

THE VILLAGE OF ASHVILLE

PLANNING AND ZONING CODE DIAGNOSTIC REPORT

PRESENTED BY CROSSROADS COMMUNITY PLANNING



BACKGROUND

The Village of Ashville, Ohio (the “Village”) has retained Crossroads Community Planning, LLC (“Crossroads”) to provide a diagnostic report (this “Report”) on the Planning and Zoning Code of the Village of Ashville, Ohio (the “Code”). The goal of this Report is to provide recommendations and options that will improve the overall organization and redefine sections to better align with the Village’s goals.

On March 1, 2024, Crossroads had an initial meeting with the steering committee (the “Steering Committee Meeting”) to better understand the Village’s challenges and opportunities and how an improved code could assist in achieving the Village’s goals. As of April 4, 2024, 221 people have responded to the Public Engagement Survey, and this Report discusses these results up to April 4, 2024. This Report also broadly identifies options that could be adopted in future regulations of the Village. It includes an evaluation of the Code on a chapter-by-chapter basis through providing a brief explanation of the existing regulation, an analysis, and a recommendation or options for improvement and reorganization.

This Report is the first step in creating an updated zoning code for the Village. The next steps include working further with the steering committee and the wider community and the completion of a rewrite of the Code based upon the recommendations in this Report and the responses from community outreach.

PUBLIC ENGAGEMENT

The Village launched a community survey to better understand the perception of residents and business owners. The survey asked a series of questions related to the quality of life and expectations for development and redevelopment in the Village. The following pages outline what we have learned from this process.

As of April 4, 2024, there have been 221 responses. There were 14 questions with the last question allowing for additional thoughts or comments. The graphics associated with these responses can be found in Appendix A.

DEMOGRAPHICS

Of the 221 responses, 90 percent stated that they live in a home in Ashville. Around 9 percent work in the Village and 4.98 percent own a business in the Village. More than a quarter of respondents shop in the Village and 9.50 percent visit for special events. Figure 1 shows these responses.

Approximately 44.44 percent of respondents rated the quality of life as “high” while approximately 46.30 percent rated their quality of life “neither high nor low”. Both “very high” and “low” quality of life received the same number of responses at 4.63 percent, and nobody rated their quality of life as “very low”. Figure 2 shows these responses.

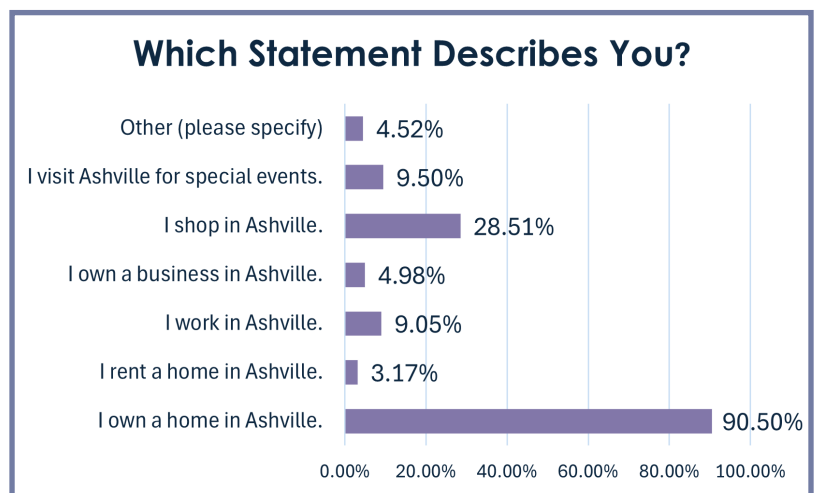


Figure 1

FUTURE DEVELOPMENT PREFERENCES

The survey also asked a series of questions regarding future land uses, housing types, commercial/industrial, and mixed-use developments.

“Single-Family Housing”, “Estate Residential”, and “Infill Housing” shared the largest percentage of support from respondents at around 40 percent, but many respondents recognized an interest in “Mixed-Use” developments at around 22 percent. “Senior Retirement/Assisted Living” also received favorable support at 29.49 percent.

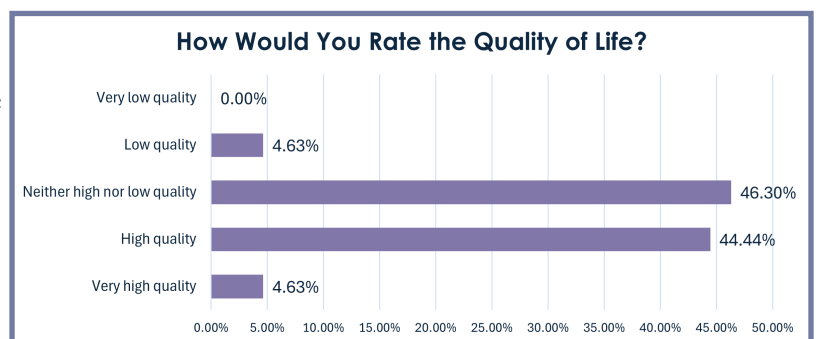


Figure 2

The responses for commercial/industrial uses were varied, but over 100 respondents favored neighborhood commercial and 67 respondents favored “Transitional-Mix Housing & Retail.” These responses seem to indicate a strong interest in residents having low-profile commercial options close to home. Other choices with favorable responses include “traditional suburban and “light commercial/flex office,” which experienced 26.17 percent and 26.64 percent support. Figures 3 and 4 show these responses.

The survey inquired whether respondents had preferences for the requirement of architectural designs for residential, commercial, and industrial uses. For residential, a difference of 16 votes pushed towards disfavoring architectural design regulations. However, the results vastly differed for Commercial and Industrial uses which experienced a strong desire for design regulations at almost three-fourths in favor for regulations in each category.

STREETSCAPE ANALYSES

The survey presented respondents with five pictures and a choice of “None of the above” for examples of setbacks that they prefer most. Of these responses, the first picture (Figure 5) experienced the strongest support of 60 percent finding it most preferable. In second, at approximately 54 percent, was the setback of the storefront in the Village Center as seen in Figure 6.

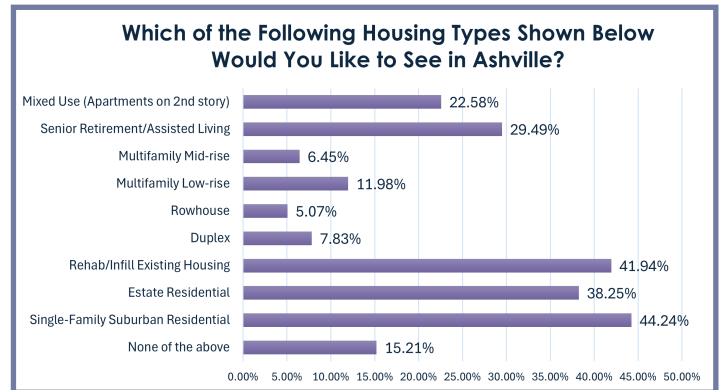


Figure 3

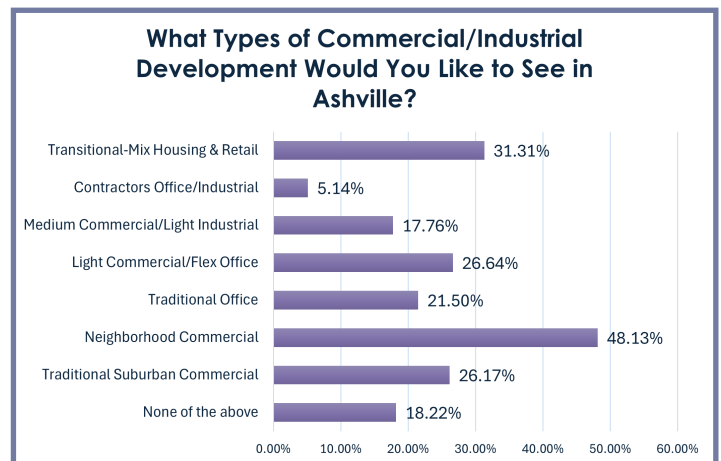


Figure 4



Figure 5



Figure 6

The survey then provided four different streetscapes within the Village. These pictures showed parts of Main Street, Rt. 752, Long Street (N. of Station St.), and Long Street (S. of Station St.). Respondents were asked to evaluate the number of signs, the sizes of signs, the landscaping, the setbacks, and the amount of parking.

MAIN STREET

Respondents were mostly favorable in their responses concerning Main Street (Figure 7), finding the number of signs, the sizes of the signs, and the setbacks “just right.” However, the greatest concerns arose in more than three-fourths of respondents finding there to be “not enough” landscaping or parking.



Figure 7

ROUTE 752

Respondents were very favorable in their responses concerning Rt. 752 (Figure 8), finding the number of signs, the sizes of the signs, the setbacks, and the parking “just right”. However, the respondents were roughly 50/50 on whether there was “just enough” or “not enough” landscaping for this streetscape.



Figure 8

LONG STREET (NORTH OF STATION ST.)

Respondents were favorable for this streetscape at Long Street around North of Station Street (Figure 9). They found the questions concerning the signs, setbacks, and parking as “just right”. However, a strong majority of 80 percent found there to be “not enough” landscaping.



Figure 9

LONG STREET (SOUTH OF STATION ST.)

Respondents did not stray much in opinion for the side of Long Street which is South of Station Street (Figure 10). Like the previous streetscape, respondents found that the questions regarding the signs and setbacks were “just right.” Also like the previous streetscape, respondents found that there was “not enough” landscaping. However, unlike the previous streetscape, most respondents found that there was “not enough” parking. The charts associated with the streetscape analysis can be found in Appendix A.



Figure 10

The following Figures, 11-15, show the responses for all analyzed corridors broken out by category.

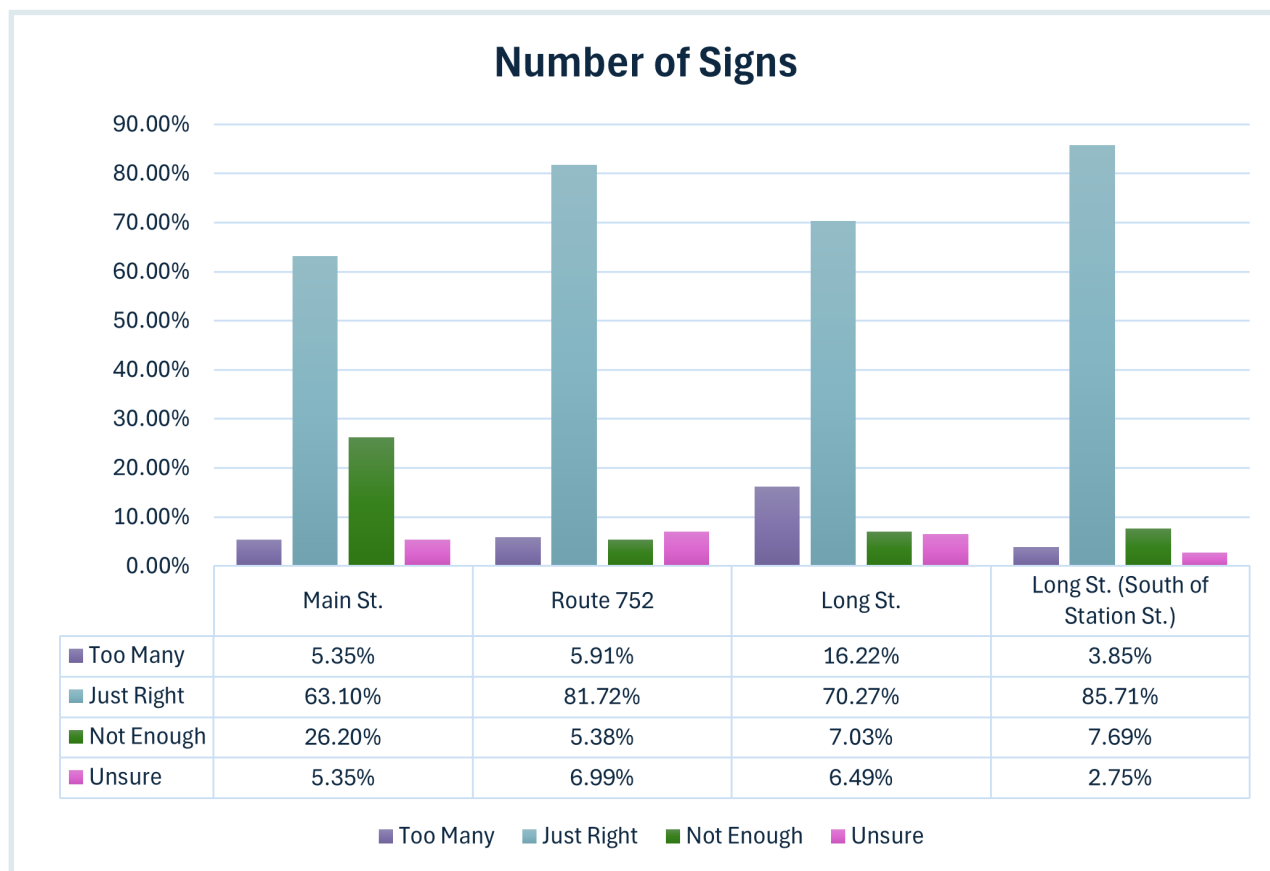


Figure 11

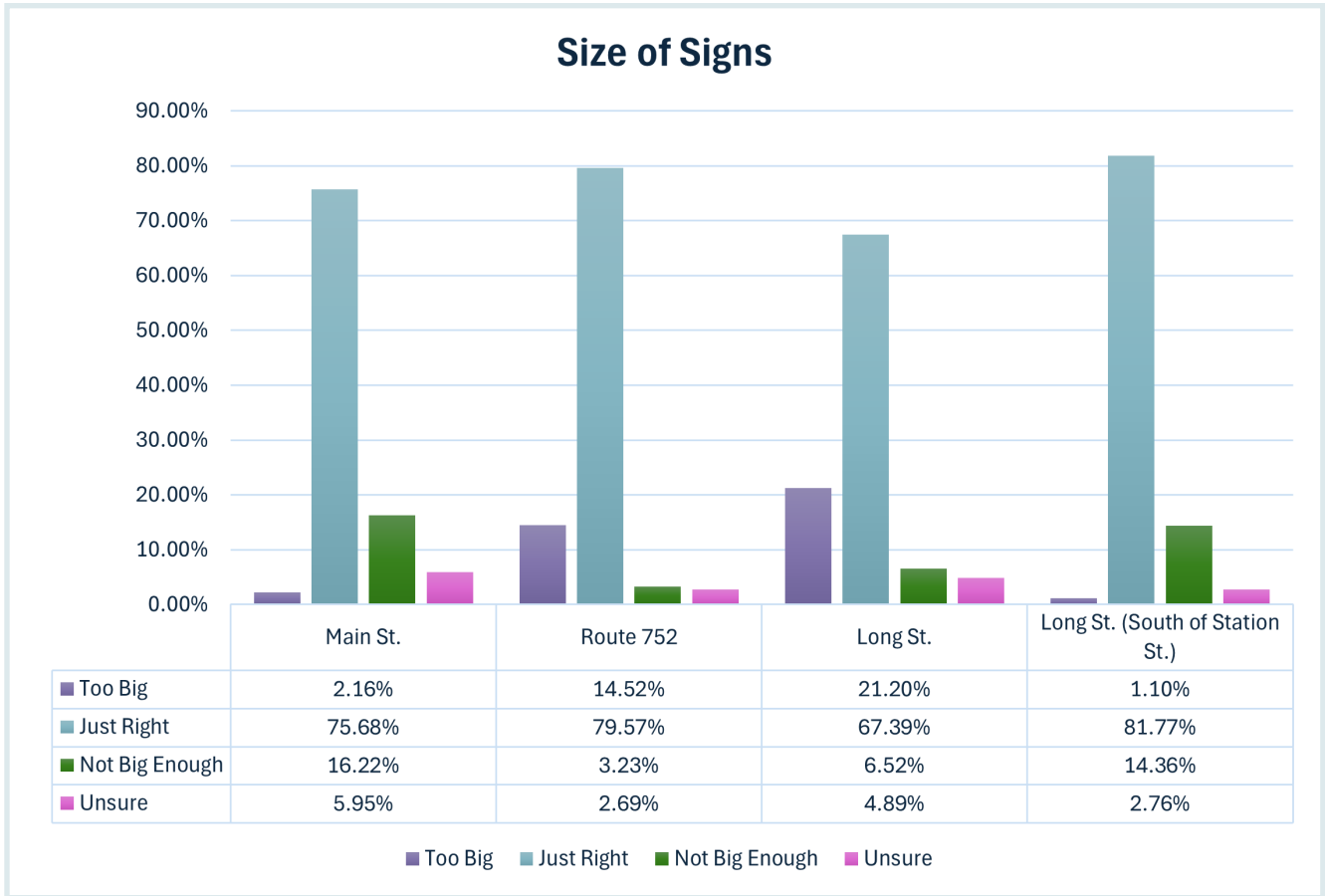


Figure 12

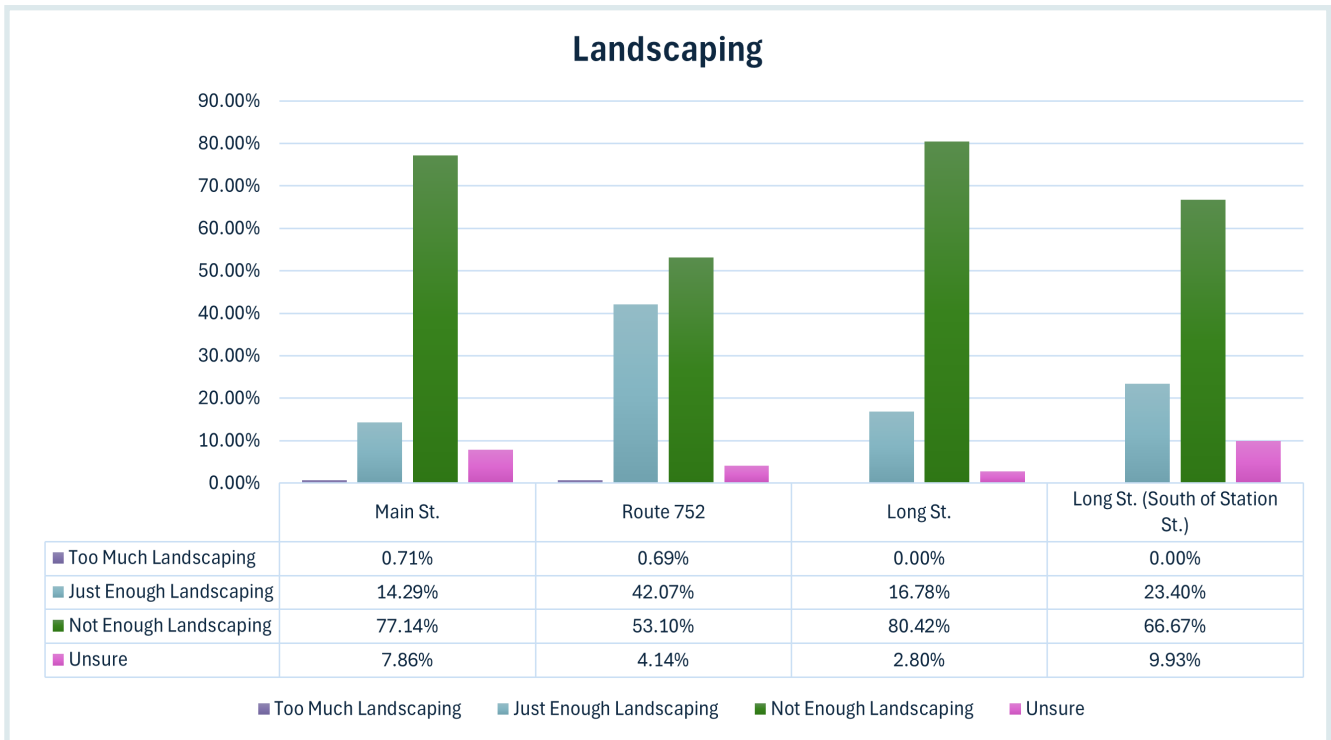


Figure 13

Building Setback (From the Road)

