**Key Planning Theme**

**Changing Places, Revitalizing Spaces**

The built environment encompasses places and spaces created or modified by people, including buildings, parks, land use patterns, and transportation systems.

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1.3.4

Mixed-use development that provides a range of services within walking distance of integrated residential development should be promoted as a way to help reduce motor vehicle trips. Developments that reduce reliance on single-occupancy motor vehicles should be supported.

---

1.7.6

The creation of flag lots, lots typically located at the rear of another lot with little or no street frontage and accessed by a driveway or narrow strip of land, should be discouraged.

---

3.2.4

The construction of accessory dwelling units such as garage apartments, “granny flats,” “mother-in-law suites,” should be allowed to provide housing options in areas with existing infrastructure and access to goods and services.

---

1.7.11

Student-oriented housing, including dormitories and rent-by-the-room multi-bedroom apartments, should be located near the community college and university campus, with access to transit and bike and pedestrian facilities connected to the campuses.

---

1.7.12

Accessory housing should be encouraged in association with single-family homes, in new development and also in existing neighborhoods.
A Few Fundamentals of Good Urban Design

1. Build to the Sidewalk and Face the Street
2. Put Parking Behind the Buildings
   Locating a building front close to the sidewalk helps to create a comfortable pedestrian environment. The building is made accessible from the sidewalk and navigating through parking areas is avoided. The site also has a better appearance from the street.

3. Make the Building Front “Permeable”
   Doors and windows allow a building to be seen into and out of and adds visual interest to the building. Large blank walls without such features are boring, unattractive, and sometimes dangerous places to be.

4. Activate the Ground Floor
   Provide space for retail, lobbies, studies or other active uses that can generate vibrancy along the street.

GOOD DESIGN
Numerous Doors and Windows (Permeable)
Active Ground Floor Use (Generates Street Activity)

POOR DESIGN
Few Doors and Windows (Blank Walls)
Inactive Ground Floor Use (No Street Activity)

5. Articulate the Building Facade
   The front of buildings should be designed to have a distinct base, middle and top (A, B, and C) and be divided into a series of vertical bays (D) along its length. This gives the building a human scale and avoids large, blank walls.

6. Define the Street with Good Enclosure
   Use the buildings along a street to define the space between them in correct proportions of space. A ratio of 1:3 is most ideal, with higher ratios providing too much “penetration.”

7. Create Continuous Places
   Don’t interrupt the vitality of a location by placing parking areas, blank walls, barriers to movement, false storefronts, trash areas and other undesirable elements along the public space network. Conversely, use voids and opportunity spaces to “bridge the gap” in otherwise continuous places.

More Information
This is further illustrated using a downtown urban space example on page 108.
Principal Uses

The primary, permanent use types on a lot

Accessory Uses

Subordinate to the principal use located on the same lot

Temporary Uses

Allowed for a short duration of time
Use standards apply to uses permitted with prescribed conditions (C) and special uses (S).

Do NOT apply to uses by right (P).

**Principal Uses**

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<tr>
<th>Uses</th>
<th>Additional Standards</th>
<th>HD</th>
<th>CB</th>
<th>RB</th>
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### Use tables 2-6

#### Table 18-xx Use Table

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Airport

Prescribed Conditions: LI, IND

Buffers and setbacks from residential uses
Alternative Financial Services

PCs: RB, CS

SUP: UMX, HDMU, HD

Buffers adjacent to residential; no outdoor display of merchandise
Animal Hospital, Vet Clinic with Outdoor Pens

PCs: CB, RB, CS, O&I, LI

Exercise runs
Animal waste
Buffers
Assembly
Civic Club or Lodge

SUP: HDMU, HD

Access from collector or arterial street
Assembly Community Center

PCs: UMX
SUP: R, H, M

Building footprint < 5,000 sq ft
Dimensional standards
Assembly
Entertainment
and Trade

PCs: UMX, HMDU, HD

Vehicular access
Minimum lot area
Buffers
Outdoor facilities
Assembly
Religious

PCs: R (all), HDR, HDMU, HD, LI

Residential Compatibility
Vehicle Access
Lot Coverage
Exception for 1945 CL
Accessory and Principal Uses
Auction House

PCs: RB, CS

Outdoor display
Outdoor storage
Bed and Breakfast Lodging

PCs: RB, CS

Location of guest rooms
Separation Requirements
Zoning Permit
Zoning Permits:
Principal residence of host
Owner must obtain permit;
tenant may host
Annual permit renewal
Three strikes, you’re out
One permit per property
(homestay, whole house, or
B&B)
Inactive permits terminate
Nonconforming B&Bs
allowed to continue; must
register

Uses:
No cooking in guest rooms
Max number of guest
rooms is three
Limited to guest rooms and
serving of meals to guest
(not to general public)

Compliance and Insurance:
Compliance with applicable
laws
Commercial general liability
insurance
Bus and Taxi Service

PCs: UMX

Vehicles parked behind building
Canopies meet design standards
Campground

PCs: MH

Dimensional standards

Max stay of 29 days
Commercial Parking

PCs: CB, RB, CS, O&I, LI, IND

Surface lots street frontage limit
Design standards for decks
Residential compatibility
Commercial Recreation, outdoor

Golf Course: PC in RB
Driving Range: PC in RB, CS
Zoos: SUP in RB, CS

Residential compatibility standards
Standards for zoos
Community Gardens

PC: R, M, MH, UMX, RO, H

Use standards
Signs and structure standards
Continuum of Care Community

PC: R-5, R-3, MD-10, MD-17, CB, O&I

Residential use standards
Nonresidential use standards
Site design standards
Density and dimensional requirements
Correctional Facilities

