### PC-2023-29-RZ&T AKRON FORM-BASED ZONING CODE MERRIMAN VALLEY REZONING

BONDY STUDIO

AKRON FORM-BASED ZONING CODE MERRIMAN VALLEY MASTER PLAN

**TURNING A PLAN INTO REALITY** 

### **Discussion Points**

- Brief Master Plan Overview
- Why we need a new zoning code
- What is a Form-Based Code?
- Components of the Akron Form-Based Code

# MERRIMAN VALLEY - SCHUMACHER AREA



February 2022



Prepared for the Cities of Akron & Cuyahoga Falls, OH

### MASTER PLAN – KEY TAKEAWAYS



### **CONSERVATION NEIGHBORHOODS**

# 2.2.1. CN Conservation Neighborhood

#### A. OVERVIEW

A walkable neighborhood environment with a variety of low-intensity housing options (including townhomes, duplexes and single-unit homes on small lots) located with access to adjacent, permanently conserved open space.



### SETTING ASIDE GREENSPACE

## 2.2.1. CN Conservation Neighborhood

#### A. OVERVIEW

A walkable neighborhood environment with a variety of low-intensity housing options (including townhomes, duplexes and single-unit homes on small lots) located with access to adjacent, permanently conserved open space.



### **CONSERVATION NEIGHBORHOODS**



### NATIONAL PARK GATEWAY COMMUNITIES



### **GATEWAY COMMUNITY – A 20 to 25-year vision**



### WALKABLE NEIGHBORHOOD CENTER



SOURCE: BONDY STUDIO

#### **MERRIMAN VALLEY MASTER PLAN – THE VISION:**



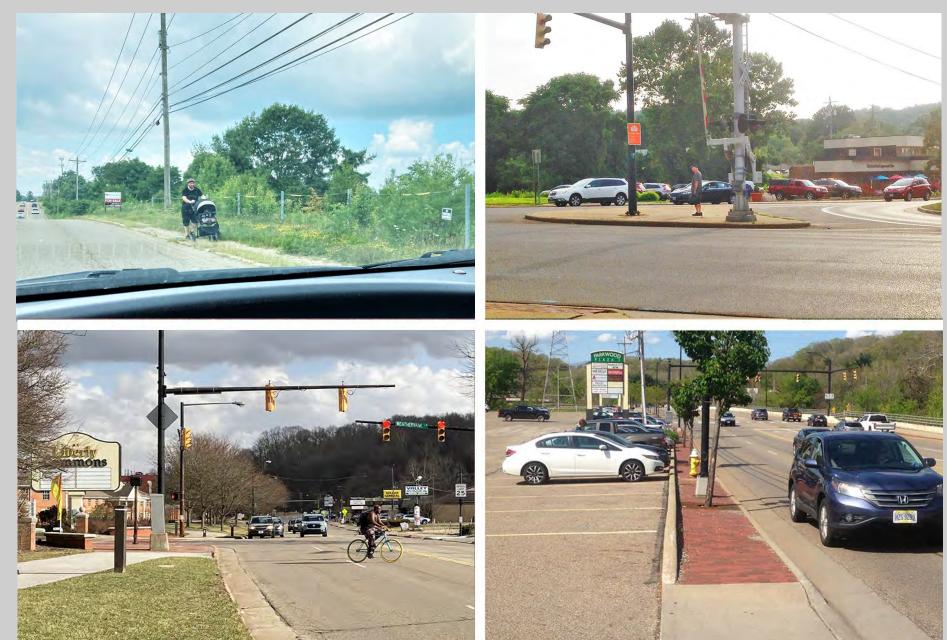
### THE STATE OF THE VALLEY TODAY



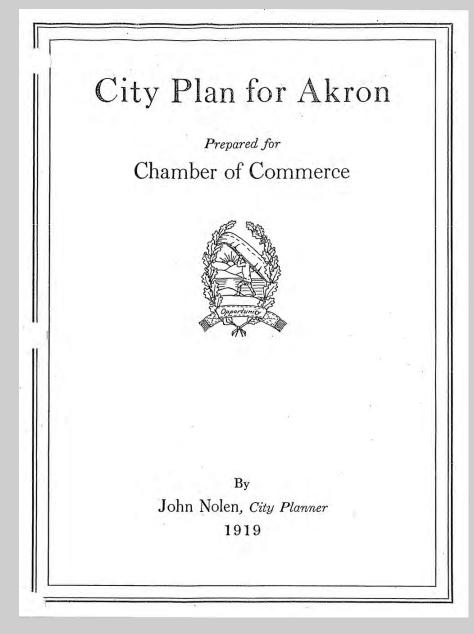
### WE GET THE CITY THAT THE ZONING CODE ALLOWS

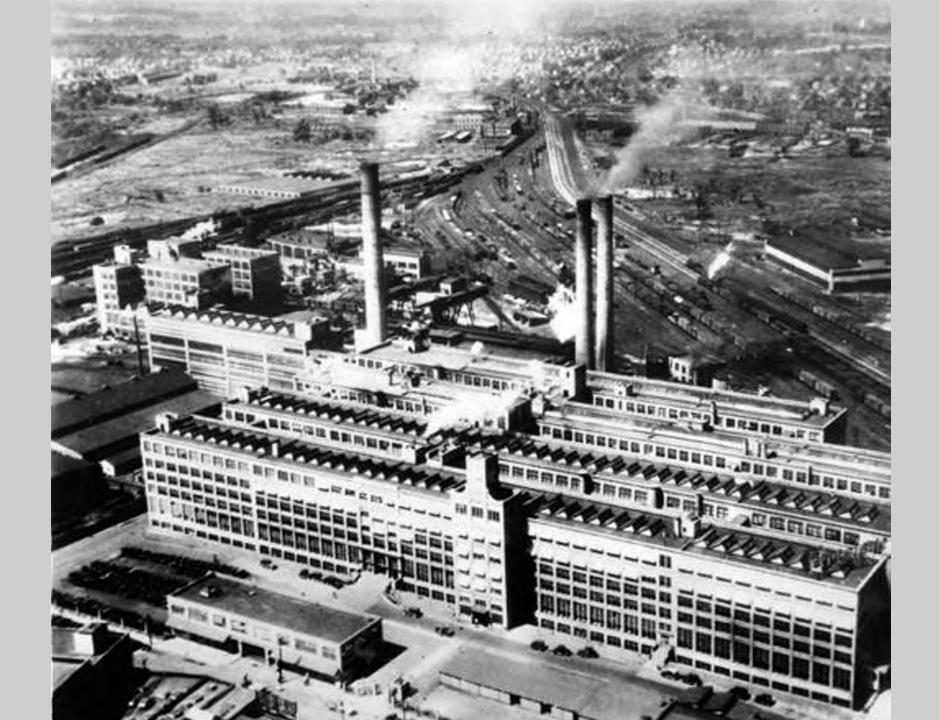


### **DOES THE CURRENT ZONING CODE REFLECT OUR VALUES?**



### A STATE OF THE ART ZONING CODE – 100 YEARS AGO





1919

FIRESTONE SOURCE: CLEVELAND MEMORY **CITY OF AKRON FORM-BASED ZONING CODE** 

### A ZONING CODE TO ADDRESS 21<sup>ST</sup> CENTURY ISSUES

- Sustainability
- Housing Affordability
- Equity
- Neighborhood Safety
- Pedestrian Traffic Safety

### Help realize the Vision of the Master Plan

**Align our Regulations with our Goals & Values** 

#### FORM-BASED CODES – ZONING FOR THE 21<sup>ST</sup> CENTURY SEASIDE, FL 1985 • MIAMI 2009 • DENVER 2010 • CINCINNATI 2014 • BUFFALO 2016 • SOUTH BEND 2019 CLEVELAND Overlays 2005, FBC 2023 • AKRON Kenmore Blvd. Overlay 2017