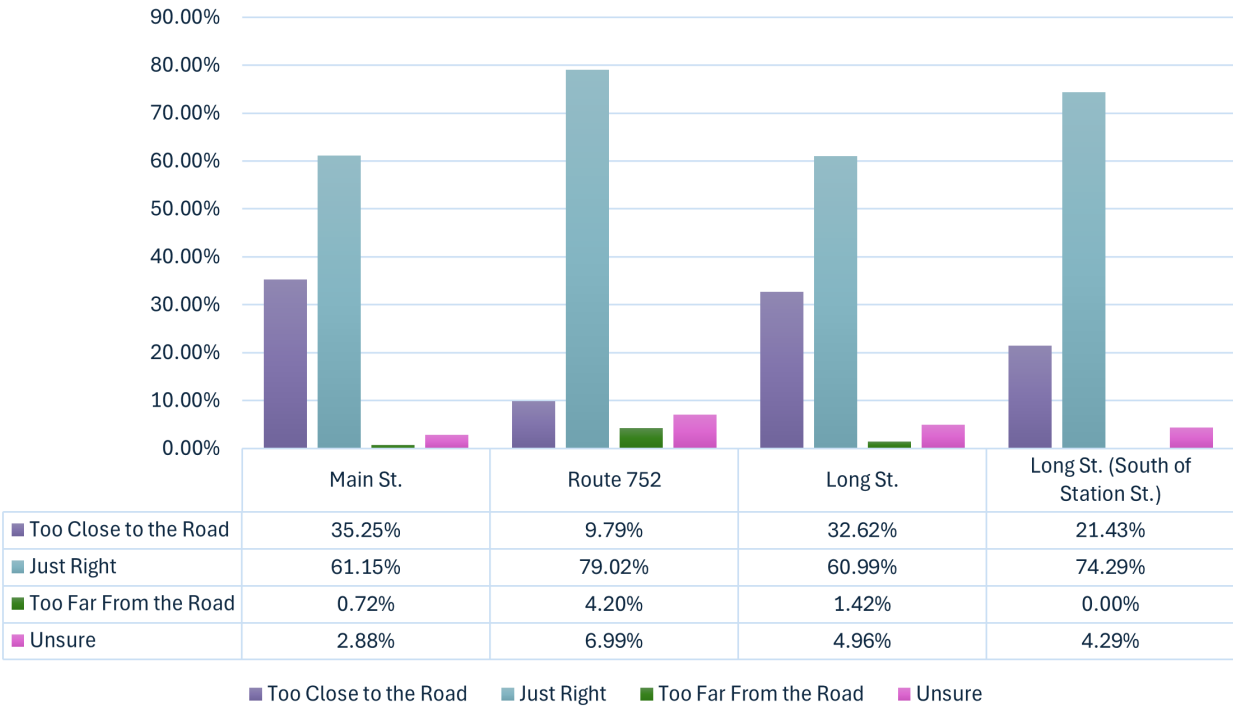


Figure 14

Amount of Parking

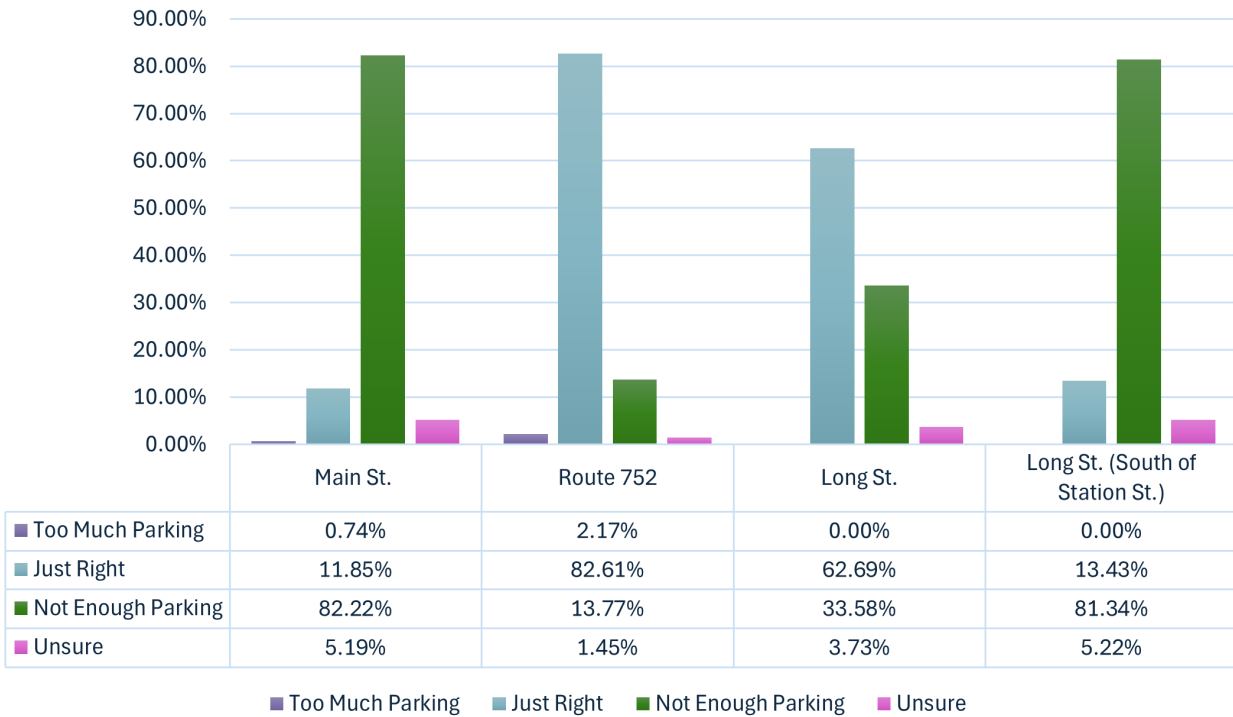


Figure 15

WALKABILITY AND BIKING

The survey wrapped up its last questions concerning respondents' perceptions concerning the Village's walking and biking accessibility. More than half of respondents stated that the Village is walkable with 49 percent stating, "somewhat walkable" and 18 percent stating, "very walkable." The responses to this question regarding walkability can be seen in Figure 16. There was less of consensus for the biking access in the Village with 20 percent finding the Village "somewhat unbikeable" and 38 percent finding it "somewhat bikeable." The responses to this question regarding bikeability can be seen in Figure 17. However, Figure 18 shows that approximately 84 percent of the respondents approved of a policy requiring the inclusion of new sidewalks and bike paths with the construction of new developments.

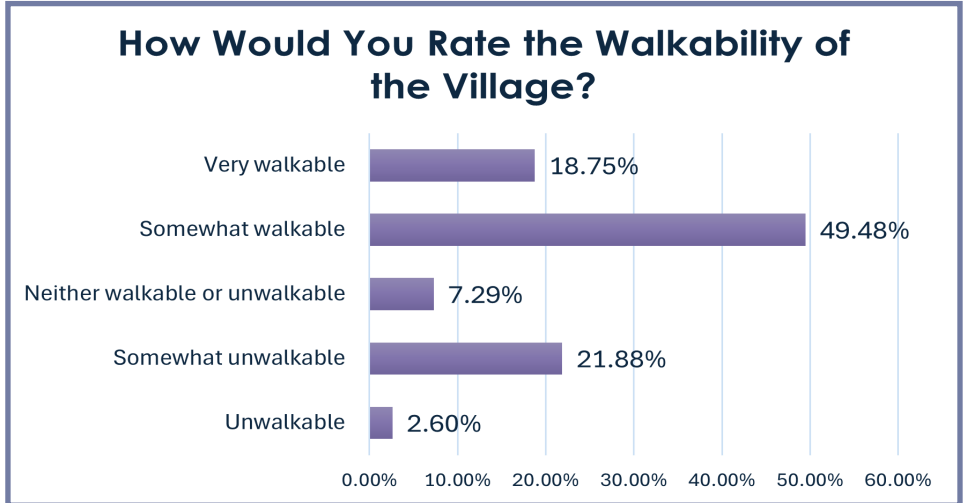


Figure 16

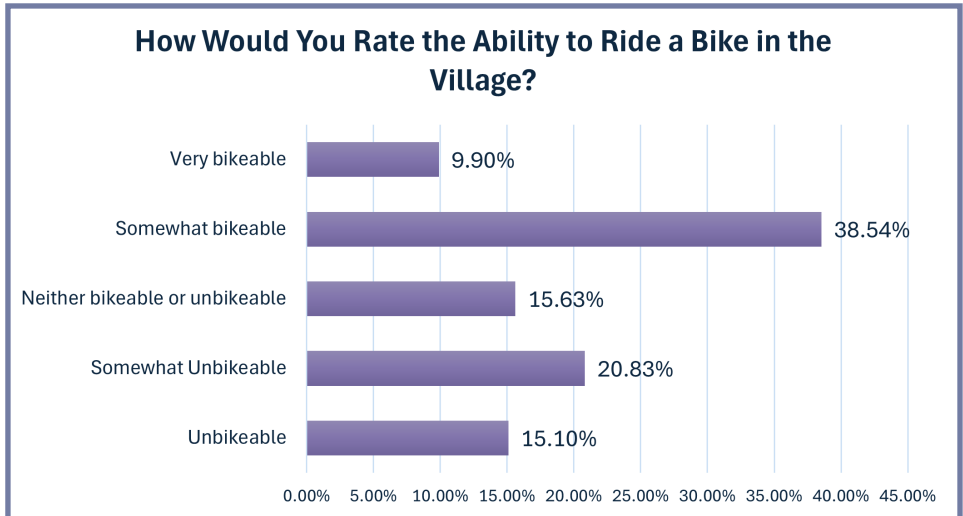


Figure 17

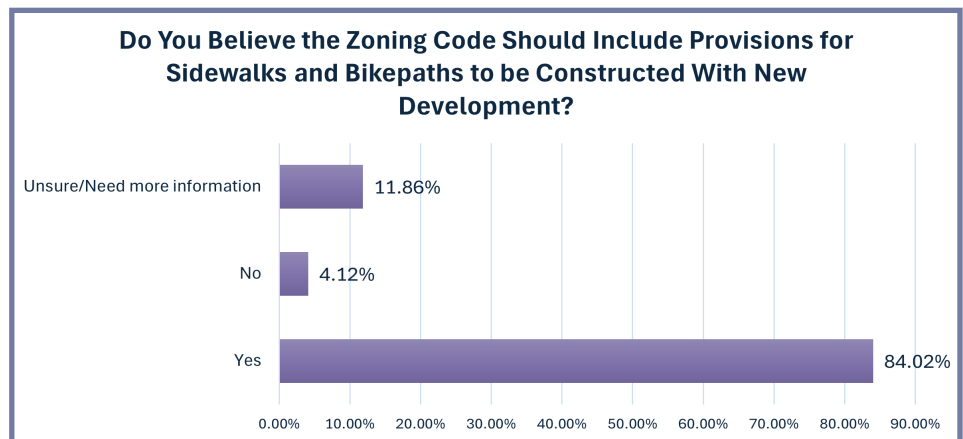


Figure 18

CHAPTER REVIEW

TITLE ONE: PLANNING AND ZONING ADMINISTRATION

Chapter 1105: Purpose and Authorization

Existing Regulations: This chapter is split into five subsections that have the purpose of introducing the Code to the reader. In 1105.02 “Purpose,” the Code outlines specific intentions that the Code upholds such as “protect the property rights of all individuals by assuring the compatibility of uses and practices within districts” or “provide for sufficient land for future provision of open space for schools, recreation, and other public purposes.”

1105 ANALYSIS

1. This chapter contains all appropriate information as traditionally found within zoning codes.
2. The listed intentions found in the Purpose subsection expressing the intent of the Code in detail is an addition not often observed in zoning codes, but is a good addition, nonetheless.

1105 RECOMMENDATIONS

1. This chapter requires no further alterations or amendments.
2. The listed intentions may be altered by adding or subtracting from the list depending upon interest by the steering committee or public to reflect the modern goals of the Village.

Chapter 1107: Definitions

Existing Regulations: This chapter provides the rules for interpretation of the Code and the list of definitions of capitalized terms within the Code.

1107 ANALYSIS

1. Generally, it is known from the Steering Committee Meeting that there is a desire to avoid unclear language – especially the definition of “Open Space” – which leads to undesirable conflicts and misunderstandings with developers and residents.
2. Specifically, it is noticeable that some terms often included in zoning codes are missing from this chapter.

1107 RECOMMENDATIONS

1. Provide clarity to definitions where language is vague or unclear.
2. Include more definitions in consideration of the recommendations in this Report.

Chapter 1109: Planning and Zoning Board; Zoning Inspector

Existing Regulations: This chapter details the planning and zoning board, the zoning inspector, and their powers.

1109 ANALYSIS

1. The establishment and appointment of the Planning and Zoning Board cites Ohio Revised Code in its regulatory language, which provides supportive reasoning.
2. The description of duties of both the Planning and Zoning Board as well as the Zoning Inspector are provided in thorough lists. The Planning and Zoning Board serves as the appeals board, which is permissible by the ORC.

1109 RECOMMENDATIONS

1. May be appropriate to add a clause about conflicts of interest within the Planning and Zoning Board section.
2. Under 1109.01(d), there should be numbered subsections to separate the listed items to improve its organization.
3. Ensure the ORC is properly cited within the Code and that the Code properly conforms to the ORC language where applicable.
4. Adding a "Conflicts of Interest" subsection to the Planning and Zoning Board section is recommended to provide further legitimacy to the board.
5. It may be helpful to add a section that explains the legislative and quasi-judicial decision-making powers of the Planning and Zoning Board. The Planning and Zoning Board must have clear direction on when its acting in a legislative verses an administrative, quasi-judicial capacity.
6. Provide clarifications for whether the Planning Commission also serves as the "planning authority" for compliance with the ORC.

Chapter 1111: Zoning Permit

Existing Regulations: This chapter outlines when zoning permits are required; the application approval process; the certification requirements; and the schedule of fees.

1111 ANALYSIS

1. The zoning permit application may be found along with the other applications within the Code in Appendix A of the Code.
2. Provides thorough lists of all applicable fees for zoning permits.

1111 RECOMMENDATIONS

1. Providing a visual flowchart for the application process may offer greater clarity for a layman and/or developer.
2. The zoning permit application and any other forms should be referenced in the zoning text but not formally adopted as part of the zoning code. Otherwise, it takes a full legislative, amended process to modify these applications. The forms should be removed from the zoning code.
3. For the sections that have larger paragraphs, it may be more beneficial for clarity purposes to create subsection lists where appropriate.

Chapter 1113: Subdivision Procedures

Existing Regulations: This chapter details the scope, application, and acceptance process for the creation of a subdivision within the Village.

1113 ANALYSIS

1. The chapter provides many sections detailing the subdivision process; however, due to the lengthiness of these sections, revisions of structure and organization may be recommended.
2. Some descriptions, especially under 1113.02 and 1113.04, exhibit vague terms in deference to Village administrators.

1113 RECOMMENDATIONS

1. It would be very helpful for the creation of visual flowcharts to show the differences between a minor subdivision and a regular subdivision to supplement the text.
2. Under 1113.02, is it acceptable to the Village that such a pre-application meeting is only "encouraged?" The village should consider making this a requirement.
3. Additionally, under 1113.02, it may be helpful to create a pre-application checklist to help guide and prepare developers that would be referenced in the zoning text but formally adopted as part of the code. This would also provide greater clarity for what "familiarize" means within the text.

1113 RECOMMENDATIONS CONT.

4. Under 1113.03, it may be necessary to reevaluate whether 10 required copies may be decreased to address more targeted groups rather than individuals. Expanding, or offering clarity, to electronic submissions for these forms is also recommended to help streamline the subdivision application process.
5. Under 1113.04, "adversely affect" should be defined under the Definitions chapter.
6. For the sections that have multiple paragraphs, it may be more beneficial for clarity purposes to create subsection lists where appropriate.

Chapter 1115: Amendments

Existing Regulations: This chapter discusses the procedure for amendments of the regulatory language, district boundaries, or classifications of property. This procedure includes the steps of initiation, application, and approval.

1115 ANALYSIS

1. The regulatory text refers to where readers to Appendix A to find the amendment application amongst the other applications within the Code.

1115 RECOMMENDATIONS

1. Under 1115.06(d) "Criteria", it would be helpful to define what "Compatibility" means under 1115.06(d)(1). Whether this would be defined further in the Definitions chapter or elsewhere, the regulations should refer to where these clarifications can be found.
2. For all references to the ORC, it would be beneficial to provide the cited section of the code so that users can find the language in the state code.
3. The amendment application should be referenced in the zoning text but not formally adopted as part of the zoning code. Otherwise, it takes a full legislative, amended process to modify these applications. The forms should be removed from the zoning code.

Chapter 1117: Appeals and Variances

Existing Regulations: This chapter provides the foundational requirements, application processes, and notice requirements regarding appeals and variances.

1117 ANALYSIS

1. Provides thorough lists regarding the powers of the Planning and Zoning Board for approving variances.
2. The regulatory text refers to where readers to Appendix A to find the appeal and variance application amongst the other applications within the Code.

1117 RECOMMENDATIONS

1. Under 1117.04, examples of what and why the Planning and Zoning Board would prescribe appropriate and reasonable conditions and safeguards should be included to offer clarity to all concerned parties.
2. The appeal and variance application should be referenced in the zoning text but not formally adopted as part of the zoning code. Otherwise, it takes a full legislative, amended process to modify these applications. The forms should be removed from the zoning code.

Chapter 1119: Conditional Uses

Existing Regulations: This chapter outlines the purpose, application, general standards, and approval process for conditional uses.

1119 ANALYSIS

1. The regulatory text refers readers to Appendix A to find the conditional use application amongst the other applications within the Code.
2. Some descriptions under 1119.03 “General Standards for Conditional Uses” are vague or rely upon subjective adjectives rather than objective standards.

1119 RECOMMENDATIONS

1. Clarify language that may rely too much on subjective adjectives, especially regarding “harmonious”, “adequately”, and “excessive” in order for a reader to better ascertain what the limitations of a conditional use would be for approval.
2. The conditional use application should be referenced in the zoning text but not formally adopted as part of the zoning code. Otherwise, it takes a full legislative, amended process to modify these applications. The forms should be removed from the zoning code.

Chapter 1121: Violations and Penalties

Existing Regulations: This chapter discusses when violations occur and the penalties thereof.

1121 ANALYSIS

1. The violation descriptions are briefly provided.
2. Although there is a monetary penalty associated with a violation, no steps are provided in how such violations are delivered.
3. The time between violation escalations is far too brief.

1121 RECOMMENDATIONS

1. There should be a section about entry and inspection of property.
2. There should be a visual flowchart showing the steps and timing of delivering penalties for violations. An example of how this flowchart may appear is located below in Figure 19.
3. There should be an increased time between delivering penalties between one day at a time.

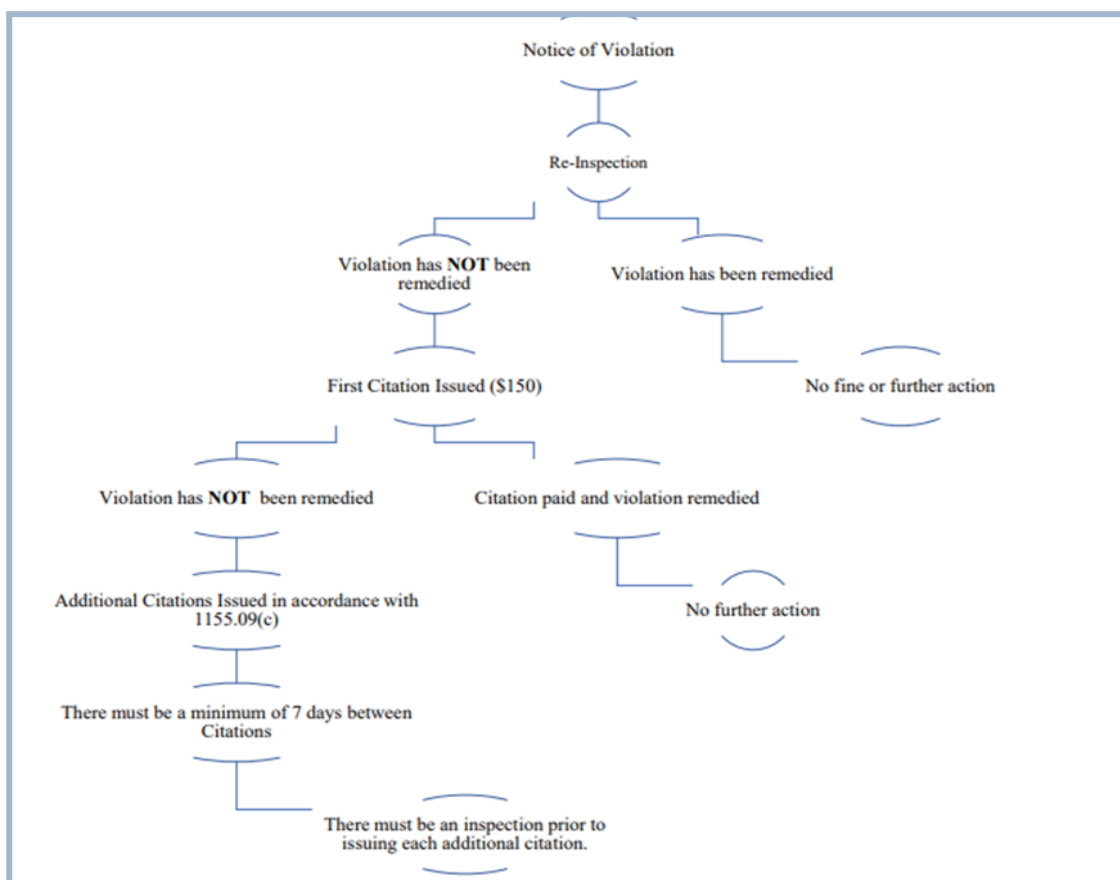


Figure 19

Chapter 1123: Nonconformities

Existing Regulations: This chapter discusses the parameters involved in nonconforming properties and lots of record.

1123 ANALYSIS

1. Despite the goals of this chapter being to permit the continuance of nonconformities, “but not to encourage their survival” there are many generous regulations that go often beyond the standard scope of nonconformities.
2. The regulations allow substitution of nonconforming uses for another nonconforming use as long it is not located in a residential district.
3. The regulations allow for extending nonconforming uses beyond their current footprint on a once-only basis.

1123 ANALYSIS CONT.

1. Nonconforming uses may be rebuilt in full if destroyed in full.
2. Dwellings may be built on nonconforming lots of record as long as it has a 25-foot frontage minimum along with additional restrictions depending on whether the owner owns adjacent lots.

1123 RECOMMENDATIONS

1. Depending upon the goals of the Village, this chapter may need to be revised in its entirety to address whether the conditions of continuing a nonconforming use meet these goals.

TITLE THREE: ZONING DISTRICT REQUIREMENTS

Chapter 1131: Standard Zoning District Regulations

Existing Regulations: This chapter serves as an introduction to zoning districts within the Code. The chapter describes the rules of application for these districts, which include the different types of uses, development standards, and development plans.

1131 ANALYSIS

1. The structure of the regulations in this chapter provides the reader with a well-organized path to understanding the rules for how the zoning districts are applied.

