

CHAPTER 7

SPECIFIC PLAN DISTRICTS

7-1 GENERAL PROVISIONS

7-1.1 Statement of Intent

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.

7-1.2 Impact Controls

Noise levels must be controlled to prevent sound levels beyond the property line, at locations zoned or used for residential purposes, to exceed 62 decibels (dBA) between the hours of 7:00 AM to 10:00 PM and 52 decibels (dBA) between the hours of 10:00 PM and 7:00 AM.

7-1.3 Accessory Uses and Structures

Except as otherwise provided in the specific regulations pertaining to each district, accessory uses and structures shall be permitted in the Specific Plan Districts subject to the provisions of Chapter 10.

7-1.4 Signs

Except as otherwise provided in the specific regulations pertaining to each district, signs shall be permitted in the Specific Plan Districts subject to the provision of Chapter 13. The sign standards and regulations for the O, E, and F districts shall apply respectively to the OO, EE, and FF, Districts except as otherwise provided by the resolution approving the Specific Plan District. The sign standards and regulations for the Residential districts shall apply to the CUP and DD Districts except as otherwise provided by the resolution approving the Specific Plan District.

7-1.5 Parking Standards

Except as otherwise provided in the specific regulations pertaining to each district, all uses and structures permitted in the Specific Plan Districts shall comply with the parking requirements set forth in Chapter 12.

7-1.6 Buffer Yards and Resource Protection

Except as otherwise provided in the specific regulations pertaining to each district, all uses and structures permitted in the Specific Plan Districts shall comply with the provisions of Chapters 14, 15 and any other applicable Chapters.

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 Multiple Residence Districts
- (c) OO Planned Office Districts
- (d) EE Planned Business Districts
- (e) FF Planned Light Industrial 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 Zoning Administrator, Sycamore Township Zoning Commission, and Board of Township Trustees should consider the Standards for Amendments (Section 16-4), the Standards for PUD Plans (Section 18-7) and the guidelines for each Specific Plan District in Appendix 6.
- (c) Property Owner Acceptance, Recording and Certification of Compliance. The PUD Plan and supplemental regulations contained in the Resolution of approval by the Board of Township 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:
 - (1) Within ten days after the close of the public hearing by the Board of Township Trustees, or as determined by the Zoning Administrator, the property owner shall submit a PUD plan no more than thirty (30) days, to the Zoning Administrator, incorporating the following on the plan:
 - all revisions to the proposed PUD Plan and all conditions, covenants and related revisions as may be required by the recommendations of the Sycamore Township Zoning Commission and as modified by majority vote of the Township Trustees, and
 - a Deed of Acceptance of the PUD Plan and the Amendment executed by the owner of the real estate.
 - (2) Within ten days after receipt of the revised PUD Plan and executed Deed of Acceptance, the Board of Township Trustees shall act on the proposed Amendment pursuant to Section 16-5.7.
 - (3) After the effective date of the zoning amendment, the clerk of the Board of Township 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.

- (d) Zoning Compliance Plan. After the zoning amendment is recorded, the property owner must submit a Zoning Compliance Plan pursuant to the procedures set forth in Section 18-8 for obtaining a Zoning Certificate.

7-2.4 Permissible Uses

The uses specified in the Table of Permissible Uses found in the Table in Section 3-2 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 that the plan 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 Township 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 shown in Table 4-7 and Section 4-2.5. Nothing in this section shall be deemed to enable modification of the maximum net density for single family districts pursuant to Section 4-2.3.
- (b) The requirements for the "DD" district shall be the same as the "D" district shown in Table 4-6 except that maximum density for each Planned Multiple Residence district shall be set forth in the Board of Township Trustees' Resolution of approval.
- (c) The requirements for the "OO" district shall be the same as the "O" district shown in Table 5-5.
- (d) The requirements for the "EE" district shall be the same as the "E" district shown in Table 5-5.
- (e) The requirements for the "FF" district shall be the same as the "F" district shown in Table 6-5

7-2.6 Supplemental Regulations

The standards for each Specific Plan District adopted by the Board of Township 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 (Section 16-4) and Standards for PUD Plans (Section 18-7) 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 Section 18-9, shall be a violation of the Zoning Resolution and shall be subject to the provisions and penalties prescribed therefore 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 Section 18-9.

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 Section 18-10.