SOURCE: PLACEMAKERS

### What is a Form-Based Code?

CURRENT USE-BASED CODE	PROPOSED FORM-BASED CODE
Divides land into distinct, separated uses	Allows a mix of <u>compatible</u> uses



#### **CURRENT 1922 USE-BASED CODE – SEPARATED USES**

FORM-BASED CODE – MIX OF USES = WALKABILITY, EQUITY, VIBRANCY

= LOTS OF DRIVING, PARKING, INEQUITY

### What do we mean by "Form-Based"?

CURRENT USE-BASED CODE	FORM-BASED CODE
Divides land into distinct, separated uses	Allows a mix of <u>compatible</u> uses
<ul> <li>Focuses on:</li> <li>Building use</li> <li>Requires lots of parking</li> </ul>	<ul> <li>Focuses on:</li> <li>Building form - height &amp; scale</li> <li>Building location on the site</li> <li>Parking location</li> <li>Windows facing the street</li> </ul>



Welcoming to pedestrians

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OOD MARKET

• Plentiful windows

**FORM-BASED CODE** 

Carson St

ALDI

- Front door close to street
- Convenient to bus stop
- Parking in the back

CURRENT GetGo 1000 Car oriented
Deep setbacks
Challenging for pedestrians



CURRENT à • Front-loaded garages • Inactive First Floor • No windows on First Floor • Minimal landscaping

- **FORM-BASED** MANAMAN E H
- Parking in backPlentiful windows
- Room for landscaping
- On-street guest parking





CURRENT USE-BASED CODE	FORM-BASED CODE
Divides land into distinct, separated uses	Allows a mix of compatible uses
<ul> <li>Focuses on</li> <li>Building use</li> <li>Lots of parking</li> </ul>	<ul> <li>Focuses on:</li> <li>Building Form - height &amp; scale</li> <li>Building location</li> <li>Parking location</li> <li>Windows facing the street</li> </ul>
Wordy, legalistic language	Clear tables and diagrams

#### **CURRENT ZONING CODE**

#### 357.04 Front Yard Regulations

In Residence Districts and in Local Retail Business Districts front yard lines shall be determined as follows and, except as provided in this section and Sections 357.05 to 357.07, no portion of a building or structure shall be erected above the grade level within such front yard.

(a) General Provisions for Front Yard Lines. Except as provided in Section 357.06, on any street frontage, on either side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, a line which is set back of the street line a distance equal to fifteen percent (15%) of the average or normal depth of the lots having their front lines along such street frontage shall be the front yard line, but the distance from the front yard line to the street line shall not be required to exceed thirty (30) feet.

(b) Lots Fronting on Public Spaces. Where one (1) or more lots abut a public park or parkway such park or parkway frontage shall be deemed to be a street frontage, and the line between such public park or parkway and the privately owned property abutting thereon shall be deemed to be a street line in determining the location of a required front yard line. This shall not, however, be interpreted to relieve any privately owned property of any other building line requirement.

#### 357.06 Exceptions to Front Yard Regulations

(a) Alignment to Existing Building Lines. Where no specific building line is indicated on the Building Zone Map, on a street frontage on one side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, where twenty percent (20%) or more of the aggregate street frontage of the property abutting thereon is occupied by main buildings, the average of the setbacks of the existing buildings within one hundred (100) feet on both sides of any lot shall determine the location of the required front yard line for that lot, except that such front yard line shall not be required to be more than forty (40) feet back of the street line. The location of fences or structures other than a building shall not be a consideration in making such determination.

(b) Alignment to Less Restricted Building Lines. Where a setback building line is required on a lot that adjoins a street frontage along which either no setback building line is required or the required setback building line is nearer to the street, that part of a building within fifty (50) feet of such less restricted frontage may be erected to a building line midway between the required building lines or to a line drawn diagonally from a point fifty (50) feet from the less restricted frontage and on the required setback building line for such lot to the nearest point on the building line of the adjoining less restricted frontage; provided that where such lot is less than fifty (50) feet in width, the diagonal line shall be drawn from the point of intersection of the side lot line and the required setback building line for such lot.

