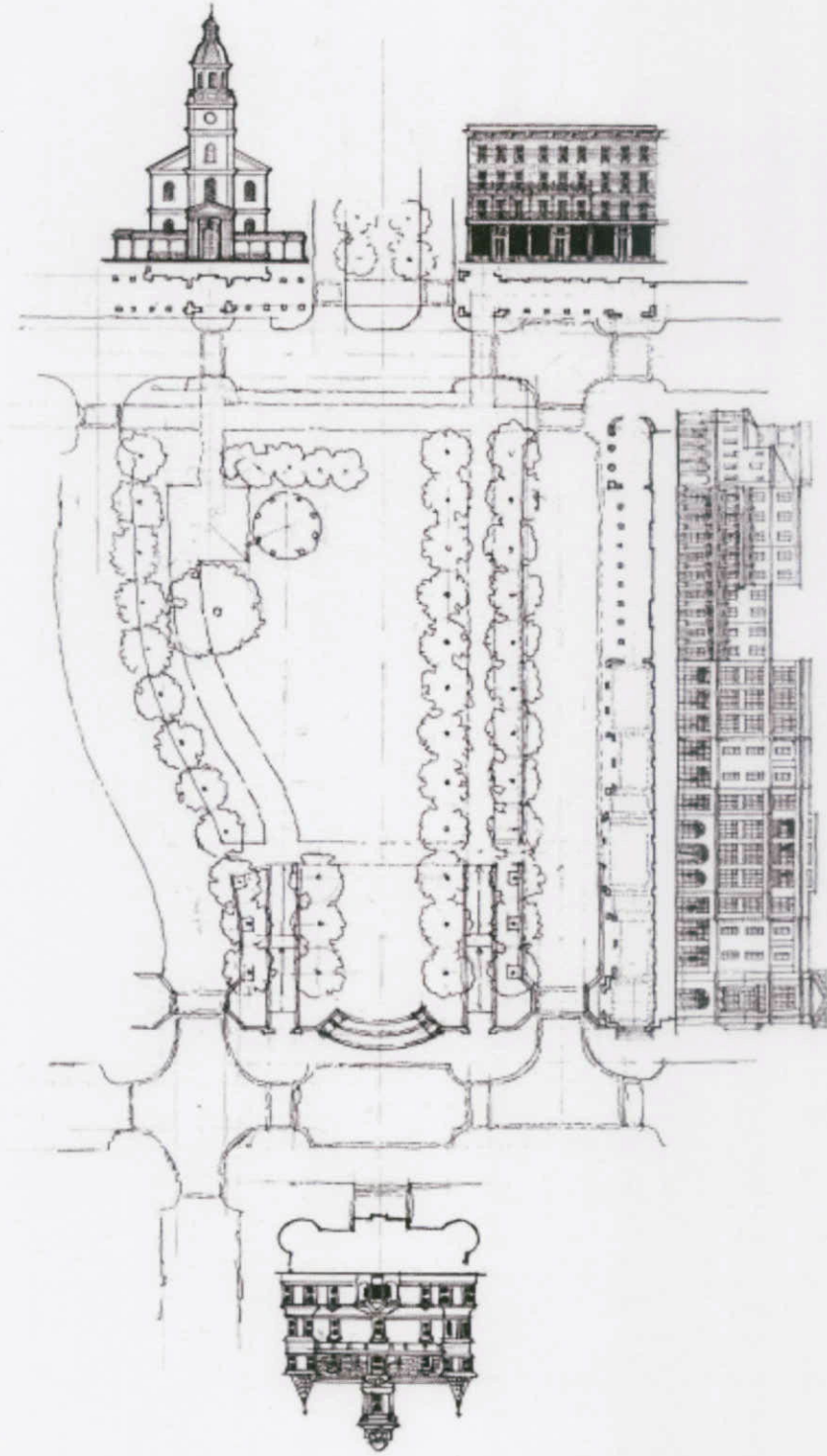
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CONCEPTUAL CHARRETTE PLANS



UNION VILLAGE  
PLANS  
ILLUSTRATIVE PLAN IN REGIONAL CONTEXT  
----- PROPERTY LINE

