

## Chapter 1137 – Planned Mixed Use District (PMD)

### 1137.01 PURPOSE

The purpose of the Planned Mixed-Use District is to promote the general welfare, encourage the efficient use of land and resources, promote public health and utility services, and encourage innovation in the planning and building of appropriate types of retail, office and commercial development integrated with appropriate housing types. This district encourages flexibility of design to promote and accommodate environmentally sensitive and efficient use of land, thereby allowing for a unified development that:

- Preserves unique or sensitive natural resources and integrates open space within developments.
- Plans the appropriate amount of infrastructure, including paved surfaces and utility easements necessary for development.
- Reduces erosion and sedimentation by minimizing land disturbance.
- Provides an opportunity for an appropriate mix of uses.
- Enables an extensive review of design characteristics to ensure that projects are properly integrated into surroundings and are compatible with adjacent development.
- Assures compatibility between proposed land uses through appropriate development controls.
- Preserves the streetscape along the roadways, maintaining the character and promoting safe pedestrian movement.
- Enhances the welfare and economy of the City of Circleville by making available a variety of employment opportunities, providers of goods and services as well as providing a variety of housing options for the City residents.
- Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district yet are imaginative in architectural design and are consistent with the applicable public plans for the area and are compatible with surrounding land uses.

### 1137.02 PROCEDURE

The procedure for the PMD is outlined in Section 1113.07 of this Ordinance.

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**Table 5**

|   |  |
|---|--|
| <b>The following residential uses shall be permitted:</b>   |  |
| Dwelling, Single Unit   |  |
| Dwelling, Two Unit  |  |
| Dwelling, Multi-Unit  |  |
| Accessory Structures  |  |
| Bed and Breakfast Facilities  |  |
| Day Care Centers  |  |
| Home Day Care Businesses, Small and Large   |  |
| Home Occupations, Major and Minor   |  |
| Neighborhood Parks  |  |
| Permanently Sites Manufactured Homes  |  |
| Places of Assembly  |  |
| Tiny Houses   |  |
|   |  |
| <b>The following commercial uses shall be permitted:</b>  |  |
| Banks, with or without automobile-oriented uses   | Institutional - Art Galleries, Libraries, and other similar uses |
| Beverage Sales, Liquor/Beer/Wine/Bar  | Maker Space, Small   |
| Beverage Sales, Micro Brewery   | Nursery School   |
| Business Retail, Small  | Offices, Small administration, business, medical or professional |
| Business Retail, Medium   | Outdoor Service Facilities                                       |
| Commercial Recreational Facilities, Small and Large   | Personal Services  |
| Commercial Recreational Facilities, Outdoor   | Pet Grooming Services  |
| Flex R-tail – Warehouse   | Restaurants, with or without Auto-Oriented Uses                  |
| Food Carts  | Spas and Message Therapy Facilities                              |
| Food Trucks/Trailers  |  |
| Hotels and Motels   |  |
| Hotels, Boutique  |  |
|   |  |
|   |  |
| <b>Additionally, this District permits and encourages:</b>  |  |
| Mixed Use Buildings - A building within the PMD that contains one or more of the permitted commercial, office or entertainment uses on the ground floor and residential uses on the upper floors. |  |

1137.04 MINIMUM TRACT SIZE

The Tract proposed for development and included in the application for a PMD must be a minimum of twenty (20) acres. This requirement may be waived by the Planning and Zoning Commission, if the abutting land has previously been platted or otherwise developed and the overall design of the project is consistent with the purposes of this Chapter.

1137.05 OWNERSHIP

Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the PMD.

1137.06 OPEN SPACE

- a) There shall be a minimum of thirty (30) percent of gross Tract acreage reserved as open space within a proposed PMD. A minimum of twenty (20) percent of the gross Tract acreage must be reserved as a Central Green Space. The remaining ten (10) percent of the required open space may be appropriately distributed throughout the Mixed-Use development.
  - 1. All dwelling units shall be within 800 feet of some type of usable green space.
  - 2. The Central Green Space shall be located near the middle of the development and shall be easily and conveniently accessible by sidewalk or paved trail from all dwelling units and non-residential buildings in the development. Detention basins and other stormwater areas, except for permanent wet ponds, may not be located in central open space areas used to meet the minimum amount of required central open space.
  - 3. When streets abut the Central Green Space, the front façade of the buildings on the opposite side of the street shall face the Central Green Space rather than the rear building elevations, stormwater basins, or parking lots.
  - 4. All open space shall be permanently deed restricted from future subdivision and development.

If the Planning and Zoning Commission waives the minimum twenty (20) acre requirement in Section 1137.04, the Commission shall have the discretion to adjust the open space requirements to blend with the existing, surrounding development.

1137.07 MIX OF USES

a) Within each PMD, the following mix of uses must be met:

| Type of Use   | Minimum Percentage of Net Subarea Acres | Maximum Percentage of Subarea Acres |
|---|---|-------------------------------------|
| Single Family, Twin Single, Single Family Attached and Multi-Family Buildings | 20 percent                              | 40 percent                          |
| Non-Residential including Mixed Use Buildings                                 | 40 percent                              | 60 percent                          |
| Open Space  | 30 percent                              | No maximum                          |

When Mixed Use Developments are first subdivided, each proposed Lot within the development shall be designated as a Non-Residential, Mixed Use, One-Unit, Two-Unit and Multi-Family Units or Open Space. Any future development on an individual Lot shall conform to this initial use designation for that particular Lot.