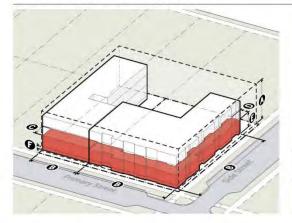
(c) Building Lines on Approved Plats. Whenever the plat of a land subdivision approved by the Planning Commission and on record in the office of the County Recorder shows a setback building line along any frontage for the purpose of creating a front yard or side street yard line, the building line thus shown shall apply along such frontage in place of any other yard line specified in this chapter unless specific building lines shown on the Building Zone Map require a greater setback.

(d) Front Yard Extensions into Other Districts. At the intersection of a residence street with a street in any other use district, where the corner and succeeding lots had been platted before November 5, 1929, to face the residence street and not more than the first three (3) such lots, aggregating a frontage of one hundred fifty (150) feet or less, are included within the less restricted district, the required front yard line for such lots shall be a continuation of the front yard line of the portion of the block included in the Residence District.

(e) Building Lines on Widened Streets. The subsequent widening of a street shall not change the location of a building line established before the street widening except where it would lie within the new street.

#### FORM-BASED ZONING CODE

#### D. BUILDING STANDARDS



1. Massing	Sec. 2.5.10
A Height (max stories/feet)	3/45
B Width (max)	200'
2. Ground Story	Sec. 2.5.11
Ground story active depth (min)	and a second
Primary street	15'
Side street	9'
Ground story height (min)	
Residential	10'
Nonresidential	12'
Ground floor elevation (min/max)	
Residential	2'/5'
Nonresidential	0'/2'



_		Primary St.	Side St.
3.	Transparency	Sec. 2.5.12	
G	Ground story (min)		
	Residential	35%	30%
	Nonresidential	50%	35%
0	Upper story (min)	15%	15%
0	Blank wall width (max)	20'	30'
4.	Entrances	Sec. 2.5.13	
	Street-facing entrance	Required	Required
0	Street-facing entry spacing (max)	75'	85'

#### **5. PROJECTING SIGNS**





#### a. Description

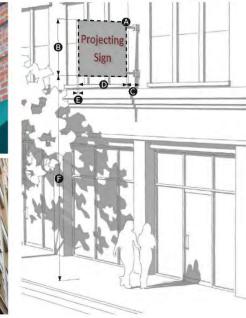
A sign attached to the building facade at a 90-degree angle, extending more than 1 foot from the outside wall of the building or structure.

#### b. General Provisions

- I. A projecting sign must be at least 15 feet from any other shingle sign or projecting sign.
- II. A projecting sign may be erected on a building corner.
- III. A projecting sign must be placed no higher than 24 feet above the sidewalk, measured from the highest point of the sign to the top of the sidewalk below.
- IV. The top of a projecting sign must be no higher than the top of the building. However, on one story buildings, the top of a projecting sign may have a maximum of 2 feet of the sign height above the top of the building.
- V. A projecting sign may be externally or internally illuminated in accordance with Sec. XX.

#### c. Number of Signs

Maximum of 1 projecting sign allowed per lot.



	Primary building frontage (max)	1.5 SF per lin of frontage, (whichever i	or 32 SF		
	Side or rear building frontage (max)	of frontage, or 16		1 SF per linear foot of frontage, or 16 SF (whichever is greated	or 16 SF
e, I	Dimensions				
A	Area of individual sign	(max)	50 SF		
Ø	Height (max)		12'		
O	Spacing from building (min/max)	facade	1'/2'		
O	Projection width (max	)	6'		
Ø	Depth (max)		1'		
Ø	Clear height above sid	lewalk (min)	9'		
nișin e.	Clear height above pa driveway (min)	rking area or	14'		

\* Total Sign Area Allocation includes the combined area of any awning, canopy, projecting, wall, and window signs on a building's frontage.