1131 RECOMMENDATIONS

1. This chapter should be merged with Chapter 1133 due to the similarity of information.

Chapter 1133: Zoning Districts and Zoning District Map

Existing Regulations: This chapter provides a list of the established zoning districts, identifies the official zoning map, denotes the interpretation of zoning district boundaries, and describes how newly annexed areas operate.

1133 ANALYSIS

1. This chapter provides important sections; however, the sections appear to be too brief in their descriptions.

1133 RECOMMENDATIONS

1. To supplement the text of the Code, visuals should be added that show the types of lots, encroachments, and rules of measurement to provide further information that guides the reader through the Code.
2. Additional sections should include “similar uses,” rules about division of properties, and dwellings per lot requirements.
3. Creation of an independent chapter is recommended for a “Use Table” that lists all available uses and zone designations so that a reader may quickly identify what is allowed in a particular district. An example of this “Use Table” can be found below as Figure 20.

Uses	RESIDENTIAL					MIXED USE & MULTI-FAMILY	
	AG Agricultural	RE Residential Estate	R-LD Residential Low-Density	R-MD Residential Medium- Density	MHC Mobile Home Community	RT Residential Transitional	RM Multi-Family
Dwelling, One Unit	P	P	P	P	P	P	P
Dwelling, Duplex					P	P	P
Dwelling, Tri-Plex					P	P	P
Dwelling, Multi-Unit (four or more units per building)							P
Dwelling, Studio, One, Two or Three Bedroom units)						P (Upper floors only)	P
Accessory Dwelling Unit (Subject to Section 1147.01)	A	A	A	A		A	A
Accessory Structures (Subject to Section 1147.02)	A	A	A	A	P	A	A
Agriculture	P						
Airports/Private Landing Strips	SE						
Assisted Living Facility		SE					P
Bed and Breakfast Facilities	SE	SE	SE	SE		SE	SE
Camp Grounds					SE		
Commercial Recreational Facility, Outdoor (Small)	SE	SE	SE	SE		SE	SE
Community Gardens	P	P	P	P	P	P	P
Community Services	SE	SE	SE	SE		P	P
Day Care Centers	SE	SE	SE	SE	SE	SE	P
Elderly/Retirement Housing							P
Emergency and Protective Shelter							SE

Figure 20

Chapter 1135: RE – Residential Estate District

Existing Regulations: This chapter describes a district intended to serve the continuance of agricultural uses while permitting low-density residential development in areas without access to public water and sewers.

1135 ANALYSIS

1. This district appears to include all relevant information regarding its purpose, uses and development standards.
2. However, this district's existing regulations are more comparable to an “Agriculture” district rather than a “Residential Estate”.
3. 1135.06 “Development Standards” could have an improved presentation.

1135 RECOMMENDATIONS

1. For **all the district chapters**, a complete restructuring of them into the hybrid zoning model is highly recommended. An example of how this would appear is in Appendix A of this document. The sections included would be “Purpose,” “Target Areas,” “Permitted, Special Exemption and Accessory Uses,” and “Lot Area, Setback, Height, and Lot Coverage Requirements,” “Example Lot Layout and Rendering,” and “General Development Regulations.”
 - a. “Target Areas” would be a visual section providing examples of what the zoning district looks like presently in the community.
 - b. “Permitted, Special Exemption and Accessory Uses” would relate back to the “Use Table” chapter.
 - c. “Lot Area, Setback, Height, and Lot Coverage Requirements” would be depicted in a table.
 - d. “Example Lot Layout and Rendering” would be depicted as a visual.
 - e. “General Development Regulations” would be depicted in a table with references to other places within the updated code.
2. A simple rename to “Estate Residential” to match all residential district recommendations having an acronym ending with “R”.
3. Combine **all residential district** chapters into a single chapter. Likewise for all commercial and industrial chapters as well, respectively.
4. Considering an open space requirement may help future lot development maintain a rural aesthetic.
5. Renaming this zoning district to “Agriculture” may better suit the characteristics of similar zoning codes in other municipalities. By doing so, this district would be used as a holding district for newly annexed land into the village until it can be rezoned into a more appropriate use.

Chapter 1137: SR – Suburban Residential Districts

Existing Regulations: This chapter describes a district intended to accommodate single-family residential development where high-density residential would not conform with the goals of the Village.

1137 ANALYSIS

1. 1137.05 Development Standards was depicted similarly to how Crossroads visualizes development standards.
2. During the March 1st meeting, it was noted that most housing has been constructed through the PUD process.

1137 RECOMMENDATIONS

1. Combine SR-2-and-3 into a single “Low-Density Housing” district.
2. SR-1 shall be renamed into “Estate Residential” because its regulations are more comparable to modern estate residential districts. To reflect market demand, the regulations for minimum lot size and minimum frontage should be changed, respectively, to 10,000 SF and 80 FT.
3. The “Low-Density Housing” district should have minimum frontage requirements of 50 feet to capture the trends of today’s market that favors frontages between 50 and 60 feet.

Chapter 1139: VR – Historic Village Single Family Residential District

Existing Regulations: This chapter describes a district intended to maintain and revitalize the historic neighborhoods of the Village while also applying Village characteristic standards for areas zoned VR outside of the historic Village neighborhoods.

1139 ANALYSIS

1. In addition to the structure of the previous zoning districts, this chapter provides additional standards for new lots developed within the VR District. These standards require a development plan for developments containing more than ten dwelling units.
2. Existing regulations match and appear consistent with existing lot lines within the Village.

1139 RECOMMENDATIONS

1. Provide general improvements to organization.

Chapter 1141: (R-MH) Residential Mobile Home District

Existing Regulations: This chapter describes a district intended to accommodate mobile home communities within the Village.

1141 ANALYSIS

1. In addition to the structure of the previous zoning districts, this chapter provides additional design standards for these mobile home communities.
2. Opportunity to create open space minimum requirements for these communities so that parks or similar uses may be implemented during the design process.

1141 RECOMMENDATIONS

1. Better clarify and organize the difference between mobile home community standards and individual standards by creating two separate tables that outline the two different standards. This can best be achieved through distinguishing between “tract size” instead of “lot size” for the community standards.

Chapter 1143: AR – Apartment Residential District

Existing Regulations: This chapter describes a district intended to accommodate multiple-family residences. The regulations also include a “density bonus” if specific conditions are met.

1143 ANALYSIS

1. Zoning cannot regulate by ownership type (i.e. apartments v. condominiums).
2. A development plan is required if there is a proposal for rezoning from another district to the AR district. The development plan requirements are described in Chapter 1131.02 as well as in Appendix A and are reviewed and approved by the Planning and Zoning Board.
3. Additional regulations should be added to this chapter, including maximum lot coverage and maximum building size.
4. The density bonus is a case-by-case bonus provided if (1) the site is at least ten acres with a minimum 40 dwellings planned; (2) located adjacent to major thoroughfares designated by the Thoroughfare Plan; (3) buildings are integrated with the natural features and architectural context of the surrounding area; and (4) the site maintains a 20% open space minimum.
5. Open space requirements are limited to the density bonus.

1143 RECOMMENDATIONS

1. Reassess the open space minimums to include regulations requiring the connection of open space on abutting parcels.
2. This district should have regulations for maximum lot coverage and maximum density.
3. The maximum height should be reconsidered to be 45 feet instead of the existing 35 feet.
4. “Open Space” for multi-family districts could be defined as a “Public Gathering Space” with the following recommended language: “Public Gathering Space may include plazas, public patios, outdoor dining areas, courtyards, or common rooftop garden areas.” The recommended percentage for this district should be 5% of gross square footage of all buildings.”
5. Keep consistent language with what is used in the Definitions section. For example, the term “Major Thoroughfare” is utilized within this chapter but is not defined within the Definition section. This term should be defined, or it should be replaced with a defined word such as Major Collector Street or Minor Collector Street, as applicable.
6. Rename this district to High-Density Residential to zone based upon density rather

Chapter 1145: RO – Residential Office District

Existing Regulations: This chapter describes a district intended to accommodate the conversion of older single-family residences turned to commercial uses.

1145 ANALYSIS

1. Regulations are designed to provide commercial uses in proximity to residences. Provides for regulated hours, nuisance, lighting, signage, etc. requirements to ensure commercial districts appreciate this proximity to residences.

1145 RECOMMENDATIONS

1. Renaming this district to “Transitional Commercial” may provide improved context to what this district represents and also to match all commercial district recommendations having an acronym ending with “C”.
2. Coordinate this district more with the *Village Center District* (see below) to provide an effective transition into the surrounding community.
3. Collaborate with Crossroads Community Planning to identify uses that are appropriate for this transition in order to establish a clear vision. Crossroads shall review all uses to determine appropriate alignment of residential and commercial permitted and conditional uses.

Chapter 1147: VC – Village Center District

Existing Regulations: This chapter describes a district intended to provide mixed-use opportunities in the Village’s downtown area.

1147 ANALYSIS

1. The Code outlines the standard regulations as well as rules for the conversion of already existing single-family homes to another permitted use within the district.

1147 RECOMMENDATIONS

1. Align this chapter with the Village Center Plan that is currently being developed.
2. Work to improve building design standards to provide for greater pedestrianization opportunities within the district.
3. Improve parking standards to encourage more people to enjoy the amenities offered in the district.
4. Update code to reflect that for multi-family residences within this district, they should meet the HDR requirements instead of the “AR” requirements.

1147 RECOMMENDATIONS CONT.

5. Reassess setbacks to help align with goals of the fire department and business owners to improve access and curb appeal. Example of updated setback language would include a minimum front setback and maximum front setback standard. The minimum front setback standard would share similar requirements as the existing Code; however, for maximum it could read as the following: "15 ft., except however, up to 50 percent of a building's façade may be setback more than the required maximum front setback, if the required Public Gathering Space is located in front of this portion of the building. In such cases, a decorative wall or fence shall be installed in front of the Public Gathering Space to help enhance the overall streetscape." Due to the Village Center being a mixed-use district, this language provides necessary connectivity with the High-Density Residential District and its Public Gathering Space requirements.

Chapter 1153: GB – General Business District

Existing Regulations: This chapter describes a district intended to provide new commercial development outside of the Village Center District.

1153 ANALYSIS

1. This district has requirements for additional landscaping if adjacent to residential spaces.
2. Requirement of a development plan for construction on vacant land.
3. Landscaping requirements are only "encouraged."

1153 RECOMMENDATIONS

1. Establish landscaping rules that provide more guidance for developers. Recommend different regulations for already existing structures in GB vs. newly constructed structures to encourage the redevelopment of sites.
2. Setbacks should be based upon road type with "Arterial" and "Collector" roads having a 50 foot front setback while all other roads have a 25 foot front setback.
3. The minimum frontage requirement should be set to 50 feet generally, the current Code only has regulations for 50 feet if within the right of way.
4. In order to be within modern standards, this district should also have a maximum lot coverage requirement of 80 percent.
5. Rename district to "General Commercial" to match all commercial district recommendations having an acronym ending with "C".

Chapter 1155: CF – Community Facilities District

Existing Regulations: This chapter describes a district that sets aside land determined by Village Council action to be best utilized for community and public uses such as schools, health care, senior citizen housing, and other similar uses.

1155 ANALYSIS

1. Examining the descriptions within the Code and comparing them to the zoning map, it appears that the CF designations are where the Village's schools, churches, and parks are located.
2. This is a very hands-on district that requires deference to the Village Council for the insight and future planning to set this land aside for the listed specific uses.

1155 RECOMMENDATIONS

1. Eliminate this zoning district designation and integrate these uses into appropriate zoning districts as permitted/conditional uses.

Chapter 1157: LI Limited Industrial District

Existing Regulations: This district is designed to provide suitable areas for enclosed, low-profile industrial uses.

1157 ANALYSIS

1. Follows the general regulation format of the Code for the zoning districts.
2. Development standards have no minimum lot size/setback requirements, generally, but have setback requirements if adjacent to residential lots.

1157 RECOMMENDATIONS

1. Reassess development standards to make sure it fits within a "limited industrial" capacity. Examples include providing a minimum frontage requirement of 50 feet and a 45-foot front setback requirement.
2. Consider increasing maximum building height to 60 feet. Most communities in central Ohio have implemented this as their maximum height standard.
3. Additionally, a maximum lot coverage of 80 percent is also recommended.

Chapter 1158: Mini-Storage Warehouse District

Existing Regulations: This district is described as providing “the orderly development and regulation of storage warehouse for uses accessory to residential uses in planned manner in harmony with the district in which warehouse development is undertaken.”

1158 ANALYSIS

1. On the zoning map it does not appear that this district is currently designated within the Village.
2. This zone appears to describe a single permitted use that is better suited elsewhere in the Code.
3. Zoning cannot regulate by ownership type (i.e. apartments v. condominiums).

1158 RECOMMENDATIONS

1. This zone should be removed from the Code and the mini-warehouse use should be provided in the “Use Table” as a permitted use for the “Industrial” districts and it should be moved to an expanded “General Development Standards” chapter under Title 5.

Chapter 1159: HCO – Highway Corridor Overlay District

Existing Regulations: This overlay district addresses the goal of the Village to promote specific standards for the land along the primary highway corridors.

1159 ANALYSIS

1. Development standards are in list form.
 - a. Restricts structure construction within an 80-ft setback of the highway right-of-way.
 - b. Restricts sign usage.
 - c. Landscaping requirements.
 - d. Access requirements
 - e. Extension permitted of uses of GB or LI base districts under the overlay.

1159 RECOMMENDATIONS

1. Provide subheadings in the list for readers to quickly ascertain all that is included.
2. Provide greater clarity where this overlay is in the zoning map through clearer coloration and hatch marks.
3. Clearly define the approval process and the board with the authority to approve the plan for this district.

Chapter 1161: DR – Design Review District

Existing Regulation: This overlay district provides additional review standards for the areas of the Village that contain historical, architectural, and/or environmental characteristics that the Village seeks to preserve. It is also stated that this overlay is designed to promote infill development.

1161 ANALYSIS

1. Of the regulations described in this chapter, the establishment of a Design Review District Board and the requirements for a Certificate of Design Appropriateness appear to be the most relevant and important for inclusion in a future zoning code.
2. By using a hybrid zoning model, the design criteria, maintenance, and other sections included in this chapter can be accommodated within zoning districts that contain these historical, architectural, and/or environmental elements.

1161 RECOMMENDATIONS

1. The Design Review District Board should be moved to a separate chapter under Title 1 of this Code.
2. The Certificate of Design Appropriateness should also be moved to a separate chapter under Title 1 of this Code. The application itself should be in the appendix along with all the other relevant application documents.
3. Review any existing design guidelines and make updates as necessary.
4. To promote infill within these districts, certain design criteria should be adopted that focus primarily on the façade of the abutting lots to create a cohesive district aesthetic.
5. Recommend renaming the district to "Design Review Overlay District" to fit nomenclature with the other overlay districts.

Chapter 1163: FP – Flood Plain Overlay District

Existing Regulations: This zoning overlay is designed to provide additional regulations along the areas of the Village adjacent to Walnut Creek.

1163 ANALYSIS

1. Refers to Chapter 1325 of the Building Code for development standards within the areas designated within the overlay.

1163 RECOMMENDATIONS

1. No changes are recommended for this chapter.

Chapter 1164: R-5 Condominium Residential District

Existing Regulations: This chapter describes a zoning district intended to provide low-density, multi-family housing options for the Village.

1164 ANALYSIS

1. Referring to this district as “Condominium Residential” limits the wider impact it may have for a low-density, multi-family housing option. The Village can only zone for density and cannot zone based upon ownership type.
2. 1164.05 “Site Limitation” appears to be referring to mixed-use spaces.

1164 RECOMMENDATIONS

1. Redefine this zoning district as “Medium-Density Residential” to fit the caliber of housing that the Code describes under this chapter’s “Purpose.”
2. Section 1164.05 may not adequately apply to this zoning designation because it appears to refer to mixed-use development. This may be better utilized under the Apartment Residential District, or what this Report recommends changing to “High Density Residential.”
3. Institute maximum densities for dwelling units/acre. For example, Medium-Density Residential could be around 8 dwelling units/acre.
4. Setbacks should be based upon where the lot is located in reference to the type of road. For example, front setbacks on Arterials would be 35 ft. while on all other roadways it would be 25 ft.
5. In order to reflect modern market trends, the demand for medium-density housing should have regulations for minimum lot size and minimum frontage as 6,000 square feet and 50 feet, respectively.

Chapter 1165: P.U.D. – Planned Unit Developments

Existing Regulations: This chapter details the establishment, application process, and design standards of the Village’s PUD districts.

1165 ANALYSIS

1. During the March 1st meeting, it was noted that most housing has been constructed through the PUD process.
2. It was also noted that the application process is confusing and needs greater clarification.

1165 ANALYSIS CONT.

1. Design standards do not require sidewalks, bike paths, screening, or parking lot islands. Currently, this information is deferred to the City Engineer.
2. Currently, stormwater retention facilities are permitted to fall under a percentage of the open space requirements.

1165 RECOMMENDATIONS

1. Provide better organization and language choices to describe the application process for the PUDs.
2. Include sidewalks, bike paths, screening, and parking lot island requirements into the PUD design standards.
3. Remove the allowances for stormwater retention facilities to act as open space and rely instead upon the revised definition in the “Definitions” chapter.
4. Implement general design requirements that fit the desired aesthetic of the zoning district and type of use, which would limit the need for developers to defer to the City Engineer and other Village administrators.

Summary of Zoning District Recommendations

Based upon the above analysis, several revisions to the existing zoning districts are recommended. Figure 21 below provides a comparison of the existing zoning districts to the equivalent district recommended in this report.

Figure 21

Existing Zoning District	Min. Lot Size	Min. Frontage	Recommended Zoning District	Min. Lot Size	Min. Frontage	Notes
<u>Residential Estate (RE)</u>	5 acres	150 ft.	<u>Agriculture (A)</u>	2 acres	150 ft.	Current standards are more reminiscent of modern Agriculture Districts. Can be used as a holding district for newly annexed land.
Suburban Residential-1 (SR-1)	15,000 ft.	90 ft.	Estate Residential (ER)	10,000 ft.	80 ft.	Current SR-1 is mostly like modern Estate Residential standards. Regulations altered to reflect market demand.

Existing Zoning District	Min. Lot Size	Min. Frontage	Recommended Zoning District	Min. Lot Size	Min. Frontage	Notes
Suburban Residential-2 (SR-2)	10,000 ft.	80 ft.	<u>Low Density Residential (LDR)</u>	8,000 ft.	70 ft.	Consolidate SR-2 and SR-3 into a single zoning district.
Suburban Residential-3 (SR-3)	8,000 ft.	70 ft.				
Condominium Residential (R-5)	4,000 SF/dwelling	N/A	Medium-Density Residential (MDR)	6,000 SF	50 ft.	These proposed regulations reflects market demands for medium-density housing.
Historic Village Single-Family (VR)	5,000 ft.	50 ft.	Historic Residential (HR)	5,000 ft.	50 ft.	
Residential Mobile Home Community (R-MH)	10 acres (tract) 2,500 SF (lot)	250 ft. (tract) 30 ft. (lot)	Mobile Home Residential (MHR)	10 acres (tract) 2,500 SF (lot)	250 ft. (tract) 30 ft. (lot)	Provide better clarification between community and individual standards.
Apartment Residential (AR)	4,500 SF/unit 2-family 4,000 SF/unit multi-family 3,000 SF/unit per app.	80 ft.	High Density Residential (HDR)	4,500 SF/unit 2-family 4,000 SF/unit multi-family 3,000 SF/unit per app.	80 ft.	Redefine zoning to be based upon density and not ownership type.
Residential Office (RO)	5,000 SF	50 ft.	Transitional Commercial (TC)	5,000 SF	50 ft.	Redefine to better coordinate transition between Village Center and residential uses.

Existing Zoning District	Min. Lot Size	Min. Frontage	Recommended Zoning District	Min. Lot Size	Min. Frontage	Notes
Village Center (VC)	N/A	N/A	Village Center (VC)	N/A	N/A	Alterations focused on improving setbacks as found in analysis above.
General Business (GB)	N/A	(50 ft. if in ROW)	General Commercial (GC)	N/A	50 ft.	50 ft. frontage should be required regardless of conditions.
Community Facilities (CF)	Variable	Variable				District proposed to be eliminated
Limited Industrial (LI)	N/A	N/A	Limited Industrial (LI)	N/A	50 ft.	Recommend frontage for modern standards
Mini-Storage Warehouse	N/A	N/A				District proposed to be eliminated
Highway Corridor Overlay (HCO)	-	-	Highway Corridor Overlay (HCO)	-	-	
Design Review Overlay (DR)	-	-	Design Review Overlay (DRO)	-	-	
Flood Plain Overlay (FP)	-	-	Flood Plain Overlay (FP)	-	-	
Planned Unit Development (PUD)	-	-	Planned Unit Development (PUD)	-	-	

Further Recommendations: Title Three – Zoning District Requirements

TITLE 3 ANALYSIS

1. Currently, the Code has an individual chapter for every zoning designation.

TITLE 3 RECOMMENDATIONS

1. To provide succinct organization, it is recommended to combine all residential, commercial, and industrial districts under their own respective chapters.
2. The PUD will still be an independent chapter due to its complicated nature.
3. Overlay districts will also have their own independent chapters.

TITLE FIVE: ADDITIONAL ZONING REGULATIONS

Chapter 1167: General Development Standards

Existing Regulations: This chapter provides further regulations for lot width, front yards, side yards, rear yards, and height that were not previously discussed in the previous Title. For front yard regulations, this section includes stipulations on orderly maintenance.

1167 ANALYSIS

1. The information provided in this chapter can best be summarized to apply the particular zoning district regulation terminology found within Title Three.
2. Chapter 1167.02 does not provide a definition for how “neat and orderly” should be interpreted for front yard maintenance.

