

**NORWICH COTTAGES PUD
DEVELOPMENT TEXT
DATE: FEBRUARY 25, 2016**

Application Number: 15-0239LR

Property Location: 5154 Norwich Street

Parcel Numbers: 050-00252, 050-000268 & 050-000364

Acreage: 2.52 acres (the proposed acreage excludes two proposed 60'x120' outlots fronting Norwich Street as shown on the PUD Concept Plan and which will retain the OH-RD zoning classification.

A. Permitted Uses:

1. Single-family detached dwellings (a maximum of 16 dwellings shall be permitted)
2. Accessory buildings/structures which shall conform to the provisions of Hilliard Code Section 1121.02.b.
3. Home occupations which shall conform to the provisions of Hilliard Code Section 1121.06.e.

B. Development Standards:

1. Generally, the development standards for this PUD shall be those required by the Hilliard Code and the Hilliard Design Manual, except as otherwise provided herein. In instances where standards conflict, the more restrictive standard shall apply.
2. Maximum height for dwellings shall be 35 feet as measured per Code.
3. Minimum floor area for dwellings shall be 878 square feet plus garage.
4. Building and Pavement Setbacks:
 - a. Minimum building setbacks for dwellings shall be 20 feet from the property perimeter as shown on the PUD Concept Plan.
 - b. Minimum building setback from the private street shall be 10 feet.
 - c. Minimum distance between dwellings shall be 10 feet.
 - d. Minimum pavement setbacks shall be 10 feet from the property perimeter as shown on the PUD Concept Plan.
5. Maximum lot coverage by buildings or structures shall be 30 percent.
6. Required parking shall be 2 parking spaces per dwelling unit.
7. Vehicular access to the site will be from a private street as shown on the PUD Concept Plan. Access to the proposed residential outlots fronting Norwich Street shall be from the proposed private street. The design and location of all access points shall be subject to the approval of the City Engineer. A 50-foot-wide access easement to the adjacent property to the northwest is proposed to provide vehicular access for future development.

8. Pedestrian access to the site will be from a 5-foot-wide sidewalk on the west side of the private street and extending from the Norwich Street public sidewalk to building #1 as shown on the PUD Concept Plan.
9. Site lighting shall be from cut-off type fixtures with a maximum height of 16 feet above grade. Lighting shall conform to the provisions of the Hilliard Design Manual concerning light trespass onto adjacent properties.
10. Landscaping:
 - a. A tree survey shall be provided with the application for final development plan review.
 - b. A landscape plan demonstrating conformance to the Code concerning tree replacement, buffering, and screening shall be submitted as part of the final development plan.
11. Signage shall meet the provisions of the Sign Code.
12. A fee in lieu of park land dedication is proposed with this development and shall conform to the provisions of Hilliard Code Section 1187.06.
13. Architecture:

Building architecture shall be consistent with the level of quality of design and exterior materials shown in the color renderings that are included as part of the PUD Concept Plan.

 - a. Exterior materials shall be traditional materials most commonly found on similar building types. These materials include the following: brick, stone/cultured stone, wood lap siding, composite board siding (Hardieplank or similar), vinyl (min .044m) and stucco. All colors to be earth-tones and neutrals.
 - b. Roof materials shall be dimensional asphalt or fiberglass shingles, or standing seam metal. Color to be weather-wood or similar- dark neutral color.
 - c. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression on all sides of each structure. Each elevation will have at least one architectural element consisting of a window, closed shutter window, door, bump out, etc.
 - d. Each building will have some cultured stone elements on the front façade.
 - e. There will be at least 3 different front elevation options, all with similar elements and detailing, to provide variations yet have a cohesive architectural style.
 - f. All homes will have at least a 1-car garage but some may have 2-car garage.
 - g. All garage doors will have windows and be a natural wood color. All front doors will be natural wood color.
 - h. Front gables roof pitch will be 12/12. Other roof pitches to be at least 8/12.