

SPECIFIC PLAN DISTRICTS ("DOUBLE LETTER DISTRICTS")

7-1 GENERAL PROVISIONS.

Specific Plan Districts are intended to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. Within a Specific Plan District, the township zoning, subdivision, and platting regulations need not be uniform, but may vary in order to accommodate unified development and to promote the purposes of Specific Plan Districts.

7-2 SPECIFIC PLAN DISTRICTS ("DOUBLE LETTER" DISTRICTS)

7-2.1 Purpose.

The purpose of Specific Plan Districts is to encourage innovative design and efficiency in the use of land, resources and utilities on sites where, at the election of the property owner, a legally binding and unified plan for the specific use and specific development of the tract assures a harmonious relationship with existing and potential development of the surrounding property. The Specific Plan Districts enable property to be developed under flexible standards based on public review and legislative approval of a comprehensive site plan without the need to conform to uniform zoning requirements of traditional zoning districts.

7-2.2 Classification.

Specific Plan Districts shall be classified by categories, according to the provisions as described herein, and each adopted Specific Plan District shall be shown on the official Zoning Map. The six categories of Specific Plan Districts include:

- a. CUP Community Unit Plan Overlay Districts (single-family)
- b. DD Planned Retail/Multiple Residence Districts
- c. OO Planned Office/Multiple Residence Districts

7-2.3 Procedure for District Designation

- a. Applicant. The owner or owners of a tract of land, in accordance with the zone amendment procedures in Chapter 16, shall submit a PUD Plan for the use and development of such tract for the purposes of, and meeting the requirements set forth in, this chapter.
- b. Approval Criteria. In determining whether a Specific Plan District shall be approved or recommended for approval, the Administrative Officer, Regional Planning Commission, Northeast Green Township Zoning Commission and Green Township Board of Trustees should consider the Standards for Amendments (Chapter 16), the Standards for PUD Plans (Chapter 18) and the guidelines for each Specific Plan District in the Appendix.
- b. Property Owner Acceptance, Recording and Certification of Compliance. The PUD Plan and supplemental regulations contained in the Resolution of approval by the Green Township Board of Trustees shall be incorporated in the Amendment to the Zoning Resolution as an integral part of the zoning regulations applicable to the real estate in accordance with the following procedure:
 - c. Within ten days after the close of the public hearing by the Green Township Board of Trustees, the property owner shall submit a PUD plan, to the Administrative Official, incorporating the following on the plan:

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- d. all revisions to the proposed PUD Plan and all conditions, covenants and related revisions as may be required by the recommendations of the Rural Zoning Commission and as modified by majority vote of the Board of Trustees, and
 - e. a Deed of Acceptance of the PUD Plan and the Amendment executed by the owner of the real estate.
 - f. Within ten days after receipt of the revised PUD Plan and executed Deed of Acceptance, the Board of Trustees shall act on the proposed Amendment pursuant to the requirements outlined in Chapter 16.
 - g. After the effective date of the zoning amendment, the clerk of the Board of Trustees shall cause such Amendment to be recorded in the land records applicable to the real estate in the office of the Recorder of Hamilton County.
 - h. Zoning Compliance Plan. After the zoning amendment is recorded, the property owner may submit a Zoning Compliance Plan pursuant to the procedures set forth in Chapter 18 for obtaining a Zoning Certificate.

7-2.4 Permissible Uses.

The uses specified in the Table of Permissible Uses found in the Table in Chapter 3 may be permitted in Specific Plan Districts provided that the district shall be laid out and developed as a unit according to a PUD (planned unit development) Plan, as defined in Chapter 2, approved for the specific use or uses and which complies with all other applicable requirements of this Resolution.

7-2.5 Lot Area, Bulk, Height, and Yard Requirements.

Except as modified by the Board of Trustees' Resolution of approval for any Specific Plan District, the maximum height and bulk, and the minimum lot area and yard requirements shall be as follows:

- a. The requirements for the "CUP" Overlay District shall be the same as the underlying single-family Residence District in Chapter 4. Nothing in this section shall be deemed to enable modification of the maximum net density for single family districts pursuant to Chapter 4.
- a. The requirements for the "DD" District is set forth in Chapter 7 except that the maximum density for each Planned Multiple Residence District shall be set forth in the Board of Township Trustees' Resolution of approval.
- b. The requirements for the "OO" District is set forth in Chapter 7 except that the maximum density for each Planned Multiple Residence District shall be set forth in the Board of Trustees' Resolution of approval. .

7-2.6 Supplemental Regulations.

The standards for each Specific Plan District adopted by the Board of Trustees may further restrict the regulations for land use and may relax or further restrict the regulations for lot area, coverage, density, floor area, setback, parking, height, fencing, landscaping or other specific development standards for each Specific Plan District upon finding that conditions peculiar to a specific site and the achievement of the Standards for Amendments (Chapter 16) and Standards for PUD Plans (Chapter 18) require supplemental regulations. Any such supplemental regulations shall be set forth in the Resolution establishing such Specific Plan District or in an amendment thereto.

7-2.7 Violation of Supplemental Regulations and PUD Plan.

The supplemental regulations, including conditions, covenants and the PUD Plan, for each Specific Plan District approved in accordance with this Chapter shall be an integral part of the Zoning Resolution and any departure or any modification, except when specifically approved in accordance with Chapter 18, shall be a violation of the Zoning Resolution and shall be subject to the provisions and penalties prescribed therefor in Chapter 24.

7-2.8 Adjustments to Zoning Compliance Plans and PUD Plans.

Adjustments to Zoning Compliance Plans and PUD Plans pertaining to Specific Plan Districts shall be filed and processed pursuant to the procedures set forth in Chapter 18.

7-2.9 Appeals.

The appeal of administrative decisions pertaining to Specific Plan Districts shall be filed and processed pursuant to the procedures set forth in Chapter 18.

**TABLE 7-3
LOT AREA, BULK AND YARD REQUIREMENTS IN DOUBLE LETTER COMMERCIAL/MULTIPLE
RESIDENCE DISTRICTS**

REQUIREMENT ²	“OO” DISTRICT	“DD” DISTRICT
A. MAXIMUM HEIGHT		
1. Principal Building		
A. Height (ft.)	45	45
B. LOT REQUIREMENTS		
1. Minimum Lot Area (sq. ft.)	20,000	20,000
2. Minimum Lot Width (ft.)	100	100
C. MINIMUM YARD REQUIREMENTS ¹		
1. Front Yard (ft.)	25	25
2. Side Yards (ft. each)	Yard setback shall equal the height of Building adjacent to closest property line—minimum 20	Yard setback shall equal the height of Building adjacent to closest property line—minimum 20
3. Rear Yard (ft.)	Yard setback shall equal the height of Building adjacent to closest property line—minimum 40	Yard setback shall equal the height of Building adjacent to closest property line—minimum 40
D. MAXIMUM IMPERVIOUS SURFACE RATIO²	.75	.75

NOTES:

¹ Also See buffer yard requirements in Chapter 14.

² These standards may be exceeded up to the maximums specified in Chapter 3.

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