1167 RECOMMENDATIONS

1. This information within this chapter can be integrated into Chapter 1131.02: “Rules of Application.”
2. In the process, “General Development Standards” should instead potentially include the following, some of which can currently be found under Chapter 1175 of the Code:
 - a. Accessory Uses, Architectural Requirements. Bars & Taverns. Cannabis Stores, Cemeteries, Dish-Type Satellite Signal Receiving Antennas, Drug Rehab Centers, Fences and Walls, Food Trucks, Home Occupations, Lighting, Portable Storage Units, Private Swimming Pools, Recreational Vehicles, Solar Energy Systems, Telecommunication Towers, Temporary Structures, Temporary Tents, and Visibility at Intersections.
3. Potential to introduce the International Property Maintenance Code (IPMC) as a separate ordinance and refer to the IPMC in this chapter. The IPMC provides further information to help with regulating the general upkeep of all properties within the Village.

Chapter 1169: Off-Street Parking Requirement

Existing Regulations: This chapter provides the general requirements and the required number of off-street parking spaces available for each use category.

1169 ANALYSIS

1. The information is briefly summarized within the Code – perhaps expanded language could be beneficial.
2. During the March 1st meeting, it was noted that parking is a critical issue especially in the Village Center.

1169 ANALYSIS CONT.

1. No mention of off-street loading within this chapter.

1169 RECOMMENDATIONS

1. Parking lot island recommendations should be included in this chapter.
2. Design standards for parking spaces may also be included to make sure lots are consistent within new developments.
3. Off-street loading area regulations should be included within this chapter.
4. Parking regulations for the Village Center should include further language to promote commercial owners to create shared parking plans and/or allowing on-street parking to be counted towards the number of required parking spaces.
5. Reassess the table under Section 1169.04 to make sure it is consistent with community needs.
6. Electrical vehicle charging station regulations may also be included.
7. Drive-Thru considerations should also be included in the regulations.
8. Rename chapter to "Parking and Off-Street Loading."

Chapter 1171: Signs

Existing Regulations: Provides definitions for the various types of signs permitted within the Village, the sign permitting process, general requirements, nonconforming signs, penalties, and a schedule of sign regulations.

1171 ANALYSIS

1. The schedule of sign regulations under Section 1171.09 is very similar to how Crossroads would implement a table into a revised code.
2. There are no differences between a "wall sign" and a "mural."
3. Illuminating signs are permitted in all districts (but they cannot flash, blink, etc.).

1171 RECOMMENDATIONS

1. Add language to regulate murals and wallsapes differently from wall signs.
2. Update the illumination requirements, especially for the transitional commercial district to be mindful of neighboring residential districts.
3. Integration between the language found in Chapter 1145.05(d) and 1171.05(j) should be provided so that all the signage regulations may be found together under one chapter.

1171 RECOMMENDATIONS CONT.

4. Each type of sign should have its own individual section with associated table, an example of which is provided below as Figure 22.
5. Provide visuals that depict how these different signs may look, an example can be found below as Figure 23.

	RT When Associated with a Special Exception	RM, CBD, CN	CG, SI, AM	PUD
Number of Signs Per Business	1	1	1	Per Approved Development Plan
Maximum Square Footage	12	12	24	Per Approved Development Plan
Maximum Height (Feet)	Height of Eave	Height of Eave	Height of Eave	Per Approved Development Plan
Minimum Height (Feet)	9	9	9	Per Approved Development Plan
Maximum Projection from Edge of Building (Feet). Section 1145.02(a)(4) will apply, if the proposed sign will project into the right-of-way.	3	3	4	Per Approved Development Plan

Figure 22

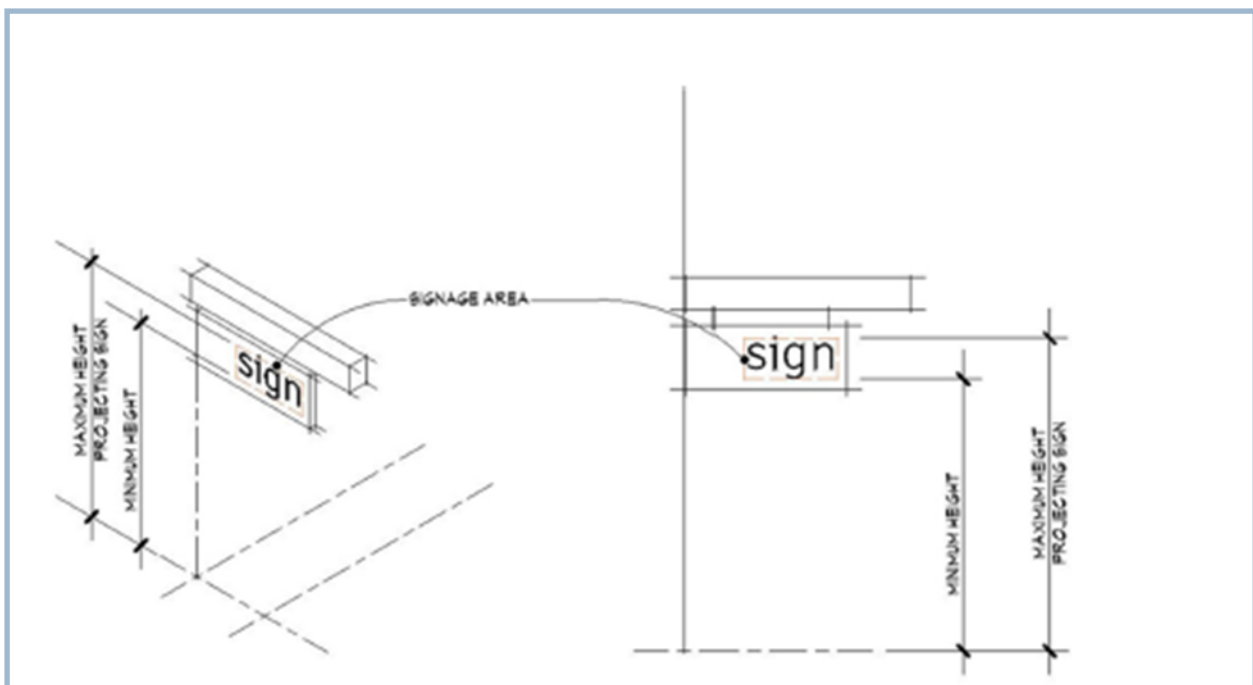


Figure 23

Chapter 1173: Landscaping

Existing Regulations: This chapter describes the regulations set in place for undesirable trees, tree preservation, landscape screening, and landscape materials used as buffers.

1173 ANALYSIS

1. The landscaping regulations are generally applied.
2. The language is unclear where landscaping screening would be required for adjacent zoning districts.

1173 RECOMMENDATIONS

1. Refine the language for buffer yard requirements to be consistent and clearer. The buffer requirements should vary depending on the abutting districts.
2. Provide visuals for how these screening techniques would appear, including trash receptacle screening. Examples of these visuals are provided below as Figures 24 and 25.
3. Reduce the landscaping regulations for the redevelopment of sites to encourage improvements to existing sites.
4. Align landscaping regulations in the Village Center with the proposed Village Center Plan.

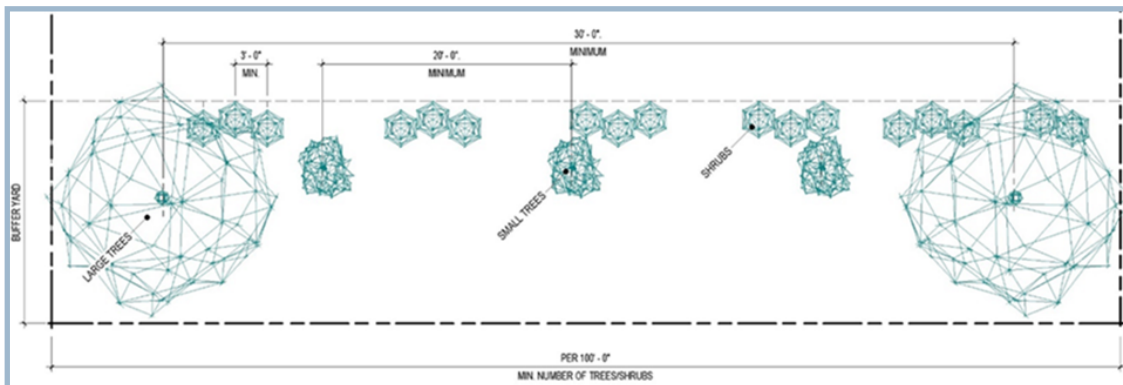


Figure 24

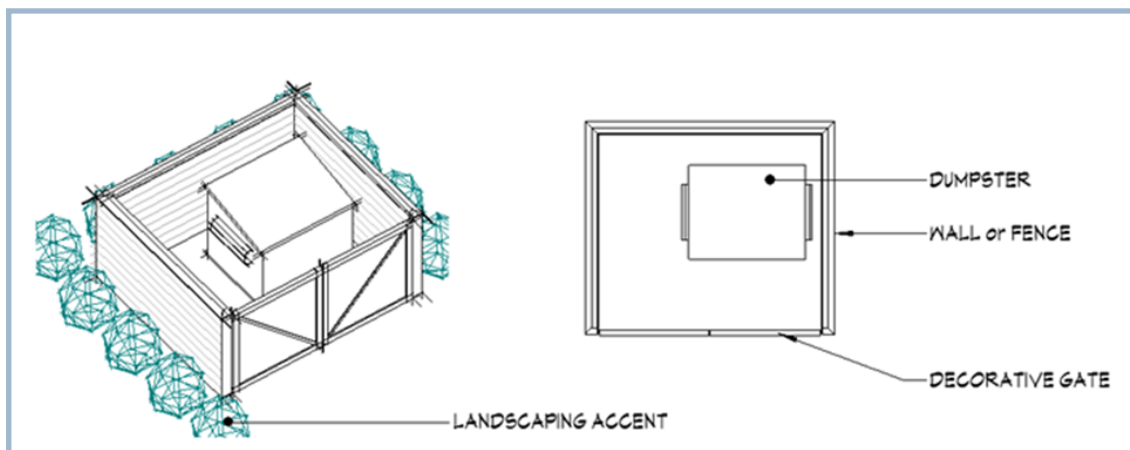


Figure 25

Chapter 1175: Accessory Uses and Structures

Existing Regulations: This chapter provides regulations for home occupations, private swimming pools, residential fences and/or hedges, and dish-type satellite signal receiving antennas.

1175 ANALYSIS

1. As previously discussed, this information in this chapter can be better integrated under a “General Development Standards” chapter.

1175 RECOMMENDATIONS

1. In addition to moving this section to the General Development Standards Chapter, it is recommended to split Home Occupations into a minor and major designation:
 - a. A minor home occupation meets the following standards:
 - i. No employees other than a person or person(s) who are residents of the dwelling unit in which the home occupation is conducted.
 - ii. No signs associated with the minor home occupation.
 - iii. Not to occupy more than twenty percent (20%) of the livable floor area of the dwelling unit.
 - iv. No permit is required for a minor home occupation.
 - b. A major home occupation meets the following standards:
 - i. Up to two (2) employees who are not residents of the dwelling.
 - ii. May exceed up to twenty percent (20%) of the livable floor area of the dwelling unit, but in no case shall it exceed forty percent (40%).
 - iii. One wall sign permitted that does not exceed six (6) square feet per sign face and has a maximum height of twelve (12) feet.
 - iv. Major home occupations in all districts that permit residential uses shall be processed as conditional uses and comply with the criteria outlined by the regulations for a conditional use.
2. Reassess the placement and requirements of front-yard fencing in residential districts.

Chapter 1177: Adult Entertainment Facilities

Existing Regulations: This chapter outlines the regulations concerning adult entertainment within the Village.

1177 ANALYSIS

1. No current analysis. Further assessment of the Village's goals with this chapter is necessary.

1177 RECOMMENDATIONS

1. Ensure the existing Code meets Constitutional First Amendment protection requirements.

TITLE SEVEN: SUBDIVISION DEVELOPMENT REQUIREMENTS

Chapter 1181: Obligations of Developer and Village

Existing Regulations: This chapter details contractual information to be agreed upon between subdivision developers and the Village in terms of things such as notice, assurances, and cost sharing, if applicable.

1181 ANALYSIS

1. As discussed earlier in this Report, there are some items that the Village desires for further required improvements, such as sidewalks, bike paths, and screening.

1181 RECOMMENDATIONS

1. Provide further improvement requirements that developers must meet.
2. Clarify language where necessary.
3. Perhaps consider integrating or moving the information under this entire Title to a place more consistent with development requirements. It may even be integrated into Chapter 1113: "Subdivision Procedures."

Chapter 1183: Minimum Design Standards and Requirements

Existing Regulations: This chapter details design standards such as land suitability, erosion control, surface runoff, streets, sewers, water lines, public sites, etc.

1183 ANALYSIS

1. The information provided in this chapter almost seems like it could be integrated elsewhere into the Code. It is valuable information, nonetheless.

1183 RECOMMENDATIONS

1. Perhaps consider integrating the information under this chapter with the Low-Density Residential chapter or the general development standards chapter. It may even be integrated into Chapter 1113: "Subdivision Procedures."

Chapter 1185: Site Improvements

Existing Regulations: This chapter details regulations involving improvements for streets, sewers, and water systems.

1185 ANALYSIS

1. The information provided in this chapter seems like it could be integrated elsewhere into the Code.

1185 RECOMMENDATIONS

1. Perhaps consider integrating the information under this chapter with the Low-Density Residential chapter or the general development standards chapter. It may even be integrated into Chapter 1113: "Subdivision Procedures."

EXISTING VS RECOMMENDED CODE CHAPTERS

Existing Chapter	Recommended Chapter	Notes
Purpose and Authorization	Purpose and Authorization	
Definitions	Definitions	
Planning and Zoning Board, Zoning Inspector	Planning and Zoning Board, Zoning Inspector	
Zoning Permit	Zoning Permit	
Subdivision Procedures	Subdivision Procedures	
Amendments	Amendments	
Appeals and Variances	Appeals and Variances	
Conditional Uses	Conditional Uses	
Violations and Penalties	Violations and Penalties	
Nonconformities	Nonconformities	
Standard Zoning District Regulations	Standard Zoning District Regulations	Combines the existing code into a single chapter.
Zoning Districts and Zoning District Map		
	Use Table	
Residential Estate District	Residential Districts	Combines the existing residential districts into single chapter as well as the newly proposed "Agricultural" district.
Suburban Residential Districts		
Historic Village Single-Family Residential District		
Residential Mobile Home District		
Apartment Residential District		

EXISTING VS RECOMMENDED CODE CHAPTERS CONT.

Existing Chapter	Recommended Chapter	Notes
Residential Office District	Commercial Districts	Combines the existing commercial districts into a single chapter.
Village Center District		
General Business District		
Community Facilities District		Chapter proposed to be eliminated.
Limited Industrial District	Industrial Districts	Chapter will contain Limited Industrial District.
Mini-Storage Warehouse District		Chapter proposed to be eliminated.
Highway Corridor Overlay District	Highway Corridor Overlay District	
Design Review District	Design Review Overlay District	
Flood Plain Overlay District	Flood Plain Overlay District	
Condominium Residential District		Integrated into "Residential District" chapter.
Planned Unit Developments	Planned Unit Developments	Will be placed before the overlay chapters.
General Development Standards	General Development Standards	
Off-Street Parking Requirements	Parking and Off-Street Loading	
Signs	Signs	
Landscaping	Landscaping	
Accessory Uses and Structures		Integrated into "General Development Standards"
Adult Entertainment Facilities	Adult Entertainment Facilities	
Obligations of Developer and Village		Integrated into "Subdivision Procedures"
Minimum Design Standards and Requirements		
Site Improvements		

EXAMPLE HYBRID CODE

1129.02 RESIDENTIAL – LOW DENSITY (R-LD)

A. Purpose

- To allow for typical suburban style residential developments in a low-density setting.
- To allow for minimal non-residential uses, such as schools and parks, that are compatible with and maintain the overall residential character of the area and to provide for pedestrian connections between such uses.

B. Target Areas



C. Permitted, Special Exception, and Accessory Uses

- See Section 1125.02 – Permitted, Special Exception, and Accessory Uses for each District.

D. Lot Area, Setback, Height, and Lot Coverage Requirements

Development Standards Residential - Low Density

Minimum Lot Size (Sq. Ft.)	XXX
Maximum Density (utilize net acres)	XXX
Minimum Frontage (Feet)	XXX
Minimum Front Setback (Feet)	XXX
Maximum Front Setback (Feet)	XXX
Minimum Side Setback (Feet) (One side may be reduced to 5 feet)	XXX
Minimum Rear Setback (Feet)	XXX
Maximum Height (Feet)	XXX
Maximum Lot Coverage (Percent)	XXX

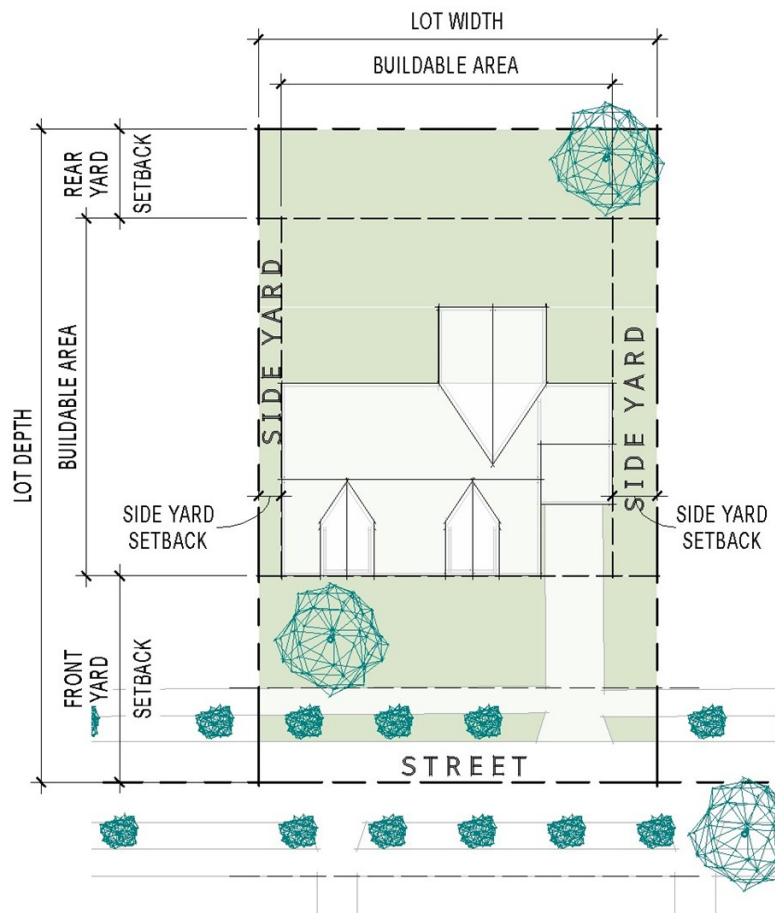
Projection into required setback

Cornices, canopies, eaves (roof overhang), fireplaces-chimneys, bay window, porch, stoop, or other similar architectural features may project into a required setback up to two feet.

Exemptions from required side and rear setbacks

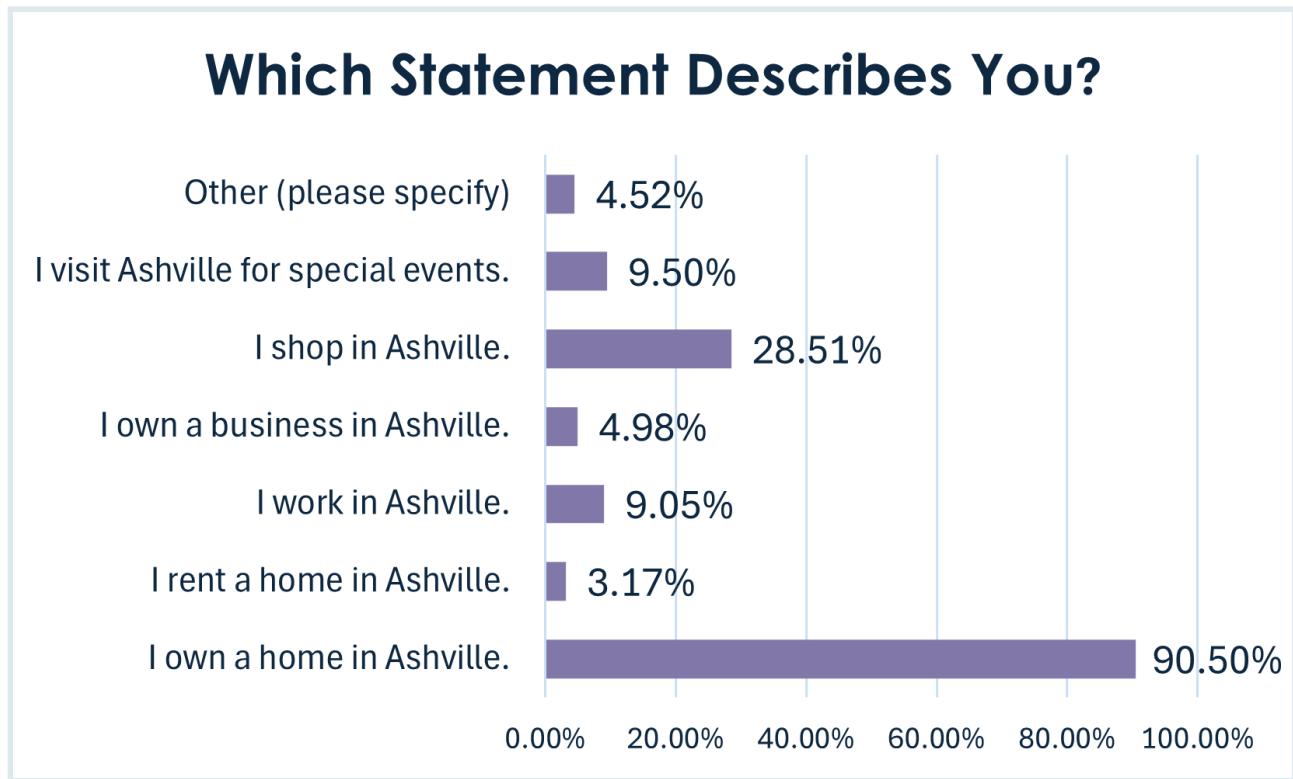
Swimming pools, tennis courts, clotheslines, barbeque pits, playground equipment, portable or permanent dog run, house or kennel and similar structures customary and ancillary to the primary residential use of the property may be placed in a required minimum side or rear setback, but in no case shall such uses be closer than (ten)10 feet from a side or rear lot line.

