

Mantua Village, Ohio

CHAPTER 320 VILLAGE CENTER DISTRICT

Section 320.01 Purpose

The Village Center (V-C) District is established:

- A. To encourage the development of a compact, mixed-use Village center that serves as the activity center for the community;
- B. To enable infill development and the adaptive reuse of buildings to occur in the Village's historic center in a manner that will be integrated and compatible with existing buildings;
- C. To encourage the preservation and rehabilitation of existing buildings and structures, including the preservation of significant architectural features;
- D. To encourage development that extends the existing close-knit pattern of smaller lots, the variety of lot sizes and the mix of residential, local business, retail, office and community uses; and
- E. To allow mixed-use structures, including but not limited to, those with commercial/retail uses on the ground floor and apartment dwellings or offices on the upper floors.

Section 320.02 Use Regulations

- A. A use listed in Schedule 320.02 shall be permitted by right as a permitted use in a District when denoted by the letter "P", subject to all of the applicable development standards and requirements.
- B. A use listed in Schedule 320.02 shall be permitted by right as a conditional use in a District when denoted by the letter "C", subject to all of the applicable development standards and requirements contained in Chapter 350 Conditional Use Regulations, and Chapter 620, Conditional Zoning Permit Procedures.
- C. A use listed in Schedule 320.02 shall be permitted as an accessory use in a District when denoted by the letter "P", subject to all of the applicable development standards and requirements contained in Chapter 410, Accessory Uses and Structures.

Schedule 320.02 Permitted Uses

	V-C Village Center District
<i>A. Residential Uses</i>	
1. Single-family dwelling	P
2. Two-family dwelling	P
3. Multi-family dwelling	P
4. Family child day care homes, Type B	P
5. Group Residential Facility, Class I, Type B	P
6. Group Residential Facility, Class I, Type A	C
7. Dwelling units above the first floor	P
<i>B. Mixed-use Structures Containing Permitted Uses</i>	
<i>C. Open Space/Recreation</i>	
1. Cemetery	C
2. Recreation facilities, outdoor, public or private	C
3. Recreation facilities, indoor, public or private	C
<i>D. Offices</i>	
1. Professional, administrative, executive, and business	P
2. Medical offices and clinics	P
3. Veterinary offices and clinics	C
<i>E. Retail/Services</i>	
1. Retail establishments	P
2. Personal service establishments	P
3. Bank, financial institution	P
4. Printing services	P
5. Restaurants	P
6. Drive-through facilities in association with principal use	C
7. Studios for dance, art, photography, etc.	P
8. Funeral homes	C
<i>F. Lodging Establishments</i>	
1. Bed & Breakfast	P
<i>G. Automotive Uses</i>	
1. Gasoline stations	C

	V-C Village Center District
<i>H. General Commercial</i>	
1. Carpentry, cabinet or upholstery shops	P
<i>I. Community Facilities</i>	
1. Government offices/facilities	C
2. Places of worship	P
3. Schools, public or private	P
4. Child day care center	C
5. Adult day care center	C
6. Assembly hall, meeting facility	C
7. Public Utilities (including substations, transmission facilities and related facilities)	C
8. Cultural facilities	C
9. Telecommunication towers	C
10. Assisted living, nursing home	C
<i>J. Accessory Uses</i>	
1. Garages and off-street parking areas	P
2. Signs	P
3. Home occupations	P
4. Swimming pools	P
5. Fences, walls	P
6. Incidental accessory uses and buildings	P
7. Boarders/roomers, up to 2	P

Section 320.03 Lot and Yard Requirements

The lot requirements for uses in the Village Center District are specified in Schedule 320.03 below. Every building shall be set back on a lot so as to create and maintain the following yards as set forth in Schedule 320.03.

- A. *Front Yard Requirements:* Where there are buildings on the lots within 200 feet and on the same side of the street of the lot for which a zoning certificate has been requested, the minimum required front yard shall not be less than the average front yard depth of such existing structures. However, the required front yard shall not be less than 10 feet, measured from the street right-of-way line, except for those buildings to be located on Main Street.