CURRENT USE-BASED CODE	FORM-BASED CODE
Divides land into distinct, separated uses	Allows a mix of compatible uses
<ul> <li>Focuses on</li> <li>Building use</li> <li>Lots of parking</li> </ul>	<ul> <li>Focuses on:</li> <li>Building Form - height &amp; scale</li> <li>Building location</li> <li>Parking location</li> <li>Windows facing the street</li> </ul>
Wordy, legalistic language	Clear tables and diagrams
Can be unpredictable <ul> <li>Expectations are vague</li> </ul>	<ul><li>Predictable</li><li>Expectations are clearly spelled out</li></ul>
Reactive	Proactive vision

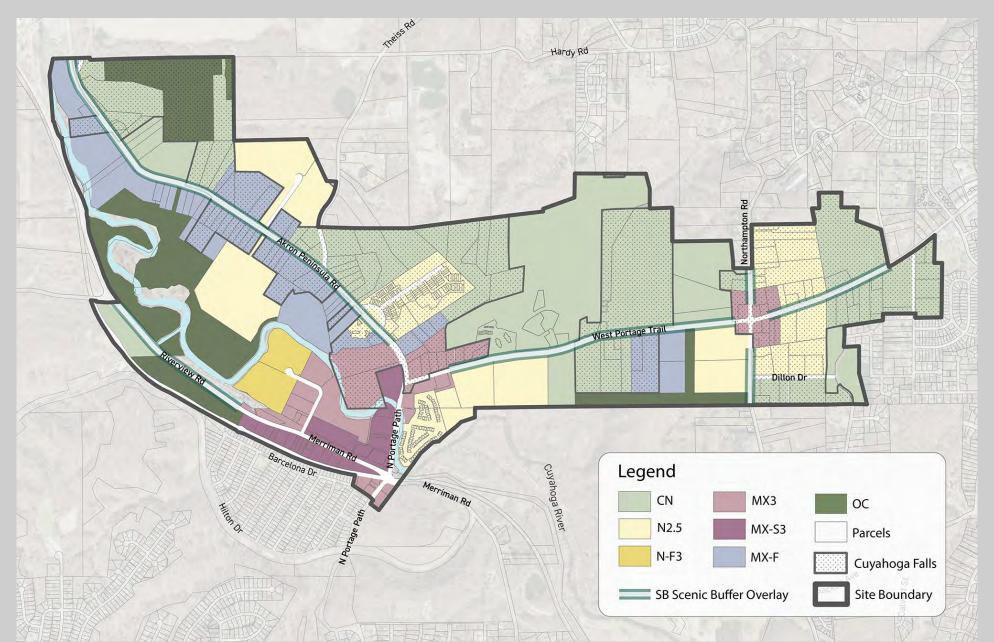
WHAT ARE THE PROPOSED ZONING CHANGES?