E. Example Lot Layout and Rendering



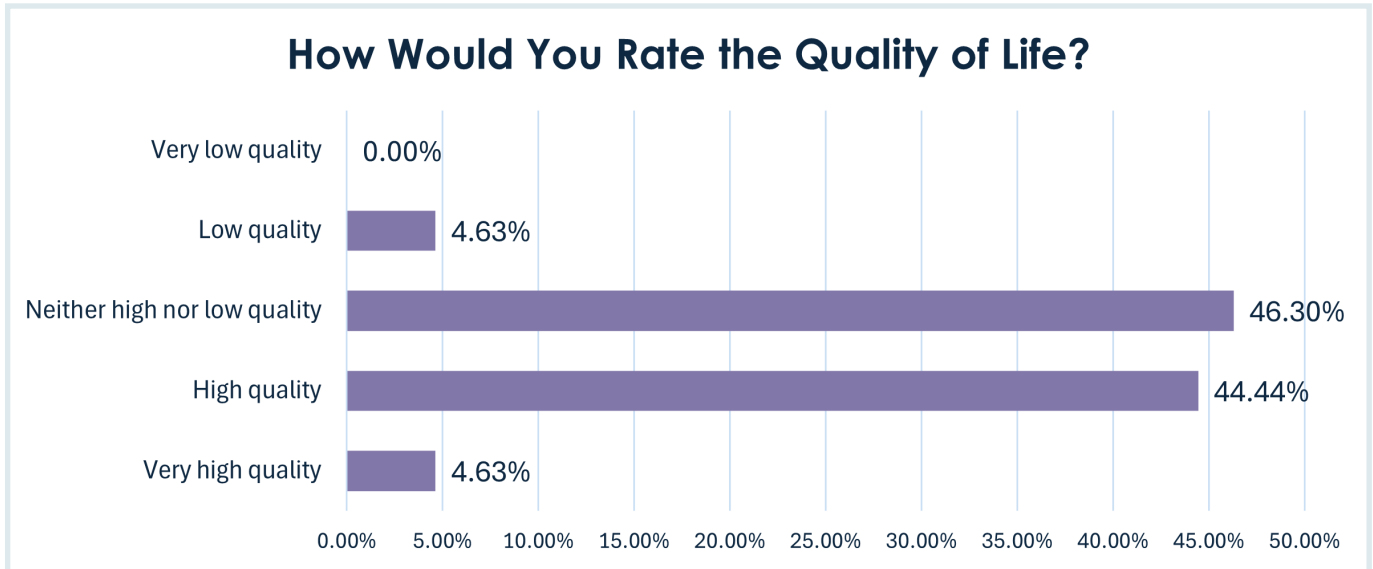
Appendix A Survey Responses

Question 1



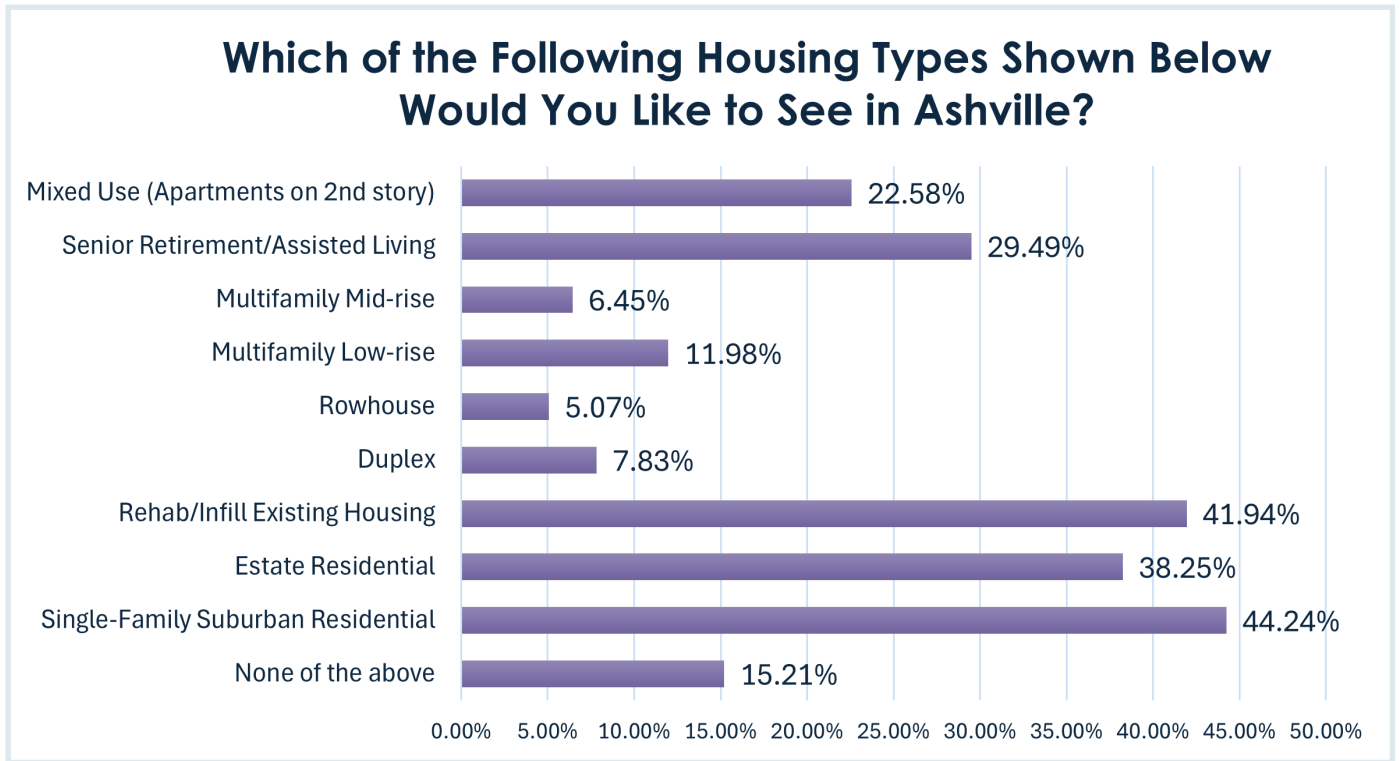
ANSWER CHOICES	RESPONSES	
I own a home in Asheville.	90.50%	200
I rent a home in Asheville.	3.17%	7
I work in Asheville.	9.05%	20
I own a business in Asheville.	4.98%	11
I shop in Asheville.	28.51%	63
I visit Asheville for special events.	9.50%	21
Other (please specify)	4.52%	10
Total Respondents: 221		

Question 2



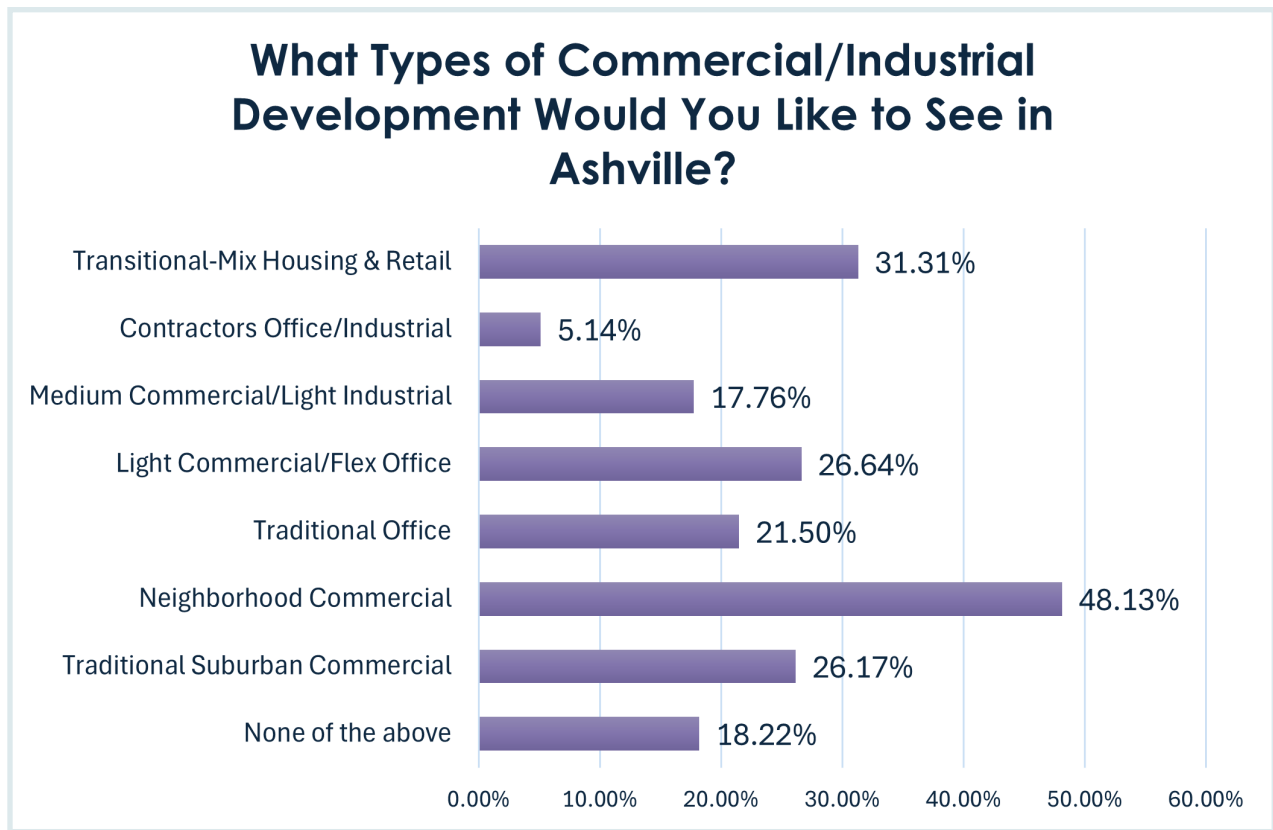
ANSWER CHOICES	RESPONSES	
Very high quality	4.63%	10
High quality	44.44%	96
Neither high nor low quality	46.30%	100
Low quality	4.63%	10
Very low quality	0.00%	0
TOTAL		216

Question 3



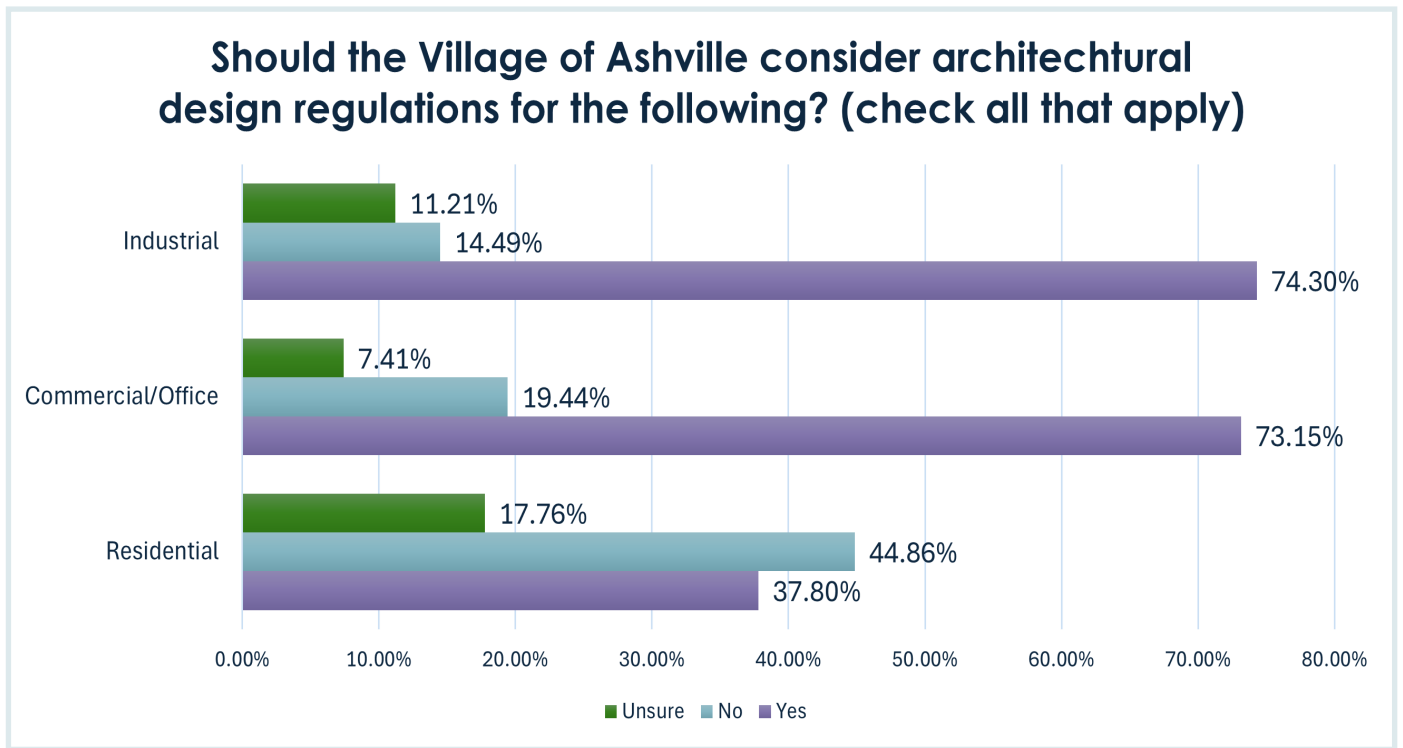
ANSWER CHOICES	RESPONSES	
None of the above	15.21%	33
Single-Family Suburban Residential	44.24%	96
Estate Residential	38.25%	83
Rehab/Infill Existing Housing	41.94%	91
Duplex	7.83%	17
Rowhouse	5.07%	11
Multifamily Low-rise	11.98%	26
Multifamily Mid-rise	6.45%	14
Senior Retirement/Assisted Living	29.49%	64
Mixed Use (Apartments on 2nd story)	22.58%	49
Total Respondents: 217		

Question 4



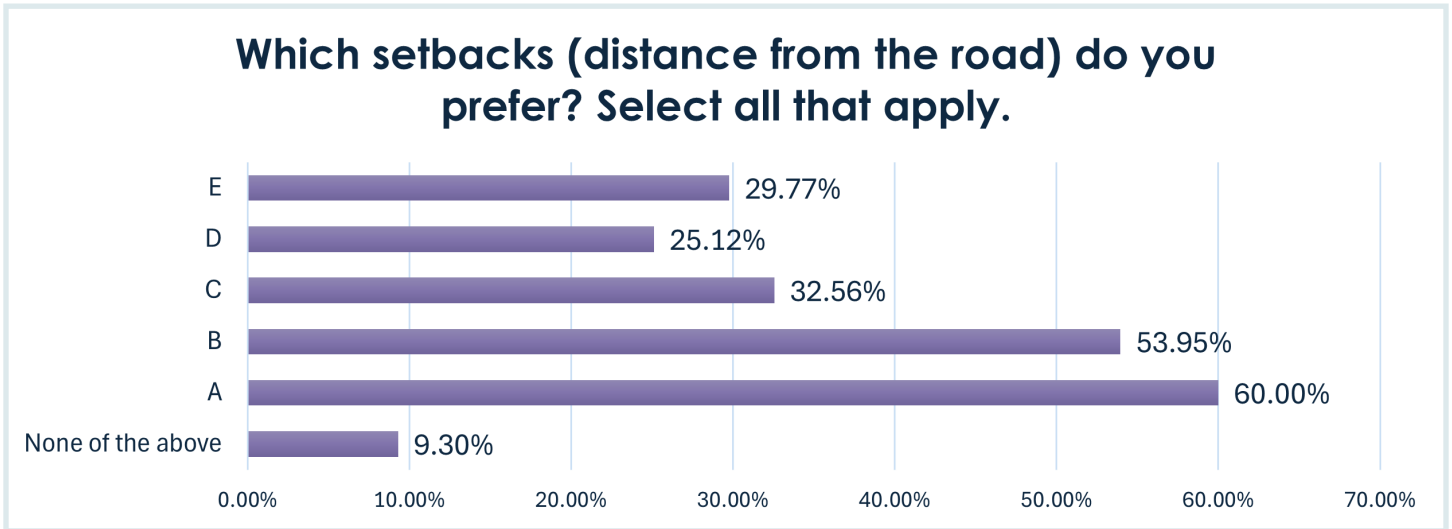
ANSWER CHOICES	RESPONSES	
None of the above	18.22%	39
Traditional Suburban Commercial	26.17%	56
Neighborhood Commercial	48.13%	103
Traditional Office	21.50%	46
Light Commercial/Flex Office	26.64%	57
Medium Commercial/Light Industrial	17.76%	38
Contractors Office/Industrial	5.14%	11
Transitional-Mix Housing & Retail	31.31%	67
Total Respondents: 214		






Question 5



	YES	NO	UNSURE	TOTAL	WEIGHTED AVERAGE
Residential	37.38% 80	44.86% 96	17.76% 38	214	1.80
Commercial/Office	73.15% 158	19.44% 42	7.41% 16	216	1.34
Industrial	74.30% 159	14.49% 31	11.21% 24	214	1.37

Question 6

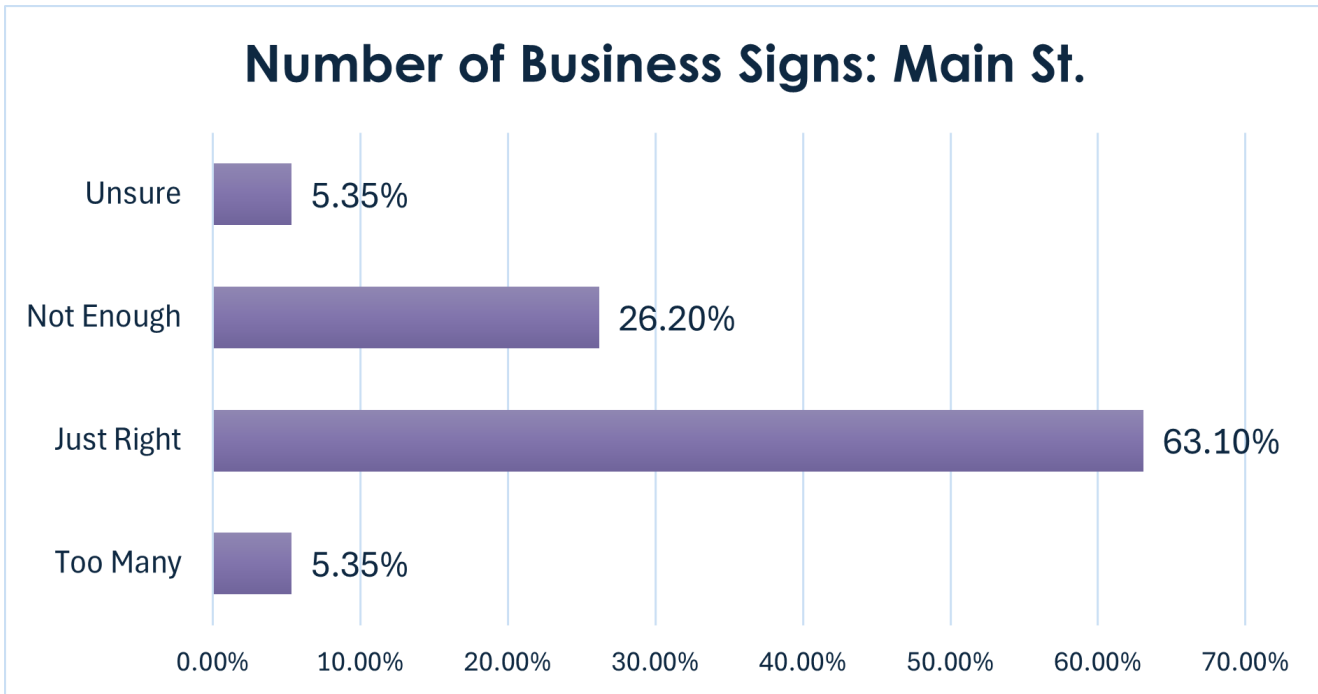


ANSWER CHOICES	RESPONSES	
None of the above	9.30%	20
	60.00%	129
	53.95%	116
	32.56%	70
	25.12%	54
	29.77%	64
Total Respondents: 215		

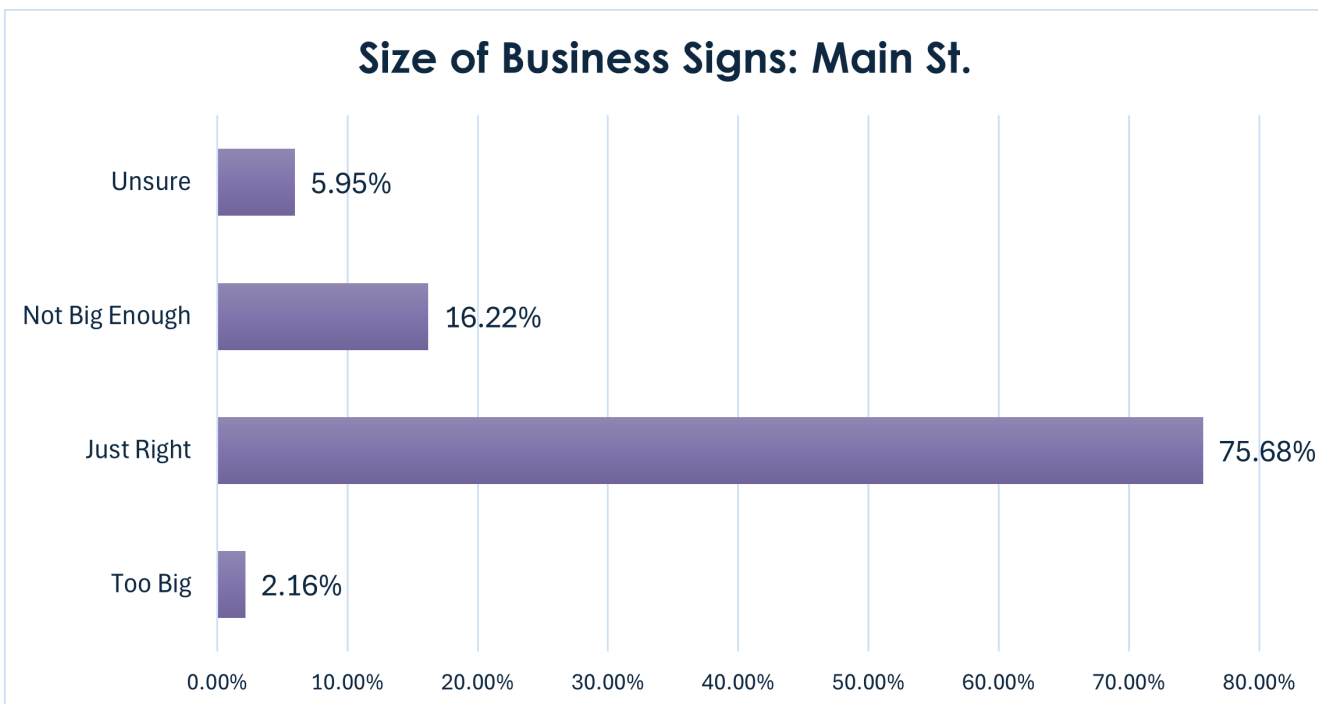
Question 7

Using the picture of Main St. please the best answer for the following 5 categories. Note: you may have to scroll left to right to see all categories.

