

Chapter 8

“R-4” PLANNED MULTIPLE RESIDENCE DISTRICT

8.01 PURPOSE

The purpose of the “R-4” Planned Multiple Residence District is to provide for higher density multi-family development which will be compatible with surrounding uses by means of submitted and approved development plans.

8.02 USES PERMITTED

A. Multiple family dwellings, attached and clustered family dwelling units.

8.03 HEIGHT

A. No building shall exceed three (3) stories or forty-five feet in height.

8.04 YARD AND AREA REGULATIONS

A. For the purpose of computing yard requirements and or setback requirements, a group of multiple-family buildings shall require setbacks for each individual building.

B. The setbacks shall be as follows, unless approved otherwise in the sketch plan or final development plan:

1. Front yards: Minimum 50 feet as measured from the edge of roadway pavement to building line.
2. Rear yard: Minimum of 35 feet as measured from edge of roadway pavement, property line, etc. to building line
3. Side Yards: Minimum of 12 feet as measured from edge of roadway pavement to building line, or should the roadway be a public street, the building line shall be not less than 50 feet from the enter of the right-of-way.

- C. The minimum project area is 10 acres, and is prohibited for 20 acres or more. Projects of 20 acres or more are to be processed as a “Residential - Planned Unit Development” or other applicable zoning district.
- D. The minimum distance between buildings shall be 24 feet.
- E. Twenty (20) per cent of the land developed in any planned development project shall be reserved for common open space recreational facilities for the residents or users of the area being developed. Open space shall not consist of parking lots, buildings or drives.

8.05 INTENSITY OF USE

- A. Every lot or tract of land shall have a minimum of 100 feet of width at the building line. Maximum density to be 8 units/gross acre.

8.06 “R-4” PLANNED MULTIPLE RESIDENCE DISTRICT CONCEPT APPROVAL PROCESS:

- A. Concept Approval: The developer must meet informally and receive concept approval from the County Planning Commission, Township Zoning Commission and Township Trustees. The purpose of the approval is to reach an understanding on basic design requirements prior to the detailed design. The developer shall submit a sketch plan drawn to scale, though it need not be to the precision of a finished engineering drawing and it shall clearly show the following:
 - 1. The existing topographical features of the site.
 - 2. The location of the various uses of the area in acres
 - 3. The general outlines of the interior roadway system and all existing rights-of-way and easements, whether public or private.
 - 4. Delineation of the various residential areas indicating for each such area and its general extent, size and composition in terms of total number of dwelling units and approximate percentage allocation by dwelling unit type.
 - 5. A calculation of residential density in dwelling units per gross area including interior roadways.
 - 6. Describe any amenities, open space, or landscaping that is planned.
 - 7. Where portions of the site are subject to flooding, the map shall indicate extent and frequency.

8. Principal ties to the community at large with respect to transportation, water supply and sewage disposal.
9. General description of the availability of other community facilities, such as schools, fire protection service, and cultural facilities, if any, and how these facilities are affected by this proposal.
10. General statement as to how any common open space is to be owned and maintained.
11. If the development is to be staged, a general indication of how the staging is to proceed. Whether or not the development is to be stage, the sketch plan shall show the intended total project.
12. The application shall certify that a professional consultant is being utilized in the planning procedure(s). Said consultant shall be involved in the application procedures.
13. The sketch plan would also address the existing land uses within 200 feet of the property under consideration for a zone change to “R-4” Planned Multiple Residence.

B. Factors for Consideration - The County Planning Commission, Township Zoning Commission and Township Trustees review of the concept plan shall include, but is not limited to the following considerations:

1. Whether the proposal meets the intent and objectives of a “R-4” Planned Multiple Residence District as expressed in Section 8.01.
2. Whether the proposal meets all the general requirements of Sections 8.02- 8.06.
3. Whether the proposal is conceptually sound in that it conforms to accepted design principals in the proposed functional roadway system, land use configurations, open space system, drainage system, and scale of the developed elements.
4. Whether there are adequate services and utilities available or proposed to be made available in the construction of the development.

8.07 “R-4” PLANNED MULTIPLE RESIDENCE DISTRICT ZONING AND SITE PLAN APPROVAL PROCESS (STAGE 2):

Upon the receipt of concept approval from the County Planning Commission, the Township Zoning Commission and the Township Trustees, the applicant may formally apply for the “R-4” Planned Multi-Family Districting by making application to the Township Zoning Commission. The application shall be considered in accordance with the procedures established under the Ohio revised Code, Section 519.12 and shall include the following:

- A. Application for Zone Change and its accompanying document.
- B. An area map showing adjacent property owners and existing uses within 200 feet of the parcel

C. A preliminary site plan including the following information:

1. Title of drawing, including name and address of applicant.
2. North point, scale and date
3. Boundaries of the property plotted to scale
4. Existing watercourses
5. A site plan showing the location, proposed use and height of all buildings, location of all parking and truck loading areas, with ingress and egress drives thereto; location and proposed development of all open spaces, including parks, playgrounds, and open reservations, location of outdoor storage, if any, location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences, descriptions of method of sewage disposal, and location of such facilities; location and size of all signs; location and design of street and parking lighting; and the amount of building area proposed for non-residential uses, if any.