1. City of Akron Form-Based Zoning Code 8 New Zoning Districts:

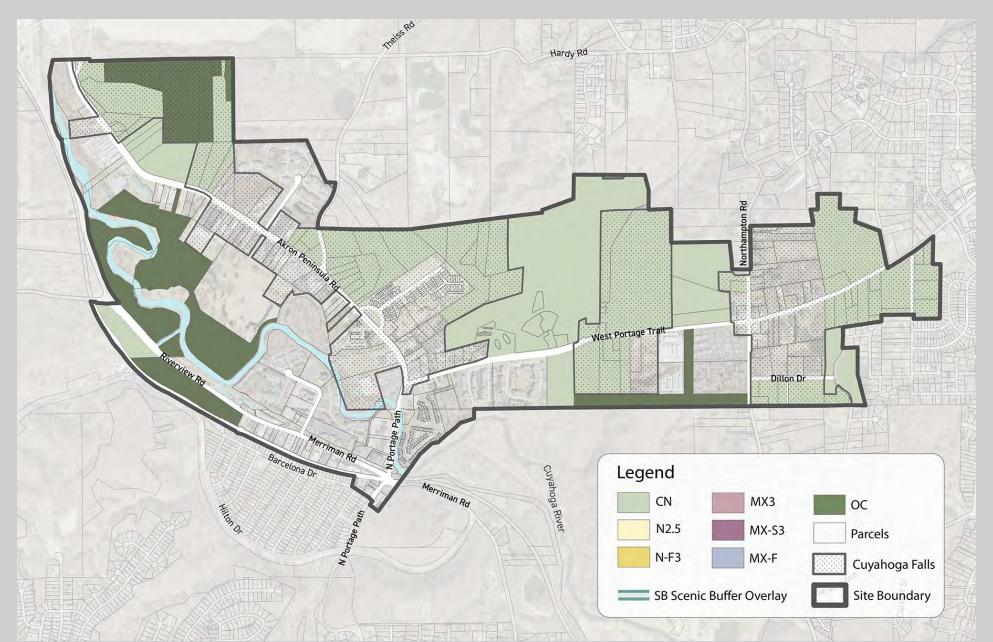
OC	<b>Open Space - Conservation</b>
CN	<b>Conservation Neighborhood</b>
N2.5	Neighborhood 2.5
N-F3	Neighborhood - Flex 3
MX3	Mixed-Use 3
MX-S3	Mixed-Use - Shopfront 3
MX-F	Mixed-Use - Flex
SB	Scenic Buffer Overlay

2. Merriman Valley Zoning Map

### PROPOSED MERRIMAN VALLEY ZONING MAP



### **OPEN SPACE & CONSERVATION NEIGHBORHOODS**



### **CN - CONSERVATION NEIGHBORHOOD**

#### 2.2.1. CN Conservation Neighborhood

#### A. OVERVIEW

A walkable neighborhood environment with a variety of low-intensity housing options (including townhomes, duplexes and single-unit homes on small lots) located with access to adjacent, permanently conserved open space.



#### B. SITE REQUIREMENTS

 Project sites, not individual lots, located within a Conservation Neighborhood District must meet the following dimensional requirements:

District Summary	
Dwelling units per acre (max)	12
Open space required (min)	70%
% of lots abutting open space (min)	40%
Contiguous open space area (min)	60%
Width of open space (min)	50'

 Project sites must contain an interconnected system of sidewalks and pedestrian/bicycle trails that allow connection through the open space to adjacent streets, or where not bounded by streets, the adjacent property. Where no trails exist on adjacent property, a trail stub up to the adjacent property line is required.

#### C. EXAMPLES



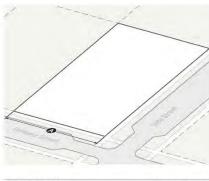


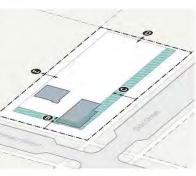


### **CN - CONSERVATION NEIGHBORHOOD**

#### 2.2.1. CN Conservation Neighborhood

#### D. SITE STANDARDS

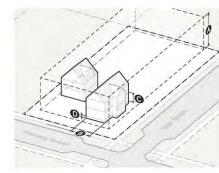




1. Site Width	Sec. 2.5.2
A Width (min)	
Front access	40'
Side/rear access	18'
2. Dwelling Units	Sec. 2.5.3
Dwelling units per lot (max)	2
3. Coverage	Sec. 2.5.4
Outdoor amenity space (min)	n/a
Building coverage (max)	n/a
4. Streetscape	Sec. 2,5.5
Sidewalk width (min)	6'
Planting area	
Width (min)	6'
Туре	Tree lawn
Tree spacing (max)	40' avg. on center
5. Blocks	Sec. 2.5.6
Block perimeter (max)	1800'
Block length (max)	600'

6. Setbacks	Sec. 2.5.7
B Primary street (min/max)	15'/25'
Side street (min/max)	15'/25'
🖸 Rear (min)	4'
Side (min)	10'
7. Transitions	Sec. 2.5.8
Transition setback (min)	n/a
Screening type required	n/a
8. Building Frontage	Sec. 2.5.9
Primary street (min)	n/a
Side street (min)	n/a
9. Parking Location	Sec. 2.5.10
Front yard	Not allowed
Side street yard	Allowed
Rear yard	Allowed
Side yard	Allowed