Part 1/5

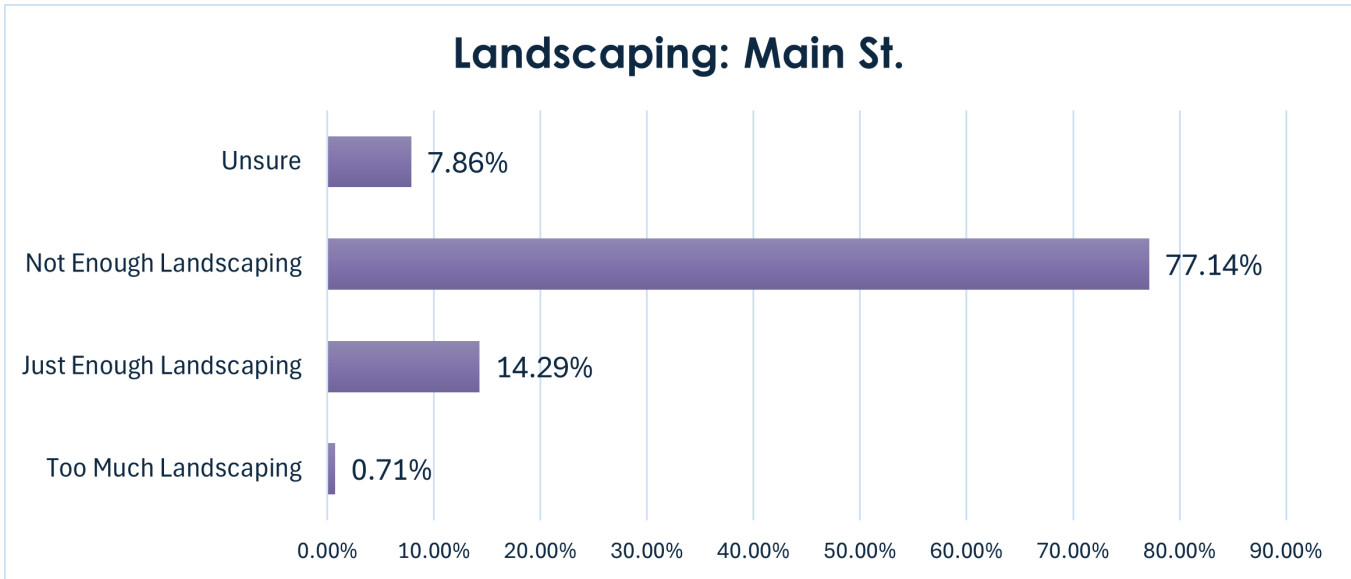


Part 2/5

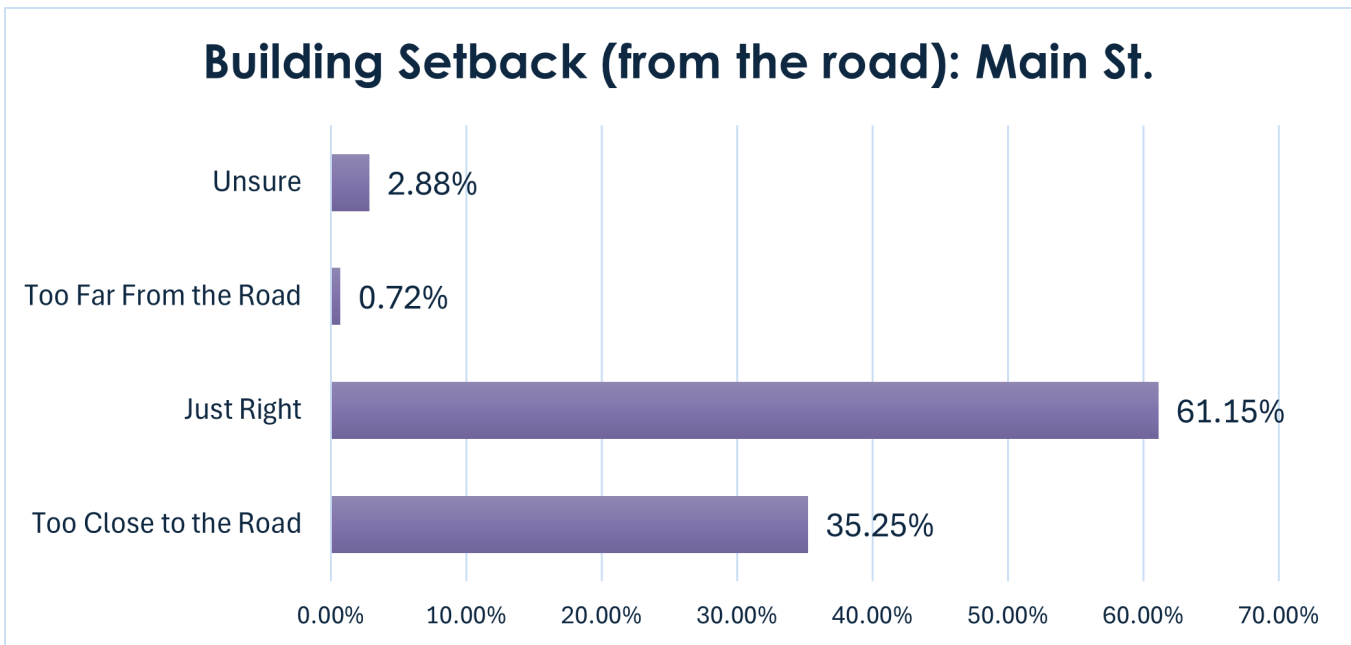


Question 7 Cont.

Part 3/5

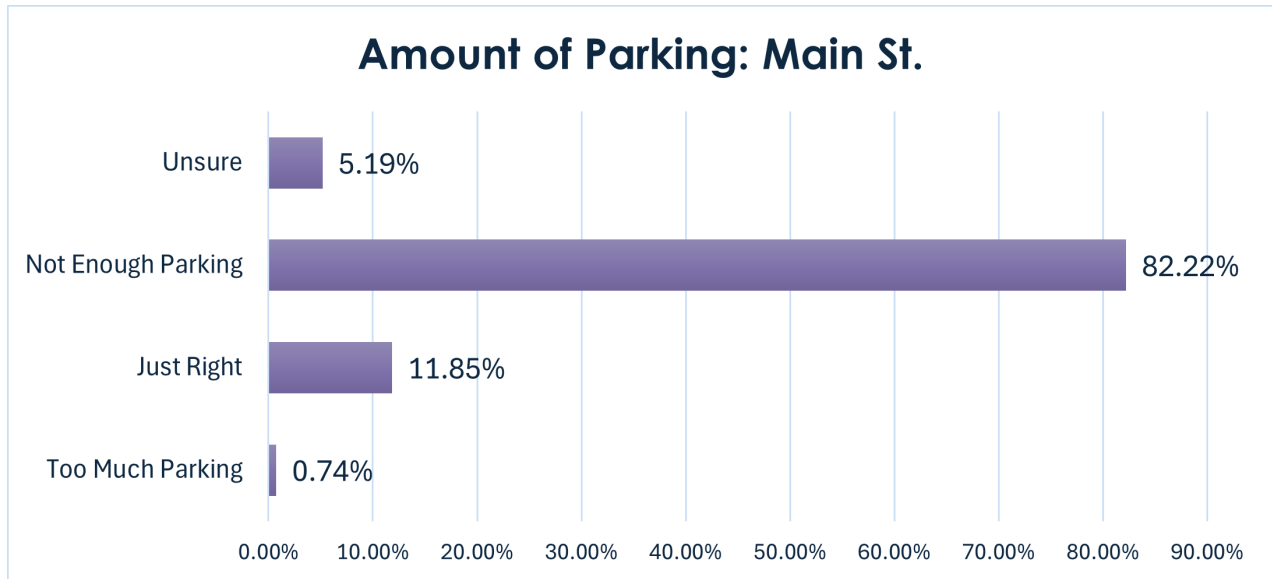


Part 4/5



Question 7 Cont.

Part 5/5



Number of business signs					
	TOO MANY	JUST RIGHT	NOT ENOUGH	UNSURE	TOTAL
Main St.	5.35% 10	63.10% 118	26.20% 49	5.35% 10	187

Size of business signs					
	TOO BIG	JUST RIGHT	NOT BIG ENOUGH	UNSURE	TOTAL
Main St.	2.16% 4	75.68% 140	16.22% 30	5.95% 11	185

Landscaping					
	TOO MUCH LANDSCAPING	JUST ENOUGH LANDSCAPING	NOT ENOUGH LANDSCAPING	UNSURE	TOTAL
Main St.	0.71% 1	14.29% 20	77.14% 108	7.86% 11	140

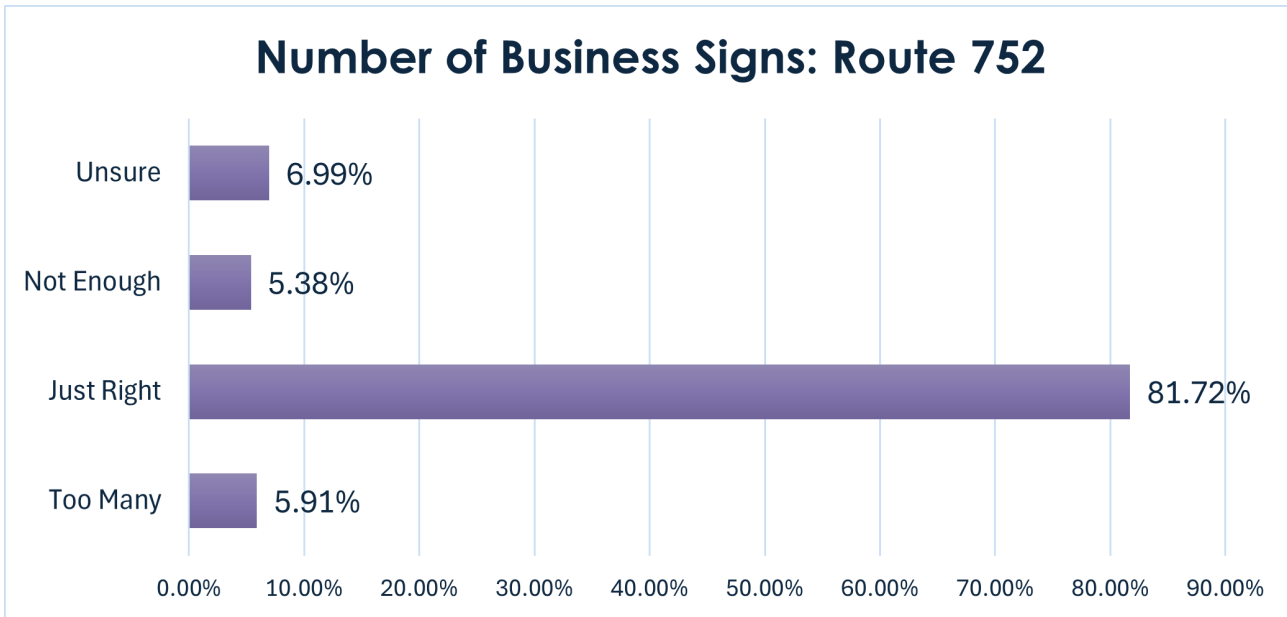
Building setback (from the road)					
	TOO CLOSE TO THE ROAD	JUST RIGHT	TOO FAR FROM THE ROAD	UNSURE	TOTAL
Main St.	35.25% 49	61.15% 85	0.72% 1	2.88% 4	139

Amount of parking					
	TOO MUCH PARKING	JUST RIGHT	NOT ENOUGH PARKING	UNSURE	TOTAL
Main St.	0.74% 1	11.85% 16	82.22% 111	5.19% 7	135

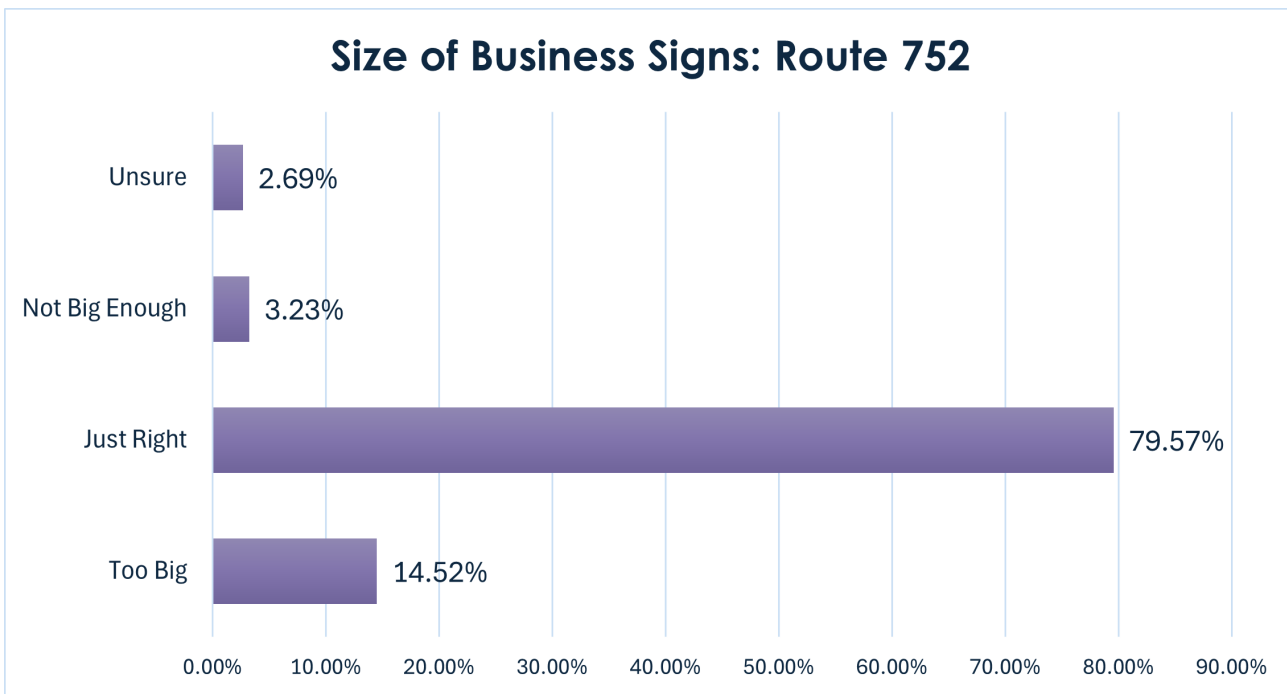
Question 8

Using the picture of Route 752 below, please the best answer for the following 5 categories.
Note: you may have to scroll left to right to see all categories.

Part 1/5

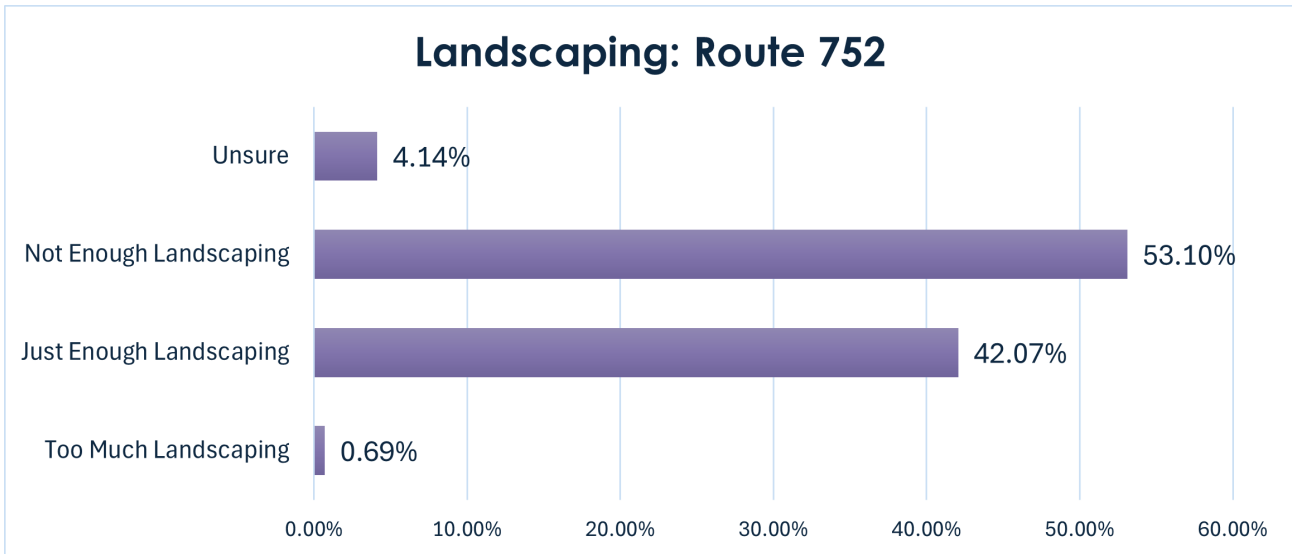


Part 2/5

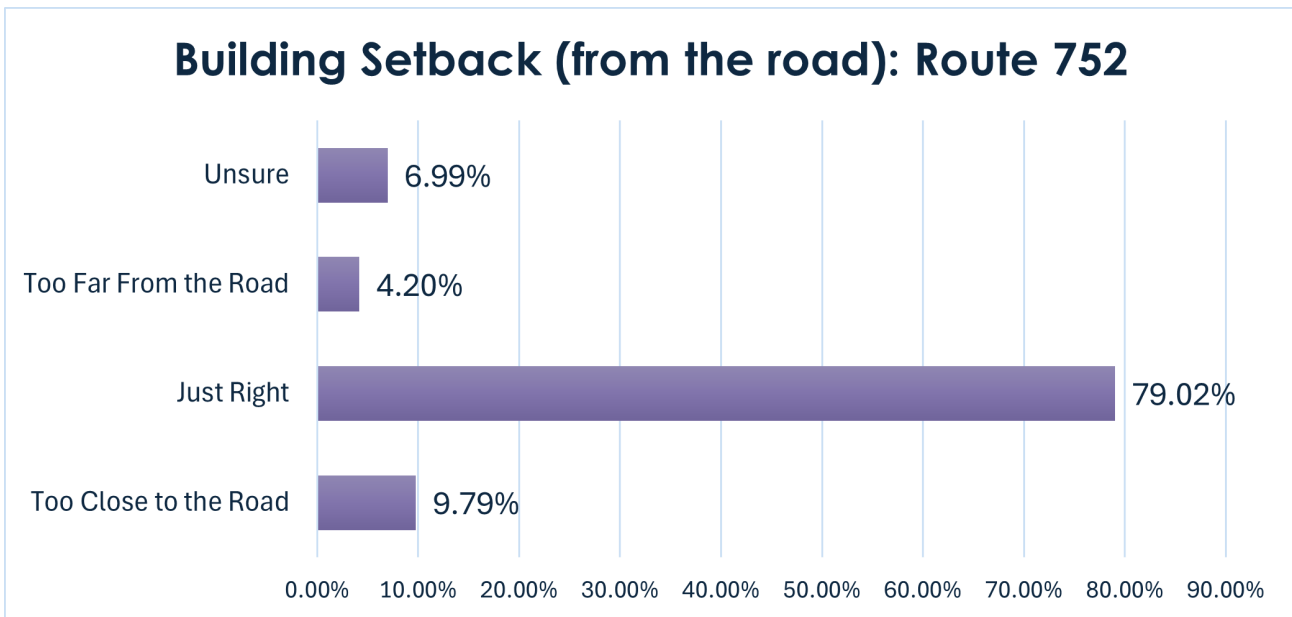


Question 8 Cont.

