

ATTACHMENT "B"

SPRINGBORO PIKE PUD DISTRICT REGULATIONS January 2005

I. Intent

- A. To permit limited business use of property fronting on a heavily-traveled state highway, while eliminating inappropriate uses normally permitted in the O-R Office-Residential District.
- B. To provide a separation between intense commercial development and single-family residential development.
- C. To assure that the physical character of business development is compatible with adjacent residential uses and has efficient and safe vehicular access.

II. Boundary of District

City lots numbered 2635 to 2639, 2671 to 2675 and vacated alley, 2793, 2794, and 2890 to 2901 [see attached map].

III. Uses

- A. Principally Permitted Uses. All principally permitted uses of the R-2 District, plus the following:
 - 1. Business and professional offices, finance, insurance, real estate offices.
 - 2. Studios, instructional, including the studio of an artist, sculptor, ceramics teacher, or other similar person involved in the teaching of arts and crafts not including dance or music.
 - 3. Barber shops and beauty salons.
 - 4. Locations of small tradespeople and craftspeople, such as tailors, dressmakers, potters, and similar small trade and craft uses in existing building not exceeding 2,500 square feet.

IV. Physical Development Standards

- A. Minimum Lot Size:
 - 1. Single-family dwellings, 7,500 square feet where public water and sanitary sewers are available and 20,000 square feet where they are not available.
 - 2. Business and professional offices and studios, 10,000 square feet.

3. Churches, and other similar places of worship, one acre.
- B. Minimum Frontage: Lot combinations shall be required prior to conversion to non-residential uses for lots which do not meet the minimum frontage requirement.
1. Single-family dwellings, 60 feet.
 2. Business and professional offices and studios, 90 feet.
 3. Churches, and other similar places of worship, 150 feet.
- C. Maximum Height: 35 Feet
- D. Yards:
1. Front yard:
 - a. On City Lot Numbers 2635 to 2639 and 2671 to 2675 and 2793, 2794: 35 feet.
 - b. On City Lot Numbers 2890 to 2901: 60 feet.
 2. Side Yards:

One side yard:

 - a. Single-family Dwellings, 8 feet.
 - b. Other permitted uses, 20 feet.
 3. Rear yard:
 - a. Business and professional offices, and studios, 40 feet.
 - b. Single-family dwellings, 40 feet.
 - c. Churches, and other similar places of worship, 50 feet.
- E. Off-street Parking: To be provided in accordance with the provisions of Section 154.184, Zoning Code. No off-street parking or loading shall be permitted in the required front and rear yard planting strips.

- F. Vehicular Access: The specific location of entrances and exits shall be approved by the Planning Commission upon recommendation of the Service Director and appropriate governmental jurisdiction (City of Moraine or State of Ohio).
 - G. Sanitary Sewer: No residential use shall be converted to a non-residential use unless a sanitary sewage disposal system is provided in accordance with the requirements of the Montgomery County Sanitary Engineering Department and the Montgomery County Combined General Health District.
- V. Additional Requirements
- A. A site plan review and approval shall be obtained from the Planning Commission for all non-residential uses prior to the issuance of a zoning certificate for such non-residential use.
 - B. A detailed development plan, drawn to suitable scale, shall be submitted to the Planning Commission for all non-residential uses. At a minimum, this development plan shall provide the following information:
 - 1. Actual dimensions of the site.
 - 2. The location of all buildings, parking and circulation areas, entrances and exits, existing and proposed signage and landscaping.
 - 3. Detailed specifications concerning the type of signage and landscaping, including, but not limited to, quantity, size, species, etc.
 - 4. Documentation that the proposal can meet the storm water drainage and retention requirements of the City of West Carrollton.
 - 5. Documentation that the proposed sanitary sewage disposal system has been, or can be, approved by Montgomery County.
 - 6. Documentation that the proposed entrances and exits have been, or can be, approved by the appropriate jurisdiction.