- B. *Side and Rear Yards*: Separate buildings on separate parcels may be placed side-by-side, (*Zero lot line*) as part of a joint development when approved by the Planning Commission.

Schedule 320.03 Minimum Lot and Yard Requirements

	V-C Village Center District
1. Lot Area	None
2. Lot Width	50 ft.
3. Lot Frontage	50 ft.
4. Front Yard a) for buildings on Main St.	10 ft. or average None
5. Side Yard a) For non-residential uses, where adjacent to a residential district or use b) For commercial uses adjacent to other commercial uses.	One side = 8 ft. Total both sides = 20 ft. 20 ft. None or 5 ft. (1)
6. Rear Yard a) For non-residential uses, where adjacent to residential district or use	20 ft. 30 ft.
7. Landscape buffer in yards abutting residential district or use, plus 6 ft. fence	5 ft.
Notes: ft. = feet	

- (1) A minimum of zero feet if attached to an adjacent building or a minimum of five feet if not attached to an adjacent building.

Section 320.04 Location of Accessory Uses and Structures in Required Yards

Accessory uses permitted in the Village Center District shall conform to the regulations of this Chapter and Chapter 410, Accessory Uses and Structures.

Section 320.05 Off-Street Parking and Loading

Off-street parking and loading areas shall conform to the regulations of Chapter 440, Off-Street Parking and Loading.

Section 320.06 Signs

Signs shall be in compliance with the regulations specified in Chapter 450, Signs.

Section 320.07 Landscaping and Screening

Visual screening and landscape buffers shall be provided by the applicant for nonresidential lots in compliance with the regulations specified in Chapter 460, Landscaping and Screening.

Section 320.08 Supplementary Regulations

A. Access Limits

1. Only one (1) access driveway will be permitted for lots having less than (100) hundred feet of frontage. A variance from this section shall only be considered upon proof of meeting accepted traffic safety standards.
2. There shall be a maximum of two (2) driveway entrances/exits per developed lot.
3. There shall be a minimum distance of fifty (50) feet from existing driveways on public roads.
4. No driveway centerline shall intersect a street line less than fifty (50) feet from the intersection of any two roadways.

B. Common parking areas and/or accessways shall be permitted and encouraged provided that:

1. Access easements and maintenance agreements shall be provided where necessary.
2. Liability safeguards for all property owners and lessees served by common parking areas and/or accessways shall be guaranteed to the satisfaction of the Village Solicitor.

C. Lighting

All lighting shall be so arranged so as to direct light away from adjacent properties and streets and shall not be of excessive brightness or cause a glare which would create hazards for motorists or reasonably objectionable to adjacent property owners.

D. Building Size Ratio:

The maximum size of any building shall be 6,000 square feet of gross floor area per 20,000 square feet of lot area. No individual structure shall exceed 20,000 square feet in gross floor area.

E. Maximum Residential Density

The overall density may be increased from a maximum of 12 dwelling units/acre to up to 18 dwelling units/acre for multifamily dwellings, utilizing 2-3 story buildings with approval by council. Planning Commission shall provide a recommendation to council after reviewing the site plan and capacity of the site as well as the village infrastructure to accommodate the increased density.

Section 320.09 Site Plan Review and Design Standards

Site Plan Review is required pursuant to Chapter 610 Site Plan Review and Design Guidelines. Additionally, the following requirements shall be observed:

A. Street Orientation

All principal uses in the Village Center District shall be oriented with their primary entrance facing the street on which they are located.

B. Other Specific Design Standards

In order to achieve a pedestrian scale, the following building design elements shall be applied to that portion of a building facing onto a public street, parking lot, or sidewalk:

1. Along the length of a wall, at least sixty (60%) percent of the wall must be display-type windows. The bottom edge of such window shall not be higher than three (3) feet above grade.
2. Architectural features that will establish a pedestrian scale and rhythm must interrupt blank walls or facades greater than twenty (20) feet in length. Such features include, but are not limited to, windows, piers, columns, bays and stepping or undulation of the building.