If the Planning and Zoning Commission waives the minimum twenty (20) acre requirement in Section 1137.04, the Commission shall have the discretion to adjust the mix of use requirements to blend with the existing, surrounding development.

1137.08 DENSITY

A. One- and Two-Unit Dwellings – The number of permitted dwelling units shall be determined by utilizing the gross acreage of the area devoted to one- and two-unit dwellings. The gross density of One- and Two-Unit Dwellings shall not exceed four (4) units per acre.

1. The number of permitted Dwelling Units for these types of uses may be increased as follows if the following amenities are included:

A. Additional Open Space: Add 0.1 Dwelling Units per acres for each 1 percent open space provided above and beyond the required 30 percent. The density bonus for additional open space shall be capped at 0.5 additional Dwelling Units per acre (5 percent increase in open space).

B. Central Open Space Features: Add 0. 25 Dwelling Units per acre for each of the following features included in the Central Open Space. The density bonus for these additional features shall be capped at 0.5 additional Dwelling Units per acre (2 features):

- Gazebo/Pavilion with appropriate seating
- Fire pits with appropriate seating
- Splash Pad for kids
- Paved Patio with appropriate benches or park seating
- Recreational Pond
- Swimming Pool
- Club House

C. Other Features: Add 0.1 Dwelling Units per acre for each of the following features included throughout the One or Two Dwelling Unit areas:

- Bicycle racks
- Fitness Area
- Tot Lot
- Bocce court
- Pickleball court
- Tennis court

- Dog park
- Community gardens

2. In no case shall the gross density for all One- and Two-Unit Dwelling exceed four (4) Dwelling Units per acre (without amenities) and five (5) Dwelling Units per acre (with amenities). All density bonuses are at the discretion of and approval by City Council during rezoning process.

**B. Multi-Unit Dwellings**

- The number of permitted Dwelling Units in Multi-Family Buildings shall be determined by utilizing the gross acreage of the area devoted to this type of use. The gross density for multi-Family buildings shall not exceed 10 Dwelling Units per acre.
- This requirement does not apply to Dwelling Units in Mixed-Use Buildings. The number of units permitted within Mixed-Use Buildings shall be determined by the Floor Area Ratio requirements in Section 1137.08(C).

**C. Mixed Use Buildings – Floor Area Ratio**

Mixed-Use Buildings shall have a maximum Floor Area Ratio of .50. Residential uses may only be permitted on the upper floors of a Mixed-Use building and each unit must be a minimum of 600 square feet.

**Example Site and Building Footprint**

|                                    |        |
|------------------------------------|--------|
| Lot Size (Acres)                   | 2.00   |
| Max. Floor Area Ratio              | 0.50   |
| Total Building Size Permitted (SF) | 43,560 |
| # of Floors                        | 4      |
| Total SF Per Floor                 | 10,890 |

**Example Building Uses**

|   | Use                                 | Number of Dwelling Units | SF            |
|---|-------------------------------------|--------------------------|---------------|
| First Floor Use                         | Restaurant/<br>Ice Cream/Coffee     | N/A                      | 2,178         |
|   | Retail                              | N/A                      | 8,712         |
| 2 <sup>nd</sup> /3 <sup>rd</sup> Floors | Studio (600 SF)                     | 11                       | 6,600         |
|   | Two Bedroom (950 SF)                | 11                       | 10,450        |
|   | Three Bedrooms (1,000 SF)           | 9                        | 9,900         |
|   | Hallways/Elevator/<br>Back of House | N/A                      | 5,720         |
| <b>Total Square Footage</b>             |                                     |                          | <b>43,560</b> |

1137.09 GENERAL LAYOUT REQUIREMENTS

- a) In general, mixed-use developments shall be laid out so that the commercial or mixed-use buildings are located along Arterial or Collector Roads and around the Central Green Space areas.
- b) Streets shall be interconnected.
- c) The use of cul-de-sacs shall be minimized within the Mixed-Use subareas. When the use of a cul-de-sac is necessary, then its length shall not exceed 400 feet.
- d) Sidewalks shall extend from any required multi-use paths and/or sidewalks to the front building entrances, parking areas, Central Green Space areas, and any other area that generates pedestrian activities.
- e) Commercial, office, mixed use buildings and other permitted non-residential uses shall be planned to have common parking areas and common ingress/egress points, in order to reduce traffic congestion and mitigate potential conflict points.
- f) Parking shall be designed to discourage a single, large parking areas and shall have smaller defined parking pods that do not exceed 12 spaces in a single row or 24 spaces in a double row.
- g) Parking areas shall be delineated and accented with landscaping in accordance with Section 1145.04(a)(5).
- h) Parking must be located to the side or rear of the primary buildings to ensure buildings are the focus of the streetscape.

1137.10 DEVELOPMENT STANDARDS

The development standards for a proposed PMD shall be determined by the approved Development Plan, except however, parking shall comply with Section.

1137.11 PRIVATE ROADS

Private roads may be utilized to provide internal circulation to clustered lots and/or individual residential structures within the PMD in accordance with the following requirements:

- a) The easement shall not be counted as open space.
- b) The road or street is approved as part of a subdivision plat as the most appropriate form of access to said lots and/or structures.
- c) Private roads shall not provide access to non-residential areas or as through streets.

1137.12 UTILITIES

All electric, telecommunication, cable television, and other similar utility transmission and distribution lines shall be located underground.

### Example Mixed Use Development – 50 acres