Part 3/5

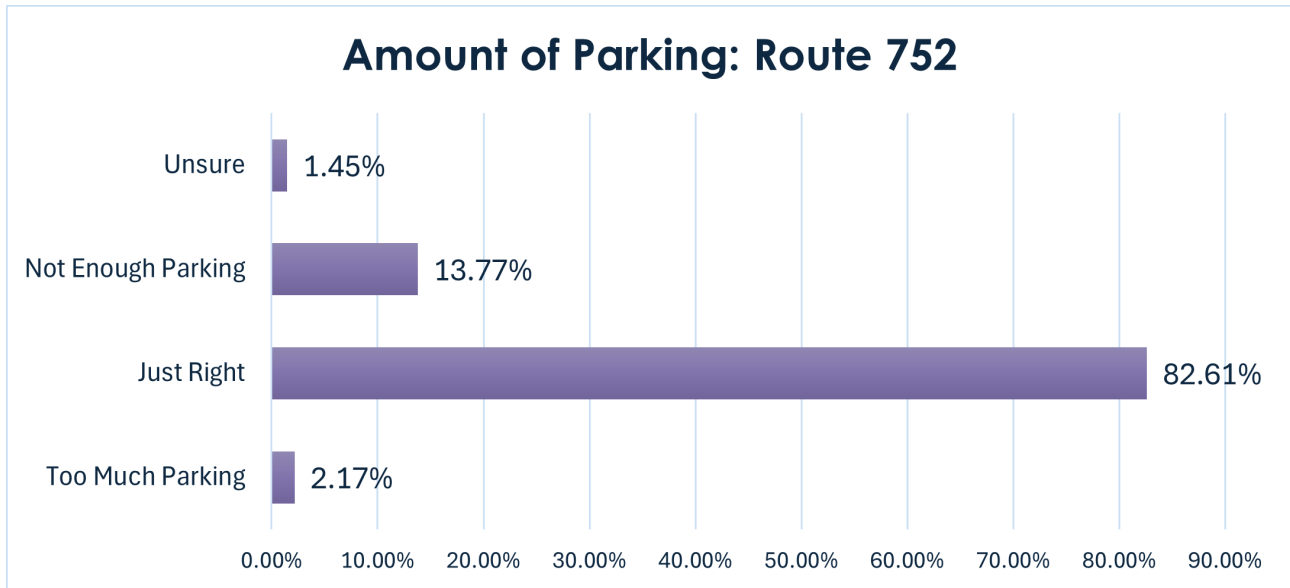


Part 4/5



Question 8 Cont.

Part 5/5



Number of business signs					
	TOO MANY	JUST RIGHT	NOT ENOUGH	UNSURE	TOTAL
Route 752	5.91% 11	81.72% 152	5.38% 10	6.99% 13	186

Size of business signs					
	TOO BIG	JUST RIGHT	NOT BIG ENOUGH	UNSURE	TOTAL
Route 752	14.52% 27	79.57% 148	3.23% 6	2.69% 5	186

Landscaping					
	TOO MUCH LANDSCAPING	JUST ENOUGH LANDSCAPING	NOT ENOUGH LANDSCAPING	UNSURE	TOTAL
Route 752	0.69% 1	42.07% 61	53.10% 77	4.14% 6	145

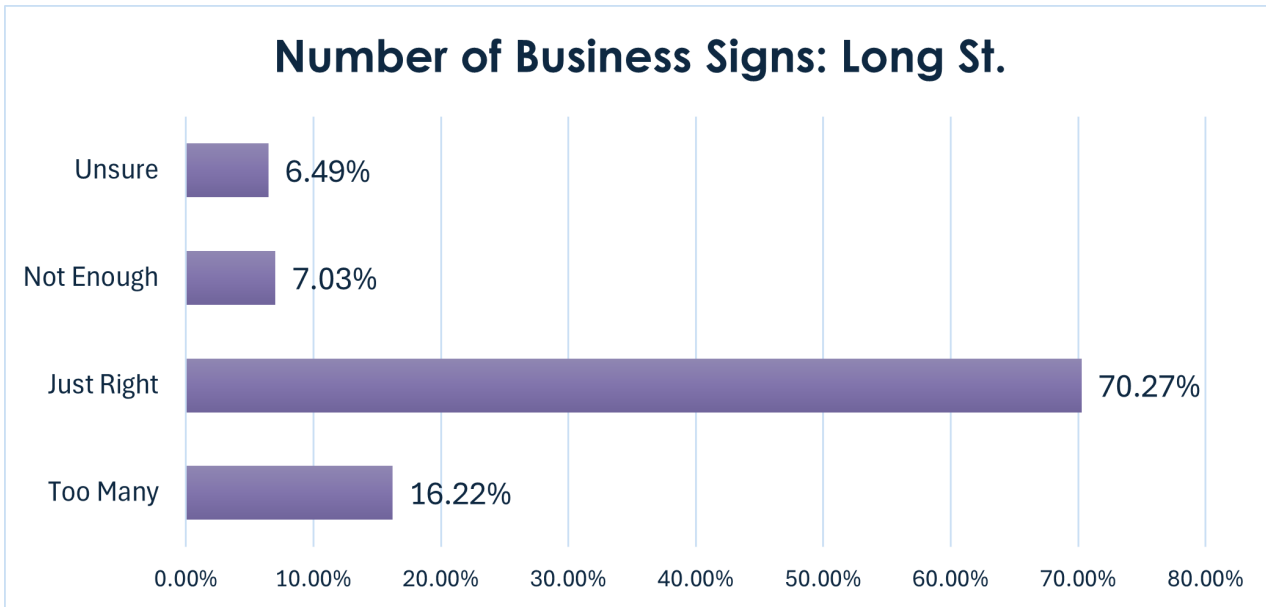
Building setback (from the road)					
	TOO CLOSE TO THE ROAD	JUST RIGHT	TOO FAR FROM THE ROAD	UNSURE	TOTAL
Route 752	9.79% 14	79.02% 113	4.20% 6	6.99% 10	143

Amount of parking					
	TOO MUCH PARKING	JUST RIGHT	NOT ENOUGH PARKING	UNSURE	TOTAL
Route 752	2.17% 3	82.61% 114	13.77% 19	1.45% 2	138

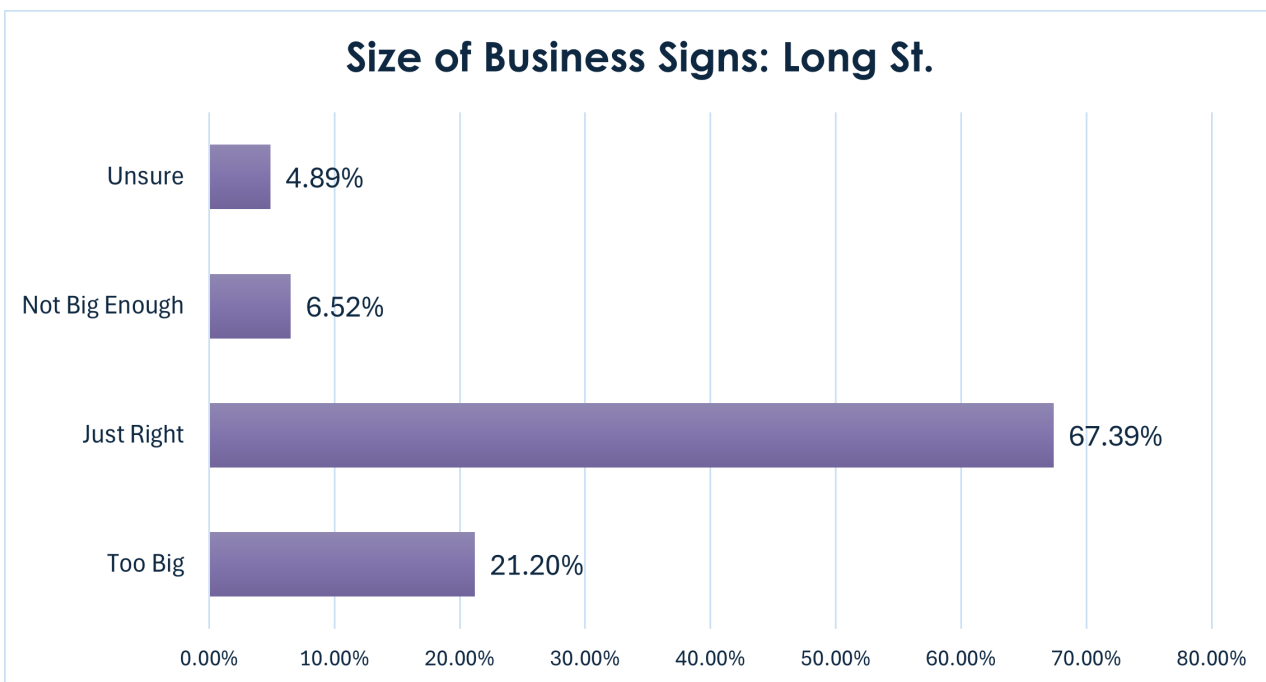
Question 9

Using the picture of Long St. (north of Station St.) below, please the best answer for the following 5 categories. Note: you may have to scroll left to right to see all categories.

Part 1/5

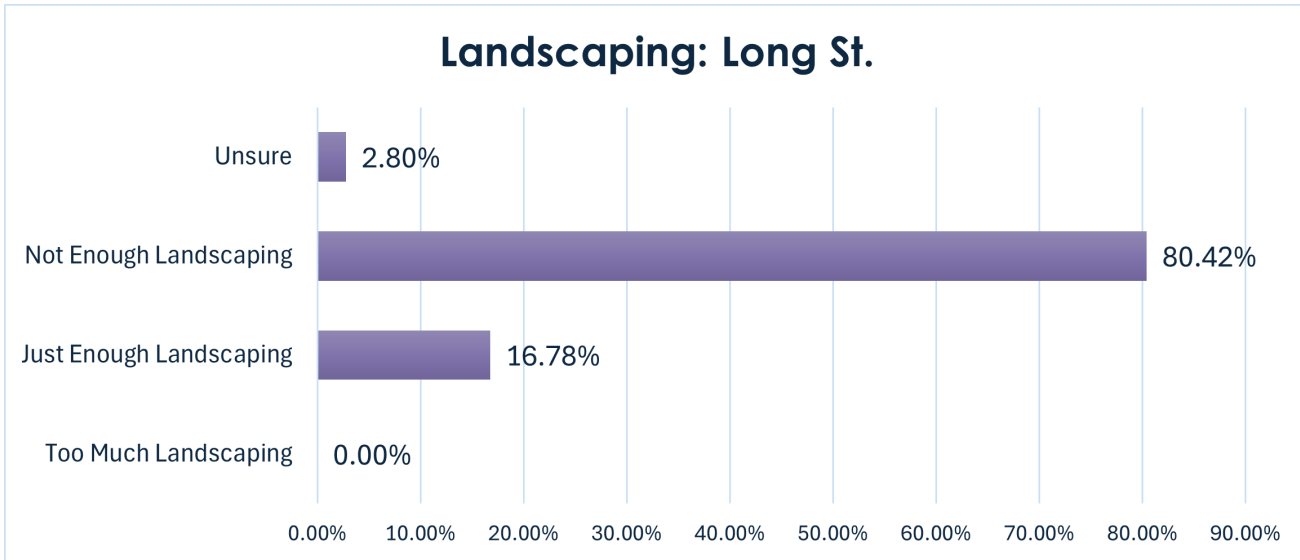


Part 2/5

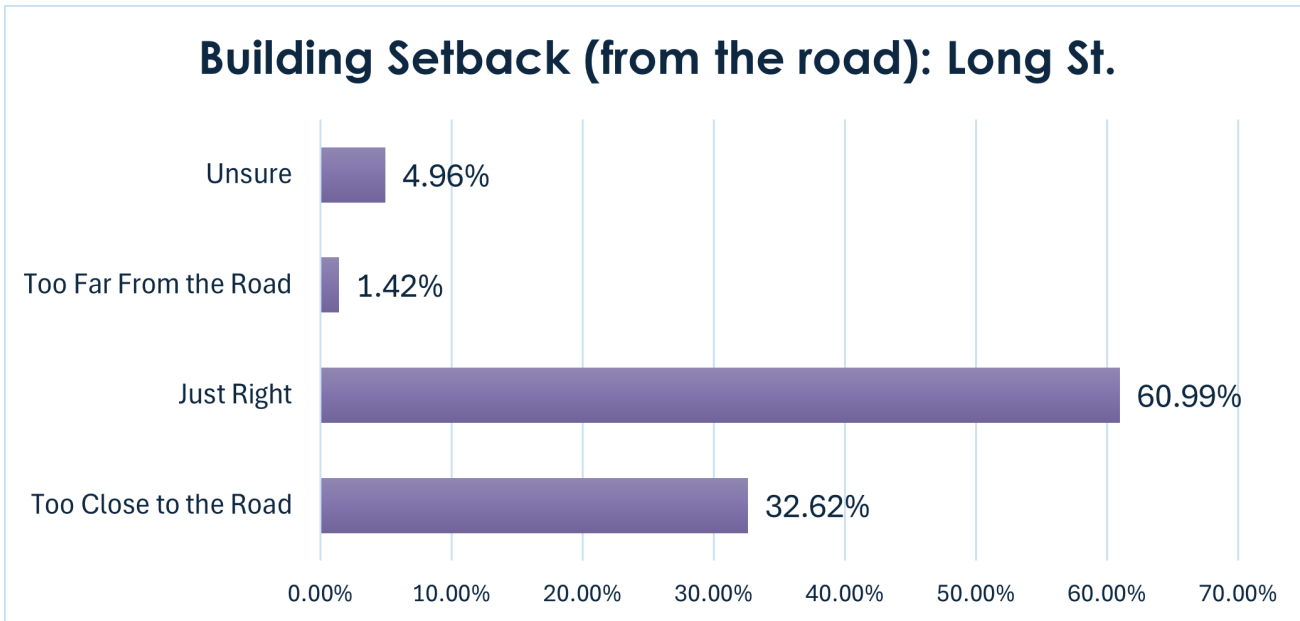


Question 9 Cont.

Part 3/5

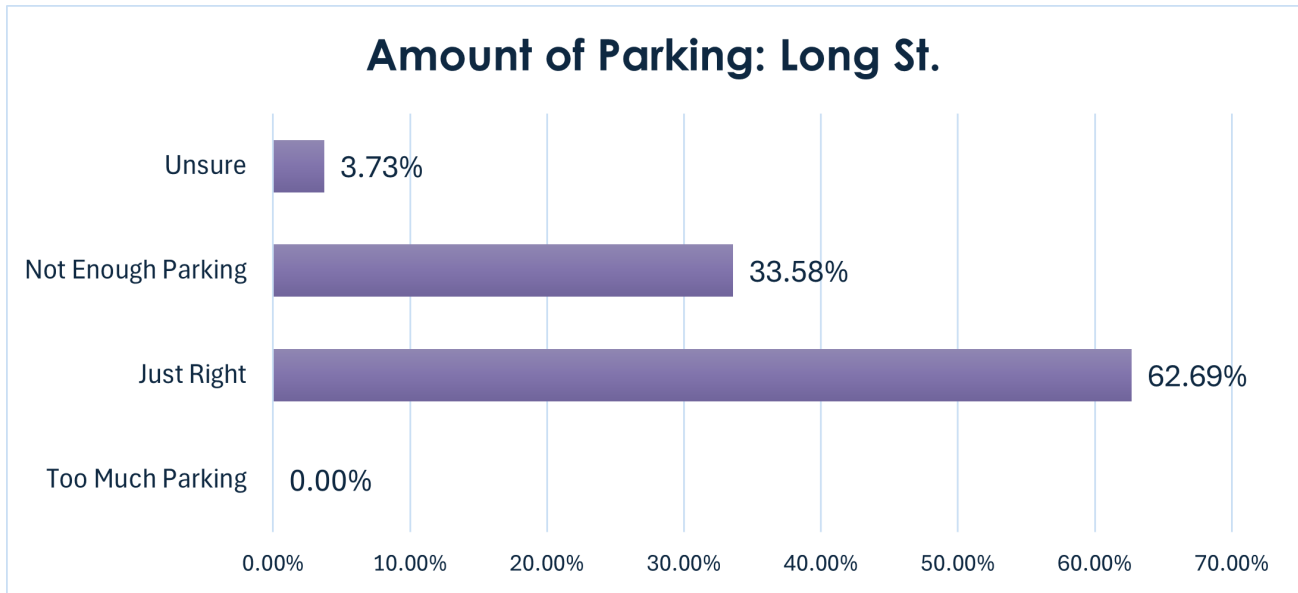


Part 4/5



Question 9 Cont.

Part 5/5



Number of business signs					
	TOO MANY	JUST RIGHT	NOT ENOUGH	UNSURE	TOTAL
Long St.	16.22% 30	70.27% 130	7.03% 13	6.49% 12	185

Size of business signs					
	TOO BIG	JUST RIGHT	NOT BIG ENOUGH	UNSURE	TOTAL
Long St.	21.20% 39	67.39% 124	6.52% 12	4.89% 9	184

Landscaping					
	TOO MUCH LANDSCAPING	JUST ENOUGH LANDSCAPING	NOT ENOUGH LANDSCAPING	UNSURE	TOTAL
Long St.	0.00% 0	16.78% 24	80.42% 115	2.80% 4	143

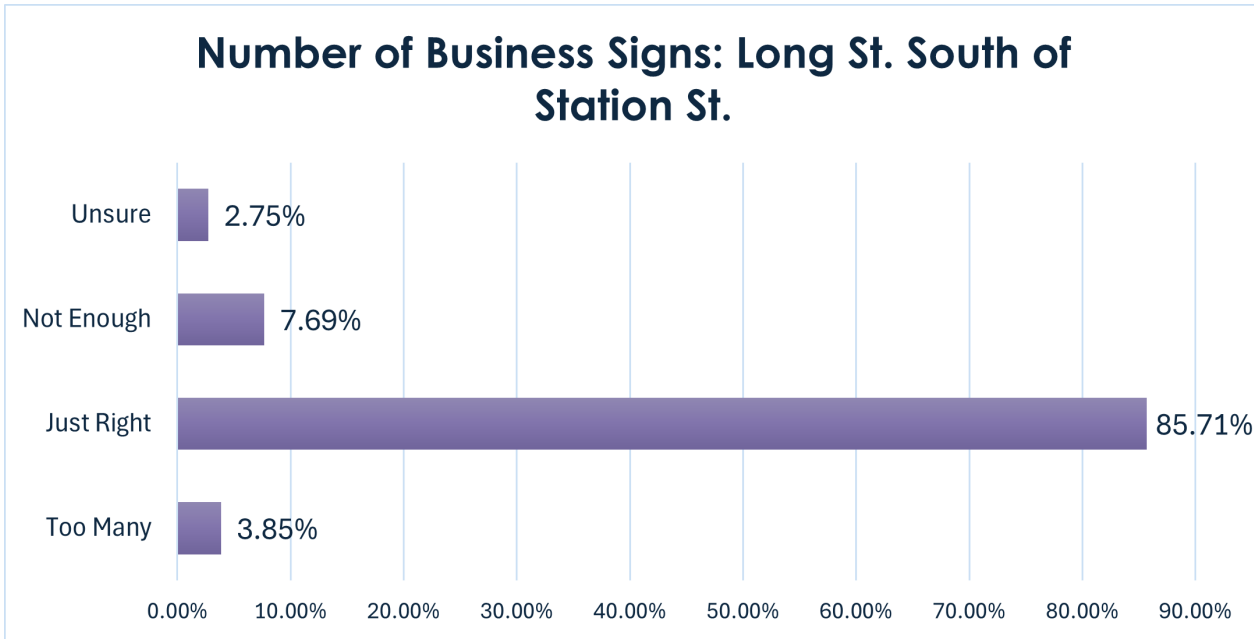
Building setback (from the road)					
	TOO CLOSE TO THE ROAD	JUST RIGHT	TOO FAR FROM THE ROAD	UNSURE	TOTAL
Long St.	32.62% 46	60.99% 86	1.42% 2	4.96% 7	141

Amount of parking					
	TOO MUCH PARKING	JUST RIGHT	NOT ENOUGH PARKING	UNSURE	TOTAL
Long St.	0.00% 0	62.69% 84	33.58% 45	3.73% 5	134

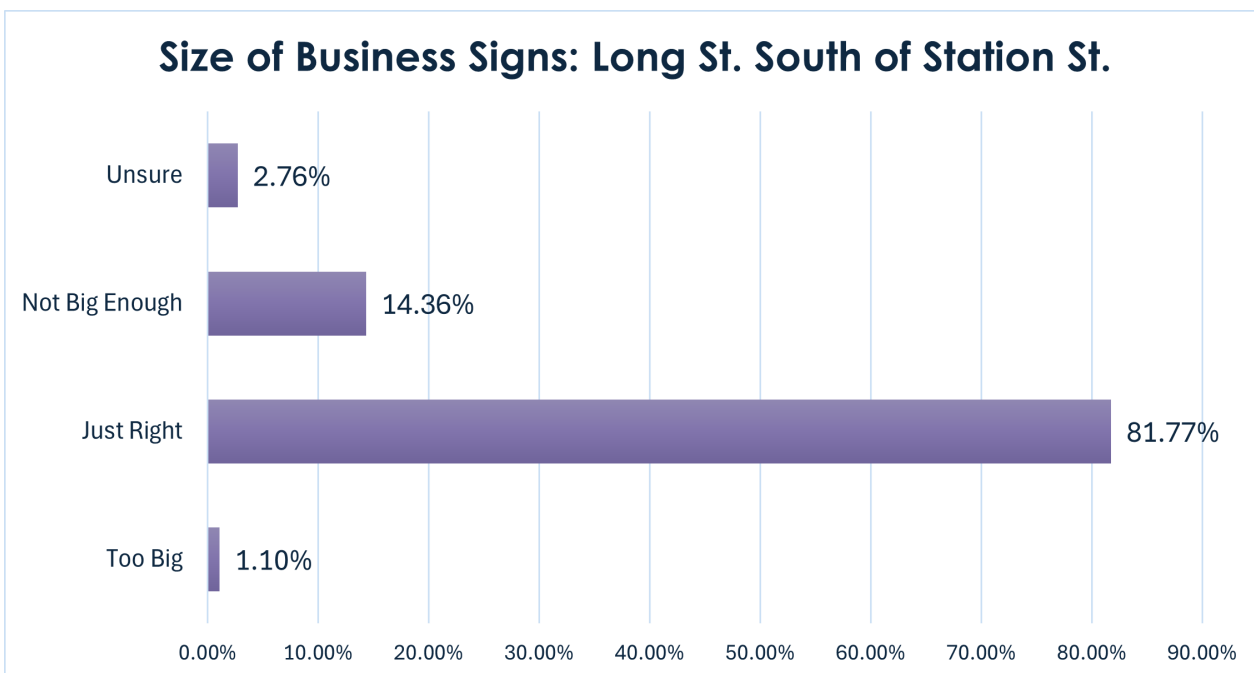
Question 10

Using the picture of Long St. (south of Station St.) below, please the best answer for the following 5 categories. Note: you may have to scroll left to right to see all categories.