D. An exhibit showing all soils, areas, and their classifications, and those, if any, with moderate to high susceptibility to flooding, and moderate to high susceptibility to erosion. For areas with potential erosion problems, the overlay shall also include an outline and description of existing vegetation and tree coverage.

Factors for consideration: Review of a preliminary site plan shall include, but is not limited to, the following consideration:

1. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, channelization structures and traffic controls.
2. Adequacy and arrangement of pedestrian traffic areas and circulation including: separation of pedestrian from vehicular traffic and pedestrian convenience.
3. Location, arrangement, appearance and sufficiency of off-street parking and loading.
4. Location, arrangement, size and placement of building(s) and lighting.
5. Arrangement of landscape features.
6. Adequacy of storm water and sanitary waste disposal facilities.
7. Adequacy of structures, roadways, in areas with moderate to high susceptibility to flooding and ponding and/or erosion.
8. Conformance with other specific changes of the Township Trustees.
9. In its review the County Planning Commission may consult with the County Engineer and other departments and/or officials, as well as with representatives of Federal and State Agencies including (the Soil Conservation Service, and the Department of Conservation). The County Planning Commission may also require such additional

provisions and conditions that appear necessary for the public health, safety and general welfare.

Request for changes in sketch plan: If, in the site plan development it becomes apparent that certain elements of the approved sketch plan, are not feasible and in need of significant modification, the applicant shall then present his solution to the County Planning Commission as his preliminary site plan in accordance with the above procedure. The County Planning Commission shall then determine whether or not the modified plan is still in keeping with the “Intent” of the zoning resolution. If a negative decision is reached, the site plan shall be considered as disapproved. The applicant may then, if he wishes, produce another site plan in conformance with the approved sketch plan. If an affirmative decision is reached, the County Planning Commission shall so notify the Township Trustees stating all the particulars of the matter and its reasons for feeling the project should be continued as modified. Preliminary site plan approval may then be given only with the consent of the Township Trustees.

8.08 FINAL DETAILED PLAN APPROVAL (STAGE 3)

A. Application for Final Detailed Site Plan Approval

1. After receiving approval or conditional approval from the County Planning Commission, Township Zoning Commission and Township Trustees, on a preliminary site plan, and approval of all necessary permits and curb cuts from state and county officials, the applicant may prepare his final detailed site plan and submit it to the County Planning Commission for final approval.
2. The final detailed site plan shall conform substantially to the approved preliminary site plan. It should incorporate any revisions or other features that may have been recommended by the County Planning Commission and/or Township.

B. Actions on the Final Detailed Plan Application. Within thirty (30) days of receipt of the application for final site plan approval, the County Planning Commission shall render a decision to the applicant and so notify the Township Trustees. If no decision is made within the thirty-day period, the final site plan shall be considered approved.

1. Upon approval, the County Planning Commission shall endorse its approval on a copy of the final site plan, secure the endorsement and signatures of the Miami Township Trustees on the same copy of the final site plan, and shall forward it to the building inspector who shall then issue a building permit to the applicant if the project conforms to all other applicable requirements.

2. Upon disapproval, the County Planning Commission shall so inform the building inspector. The County Planning Commission shall also notify the applicant and the Township Trustees in writing of its decision and the reasons for disapproval. A copy of the appropriate minutes may suffice for this notice.

C. Staging and Plan Changes

1. Any plan, which requires more than twenty-four (24) months to complete, shall be constructed in phases and a phasing plan must be developed. In a phased “R-4” Planned Multi-family Development, it is expected that changes in the approved final plan will be required from time to time. In order to preserve the flexibility, which is fundamental to a “R-4” District plan changes are permitted subject to the limitations listed below.
 - a. The changed plan must meet the basic objectives and all regulations and requirements of this resolution.
 - b. All plan changes must be submitted to the Township Trustees for re-approval. Upon approval by the Trustees, the plan must show such approval by the signature of the Trustees on the plan.

D. Final Plan Approval

1. Site plan review under the provisions of this Chapter shall suffice for County Planning Commission review of subdivisions under Clermont County Subdivision Regulations. In the event subdivision review is not required, the final plan shall provide all the information necessary for formal subdivision review under the Clermont County Subdivision regulations.
2. Final site plan approval shall constitute final plat approval under the Clermont County Subdivision regulations

8.09 FINANCIAL RESPONSIBILITY

No building permit shall be issued for construction within a “R-4” District until required public improvements are installed or performance bond posted in accordance with the same procedures as provided for by the Board of County Commissioners. The Board of County Commissioners may also establish other such requirements from time to time.