PC: IND

Separation Requirements
Dormitory, Fraternity, or Sorority House

PC: O&I

SUP: MD, UMX

Site design
Floor plan
Management plan
Three strikes/out code/criminal violations
Separation requirements
Dwelling Units

Standards for detached (PC in MD)
Triplex / quadruplex (PC in R-7, R-5, R-3, HDR, MDMU, HD)
Dwelling Units

Townhouse (PC in R-5, R-3, HDMU, HD; SUP in HDR)
Missing: MD (SUP in HDR, PC in HDMU, HD)
Equipment Repair

PC: HDMU, HD, LI
Omitted from online draft

All work indoors
Fleet parking behind building
Farmers’ Market

PC: CB, RB, CS

Setbacks

Operating rules
General Business Services

PC: UMX, RO, HDMU, HD, CB, RB, CS, O&I

Fleet parking Screening
General Retail Discount Variety Store

PC: UMX, CB, RB, CS

Separation requirements
Prohibited USDA food desert
General Retail
Large (> 40,000 sg ft)

PC: CB, RB, CS

Minimum lot area
No outdoor storage
Access to major thoroughfare
Building design standards
General Retail
Small (< 5,000 sq ft)

PC: RO

??
Heliport/ Helipad

PC: LI, IND

Residential buffers and setbacks
Home Maintenance Services

PC: UMX, HDMU, HD

Fleet parking screened
No outdoor storage
Homestay Lodging

PC: R, MD, UMX, RO, H, CB, RB, CS, O&I

ADU may be used for homestay if the principal resident resides in principal dwelling unit
Hospital

PC: O&I

Site design standards

Emergency vehicle entrance
Marina
SUP: UMX
Uses
Number of boats
Moving Companies

PC: RB

Vehicles and equipment parked/stored behind building and screened
Nurseries and Greenhouses

PC: CB
(including retail sales)

Indoor uses
Size limit
No bulk storage
Outdoor Storage

PC: CS, LI

Location and screening of materials
Railroad Facilities, Freight or Passenger

Freight: PC: CS
Passenger: PC: CB, RB, CS, O&I

Freight: Setbacks, outdoor storage
Passenger: Parking, connectivity
Recreation Facility, Private

SUP: R, MD, MH

No athletic fields, stadiums in R districts
Restaurant

PC: HDMU, HD, LI

Size limit of 2,000 sq ft
Schools

Primary/Secondary: PC: R, MD, H, CB, RB, O&I

College: PC: HDMU

Trade/Voc: PC: UMX, HDMU, HD

Vehicular access
Outdoor facilities
Residential separation for certain uses
Self Storage

PC: CS, LI, IND

No outdoor storage
Solar Farm
PC: LI, IND
Setbacks
Height limits
Vehicle Renting

PC: UMX, RB, LI

Location of parking
UMX – in decks
Vehicle Repair and Service

**Major:** PC: RB, CS

**Minor:** CB, RB, CS

Service conducted indoors

No sale/rental

Vehicle storage in rear yard
Vehicle Sales/Leasing

PC: UMX, RB, CS

No outdoor storage
Vehicle Wash

PC: RB, CS, LI

Prohibited on corner lot
Residential setbacks
Building design standards
Separation requirement
Water recycling
Warehouse and Distribution Center

PC: CS

No storage of live animal, explosive, flammable materials
No outdoor storage or stockpiles
Wind Energy Conversion System

SUP: CS, LI, IND

Setback and height limits
Aesthetic standards
Wireless Telecommunication

PC: all districts except CEM

Setback and height limits
Screening
Stealth prohibited
Colocation standards
Uses Permitted by Prescribed Conditions

1. Amortization of existing towing services
2. Funeral homes or crematories
3. Furniture and other home furnishings stores
4. Historic mixed-use building
5. Manufactured housing park
6. Motels, hotels, and residential hotels in the O&I districts
7. Planned unit development, residential
8. Prescribed conditions within the MSMU district
9. Property-restricted real estate sales office
10. Special uses in the historic districts except HDMU, CBD-HDO
Uses Permitted by Prescribed Conditions

11. Special uses within the CS(CO) – Dawson/Wooster CO
12. Special uses within the WACO
13. Tire dealers and service
14. University administrative uses
15. Prescribed and special conditions in the CBD
16. Prescribed and special conditions in the RO
17. Prescribed and special conditions in the UMX
18. Single-family courtyard developments
19. Freestanding parking structures
Accessory Uses

Exist as a secondary, non-primary use on the same lot with a principal use
Accessory Dwelling Unit
PC: R, MD, MH, UMX, RO

Eliminated extra lot area requirement
Max of 900 sq ft
Drive-through

PC: CB, CS, RB
S: UMX

Distance from rights-of-way and residential districts
Pedestrian safety
UMX Standards
Fuel Pumps
PC: CB, CS, RB, O&I

Setbacks
Not forward of front plane of building
Outdoor Sales and Display
PC: UMX, CB, RB, LI, IND

Limited area of display
Location
Pedestrian safety
Outdoor Seating
PC: UMX, HDMU, CB, CS, RB, O&I, LI, IND

Not allowing in parking, drive aisles, landscaped areas
May be counted as floor area
Separation requirements
Outdoor Storage

PC: UMX, CB, CS, RB

Use standards
Site design standards
Solar Energy Systems

PC: all districts

Can extend beyond perimeter or peak of roof

Setbacks

Height limit
Vending Machines

PC: CB, CS, RB

??
Wind Energy Conversions Systems

PC: all districts

Location, dimension, setback standards
Use standards
Temporary Uses

Uses that are of a short duration