Part 1/5

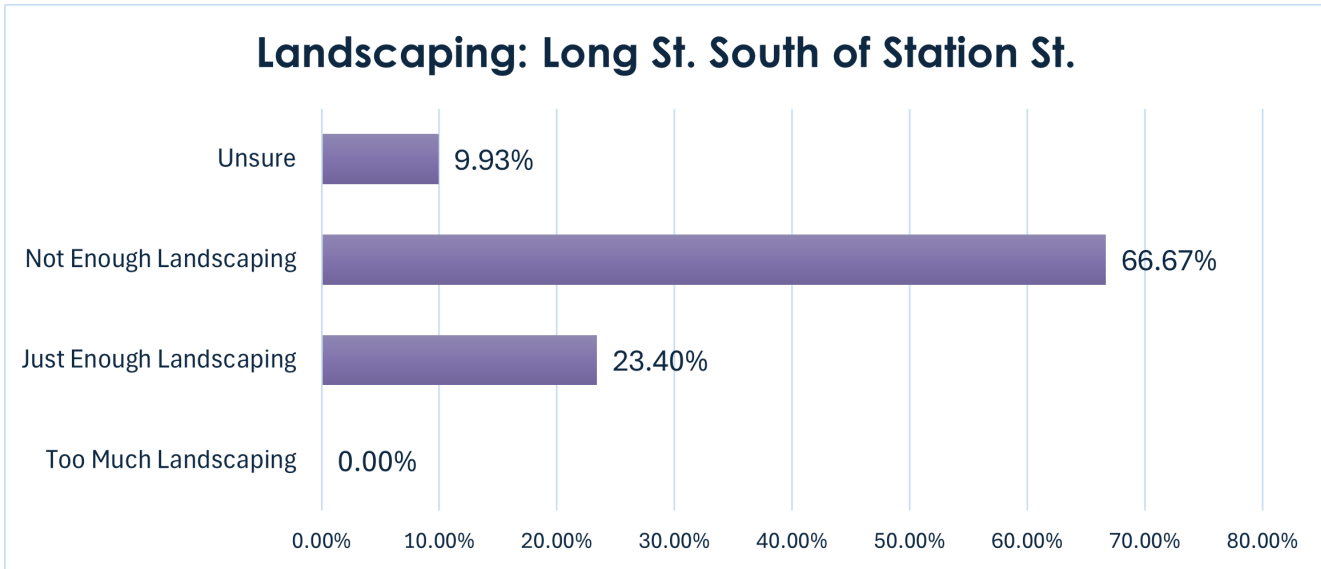


Part 2/5

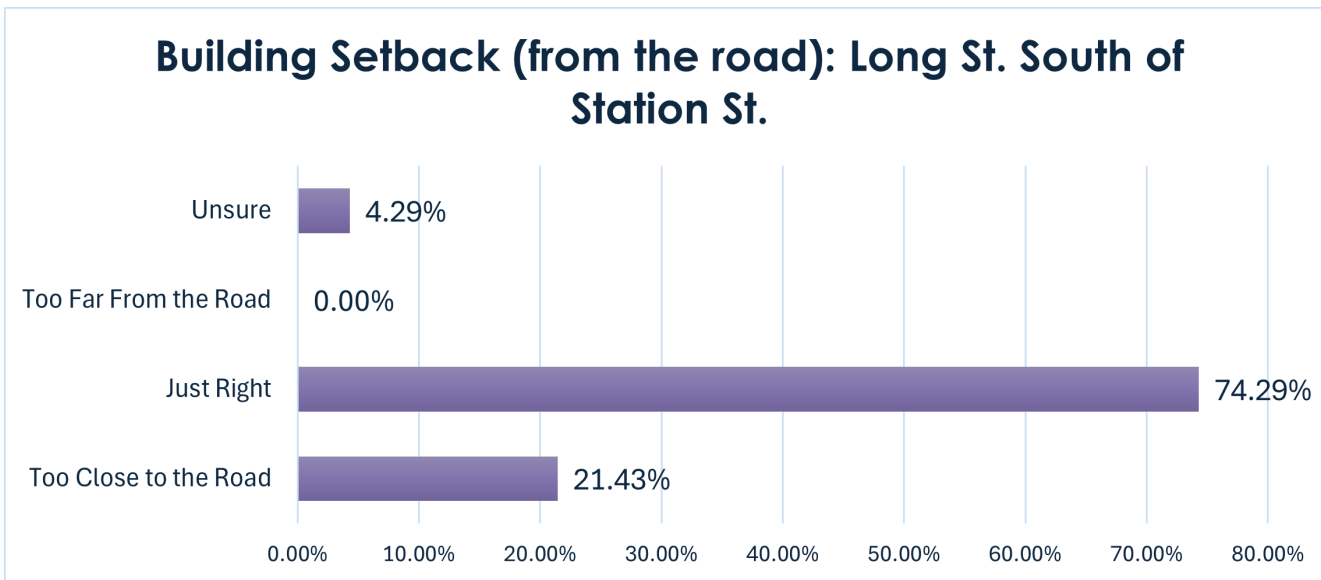


Question 10 Cont.

Part 3/5

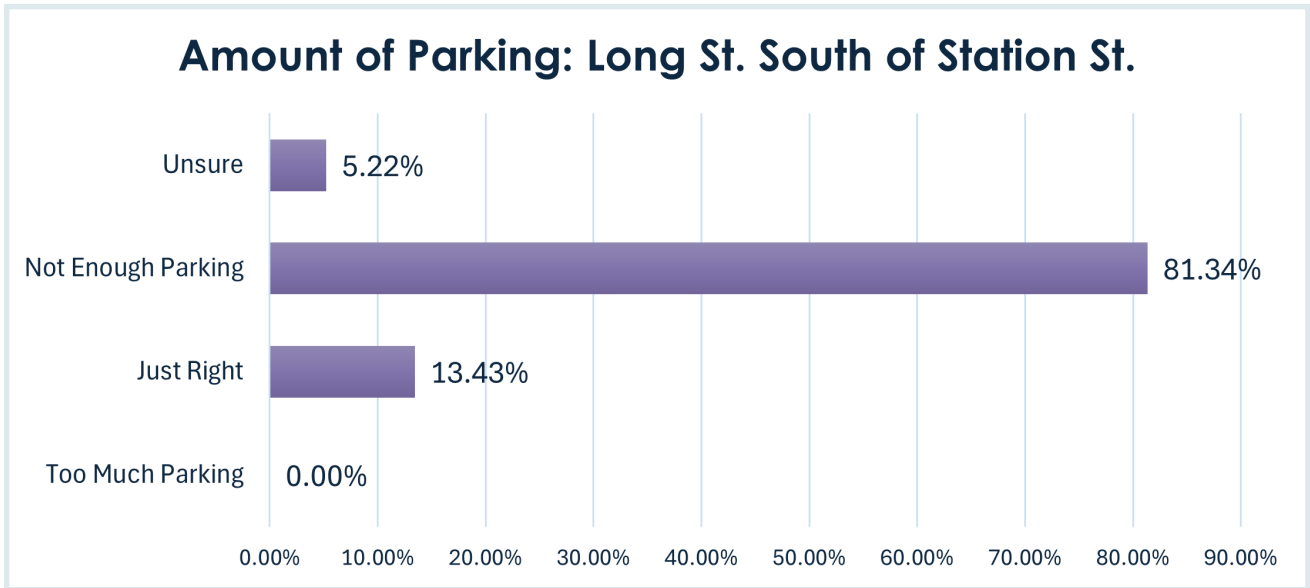


Part 4/5



Question 10 Cont.

Part 5/5



Number of business signs					
	TOO MANY	JUST RIGHT	NOT ENOUGH	UNSURE	TOTAL
Long St.	3.85%	85.71%	7.69%	2.75%	
	7	156	14	5	182

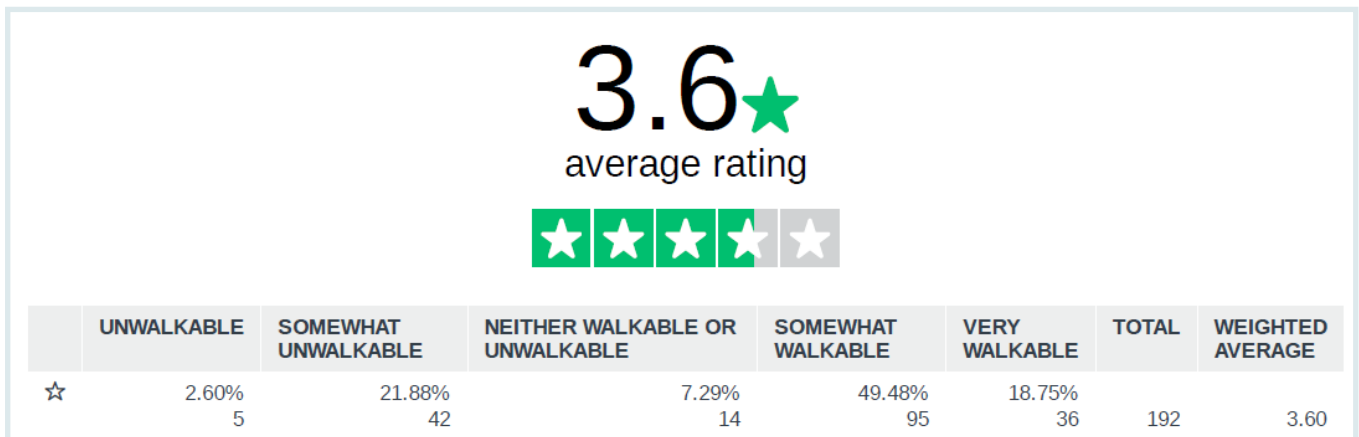
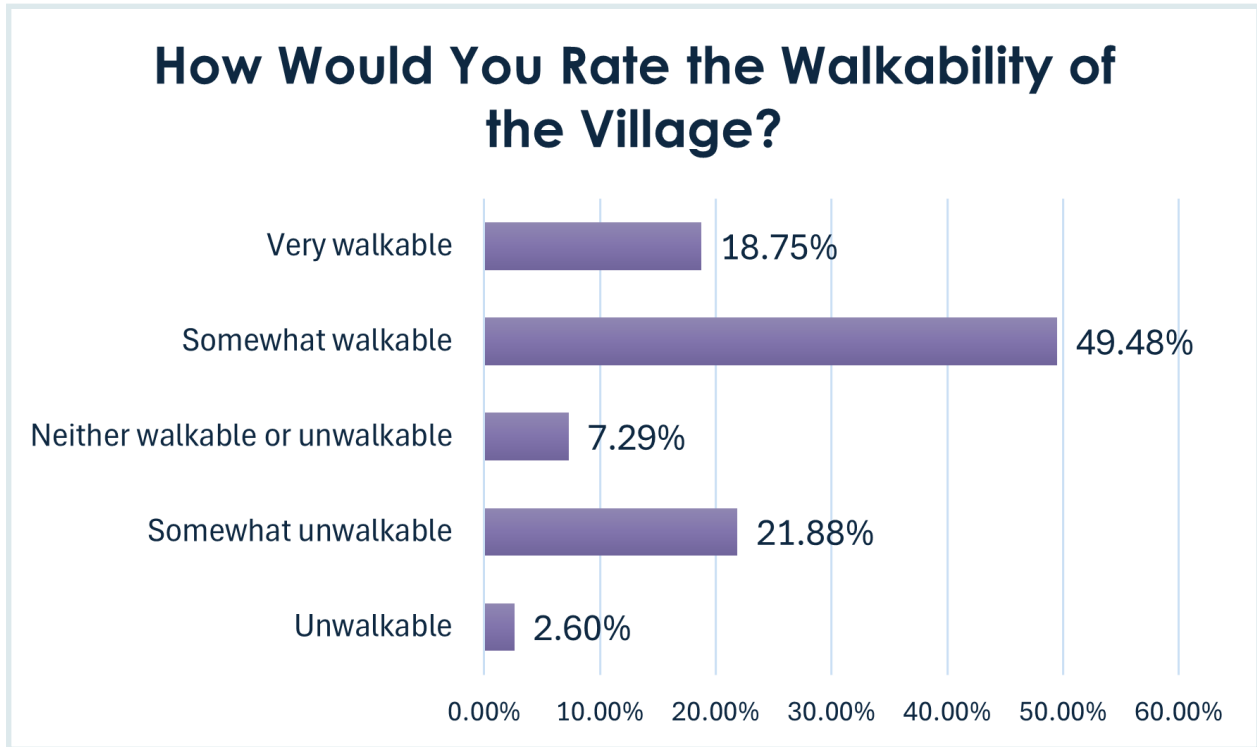
Size of business signs					
	TOO BIG	JUST RIGHT	NOT BIG ENOUGH	UNSURE	TOTAL
Long St.	1.10%	81.77%	14.36%	2.76%	
	2	148	26	5	181

Landscaping					
	TOO MUCH LANDSCAPING	JUST ENOUGH LANDSCAPING	NOT ENOUGH LANDSCAPING	UNSURE	TOTAL
Long St.	0.00%	23.40%	66.67%	9.93%	
	0	33	94	14	141

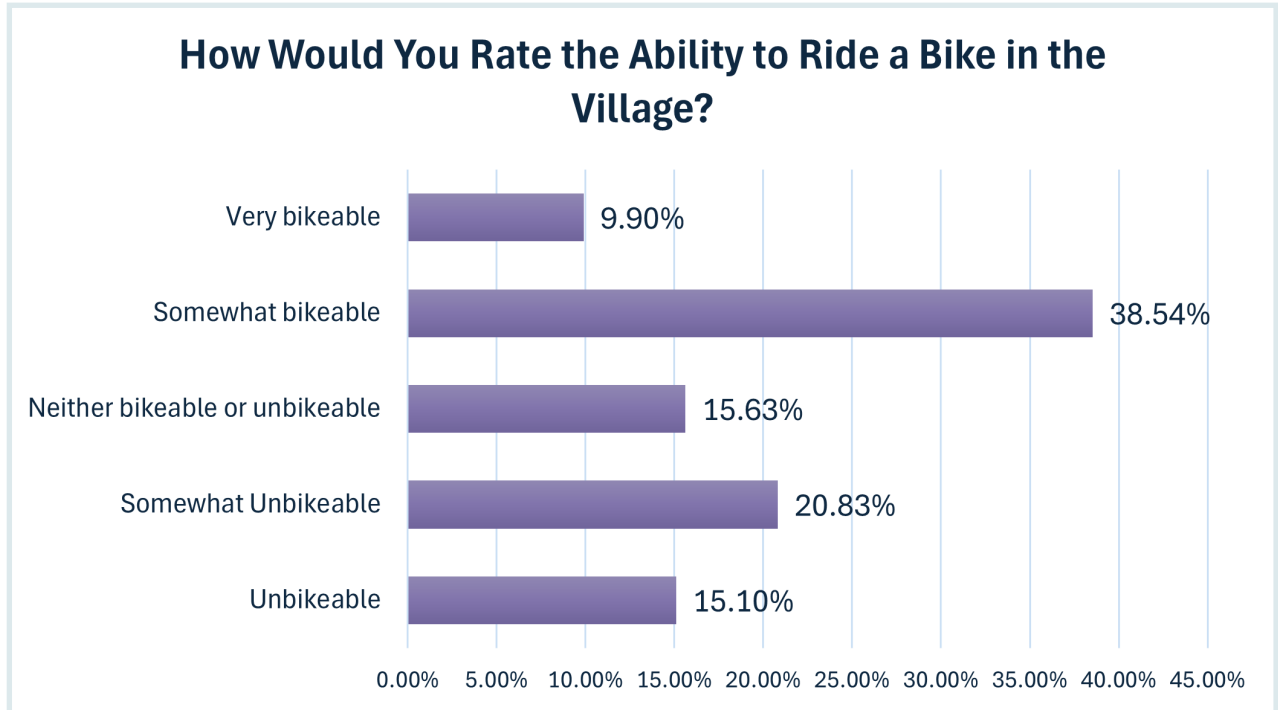
Building setback (from the road)					
	TOO CLOSE TO THE ROAD	JUST RIGHT	TOO FAR FROM THE ROAD	UNSURE	TOTAL
Long St.	21.43%	74.29%	0.00%	4.29%	
	30	104	0	6	140

Amount of parking					
	TOO MUCH PARKING	JUST RIGHT	NOT ENOUGH PARKING	UNSURE	TOTAL
Long St.	0.00%	13.43%	81.34%	5.22%	
	0	18	109	7	134

Question 11



Question 12



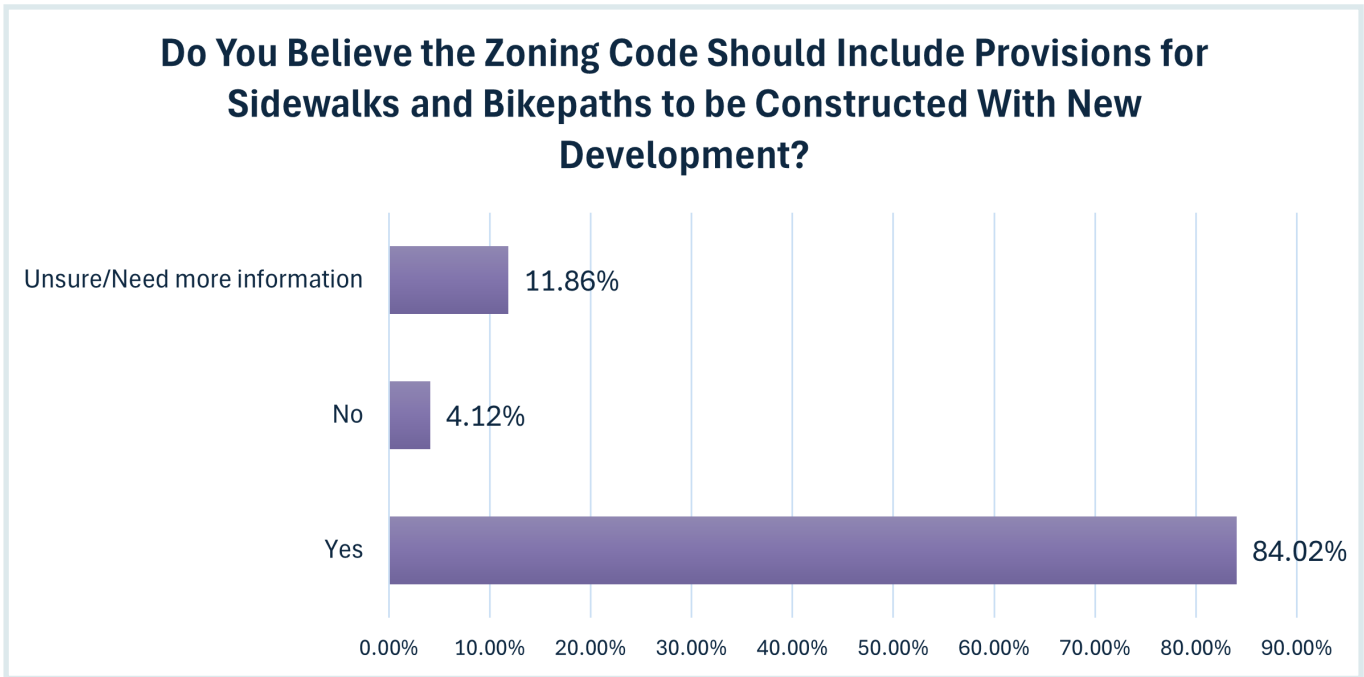
3.1★

average rating



	UNBIKEABLE	SOMEWHAT UNBIKEABLE	NEITHER UNBIKEABLE OR BIKEABLE	SOMEWHAT BIKEABLE	VERY BIKEABLE	TOTAL	WEIGHTED AVERAGE
☆	15.10% 29	20.83% 40	15.63% 30	38.54% 74	9.90% 19	192	3.07

Question 13



ANSWER CHOICES	RESPONSES	
Yes	84.02%	163
No	4.12%	8
Unsure/Need more information	11.86%	23
TOTAL		194