

District 11: South Darrow XXXXX

a) Purpose:

1. This District contains a mix of commercial and light industrial land uses to benefit the tax base of the community. The district also allows for retail and service uses intended to provide support amenities and services to the adjacent large commercial and industrial districts. The district serves as a transition between the office and industrial uses to the south and the retail and service focused area of District 7 to the north. Curb cuts along Darrow Road are significantly limited with a strong internal network of pedestrian and vehicular access between uses. The existing, developed nature of District 11 with limited environmental constraints allows for more concentrated development.
2. The district provides the opportunity to create a transformational mixed use district through a Planned Development. A mixed use development will help support a significant income tax generator and provide expanded amenity uses to support the larger office and industrial uses in the surrounding office and industrial parks.

b) Uses by-right

1. Commercial/Retail

- a. Bank or other financial institution
- b. Office, business or professional
- c. Office business park
- d. Private membership recreational facility or club
- e. Recording, radio or television studios
- f. Restaurant
- g. Retail provided that the gross floor area does not exceed a total of 10,000 square feet per use or building.
- h. Services, personal, business, or repair, except for vehicle repair, provided that the gross floor area does not exceed a total of 10,000 square feet per use or building.
- i. Showrooms and salesrooms for wholesale distribution
- j. Veterinary facilities or small animal clinics, including overnight indoor boarding
- k. Wireless telecom facilities

2. Industrial Uses

- a. Distribution
- b. Industrial use, light
- c. Industrial Business Parks
- d. Research laboratory

3. Institutional/civic/public uses

- a. Installations by essential public utility and public services, including but not limited to bus shelters and bus stops, but not including water towers, power generating stations, transfer stations, or outdoor storage
 - b. Government administrative offices, and services
 - c. Government public works and service facilities
 - d. Hospitals, including heliports as accessory use
 - e. Public safety and emergency services
 - f. Public recreational facilities, indoor or outdoor
 - g. Public park or recreation area, including multi-purpose trails
 - 4. Planned Developments , subject to the standards and procedures set forth in Sections 1203.04 and 1204.02.
 - 5. Accessory uses See Section [1206.03](#) , Accessory Uses.
- c) Conditional Uses The following uses shall be conditionally permitted in District 5 subject to meeting all applicable requirements set forth in division (d) of this section, including the locational restriction of division (d)(4) of this section and Section 1206.02 ,
- Conditional Uses:
- 1. Residential
 - a. Townhomes subject to approval within a Planned Development
 - b. Multifamily subject to approval within a Planned Development
 - 2. Commercial/retail
 - a. Artisan studios, photography studios and shops, and art galleries
 - b. Bar or tavern within 200 feet of a residential use.
 - c. Commercial nurseries
 - d. Day care center, child or adult
 - e. Grocery store provided that the gross floor area does not exceed a total of 40,000 square feet
 - f. Lodging
 - g. Medical Clinic
 - h. Recreational facilities, commercial or sports training facility
 - i. Recreational facilities, outdoor
 - j. Restaurant located within 200 feet of a residential use
 - k. Retail greater than 10,000 sq ft up to a maximum of 20,000 sq ft gross floor area per use or building.
 - l. Services, personal, business, or repair, except for vehicle repair, with a ground floor footprint not to exceed 10,000 square feet of floor area per use or building.
 - 3. Industrial Uses
 - a. Industrial Uses, Heavy

4. Institutional/civic/public uses

5. Planned Developments

- d) Property Development/Design Standards In addition to compliance with all applicable standards set forth in Chapter 1207, Zoning Development and Site Plan Standards, development in District 11 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

1. Maximum Net Density

- a. Townhomes: Twenty units per acre.
- b. Multi-family: Thirty units per acre.

2. Open Space all residential development shall comply with the standards and requirements governing open space set forth in Section [1207.05](#)

3. Mix of uses Mix of uses. More than one principal commercial/retail use permitted by-right or conditionally in District 11 may be developed or established together on a single lot or site, or within a single structure, provided all applicable requirements set forth in this section and Code, including trip generation limitations, and all other applicable ordinances, are met.

4. Minimum parcel size: One acre.

5. Maximum number of dwelling units per structure.

- a. Townhomes: eight dwelling units.
- b. Multi-family: twenty dwelling units.

6. Maximum floor area to lot area ratio: .50 to 1.0.

7. Setbacks Unless modified pursuant to Section 1203.08 , Minor Modifications, the yard setbacks in District 11 shall be:

- a. Minimum front yard setback: fifty feet for principal and accessory buildings; and twenty-five feet for parking areas/lots
- b. Minimum side and rear yard setbacks: twenty-five feet.

8. Maximum structure height

- a. Wireless telecommunication towers: less than 200 feet.
- b. Wireless telecommunication equipment shelter: fifteen feet.
- c. All other uses: fifty feet

9. Architecture and design standards See Architectural Design Guidelines located in Appendix D .

10. Vehicular access/driveway curb cuts

- a. All development shall comply with the standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.
- b. Driveway curb cuts. To the maximum extent feasible, the number of curb cuts shall be minimized by consolidation, shared driveways, or other means. See Section 1207.18(f) regarding restrictions on curb cuts to arterial and collector streets.

11. Location of parking Off-street parking should be located at the rear or side of buildings. Parking may be located in the building front yard if limited to twenty-five percent of the required off-street parking, or a one aisle parking bay across the front of the building.
12. Loading areas Loading docks and other loading areas may be sited at the rear or to the side of buildings, provided that such areas are screened in compliance with Section 1207.18 .
13. Pedestrian amenities/linkages
 - a. Provision shall be made in the design of all developments for non-vehicular circulation systems, including but not limited to sidewalks, pathways, and bikeways.
 - b. Sidewalks:
 - i. Sidewalks or paved paths at least five feet wide shall be provided on both sides of an abutting public street.
 - ii. Sidewalks at least five feet wide shall be provided along the full length of a building facade that features a customer entrance and along any building facade abutting a public parking area.
 - iii. All internal pedestrian walkways shall be designed to be visually attractive and distinguishable from driving surfaces through use of durable, low-maintenance surface materials such as pavers, brick, or scored concrete to enhance pedestrian safety and comfort.
 - c. Compliance with access management plan: As applicable, all development with frontage on State Route 91 shall comply with the pedestrian access standards and requirements set forth in any adopted comprehensive access management plans for the State Route 91 corridor.
 - d. Linkages: To the maximum extent feasible, provision shall be made in the design of developments for connections with existing or future pedestrian systems on adjoining properties, including but not limited to connections to existing or planned future sidewalks, bikeways, walkways, or trail systems.

Section 1207.01 MAXIMUM IMPERVIOUS SURFACE COVERAGE.

1. Maximum Impervious Surface Coverage

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3. All other non-residential uses. The maximum impervious surface coverage for commercial, industrial, and institutional uses shall be determined on a case-by-case basis based on the criteria set forth in division (b) of this section, but in no case shall the

maximum impervious surface coverage exceed sixty percent of the total gross area of the underlying lot or lots except for the following:

- a. The impervious surface coverage in District 5 for commercial/retail buildings may not exceed eighty percent and for single-family attached, townhomes, and multi-family residential may not exceed seventy-five percent.
- b. The impervious surface coverage in the District 7 Overlay may not exceed fifty percent.
- c. The impervious surface coverage for development in Districts 6, ~~and~~ 8, **and 11** may not exceed seventy-five percent.

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