E. BUILDING STANDARDS





1. 1	Massing	Sec. 2.5.11	
A	Height in stories/feet (max)	2.5/35'	
	Width (max)		
B	Primary street, single-unit or attached-unit building	60'	
	Side street	n/a	
2.1	Ground Story	Sec. 2.5.12	
	Active depth (min)		
	Primary street	n/a	
	Side street	n/a	
C	Ground story height (min)	9'	
D	Ground floor elevation (min/max)	2'/5'	

 3. Transparency
 Sec. 2.5.13

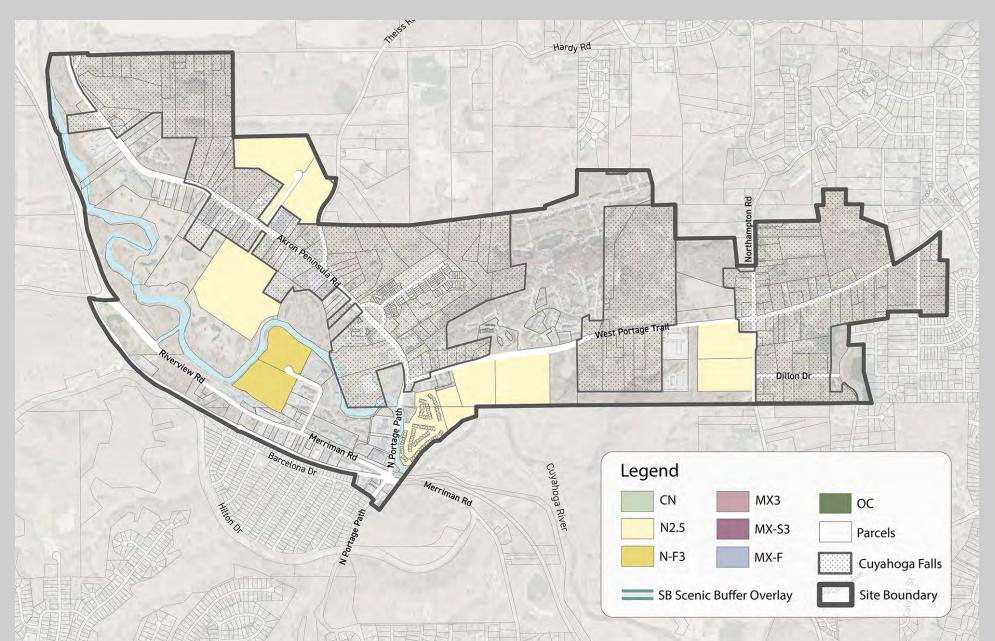
 G Ground story (min)
 20%
 15%

 O Upper story (min)
 15%
 15%

 B Blank wall width (max)
 15'
 20'

4. Entrances	Sec. 2.5.14	
Street-facing entrance	Required	n/a
Street-facing entrance spacing (max)	n/a	n/a

### **NEIGHBORHOOD DISTRICTS**



### N2.5 – NEIGHBORHOOD 2.5

#### 2.2.2. N2.5 Neighborhood 2.5

#### A. OVERVIEW

A walkable neighborhood environment with a variety of moderate-intensity housing options (including small apartment buildings, townhomes, and single-family detached homes on small lots) located with access to nearby commercial and other uses.



#### B. EXAMPLES









### **N-F3 NEIGHBORHOOD FLEX 3**

#### 2.3.11 N-F3 Neighborhood Flex 3

#### A. OVERVIEW

A walkable neighborhood environment intended to accommodate a variety of moderate-intensity housing options (including duplexes, townhouses, and small apartment buildings) and limited commercial uses that are compatible in scale and character with the neighborhood. Single-unit detached homes are not permitted.



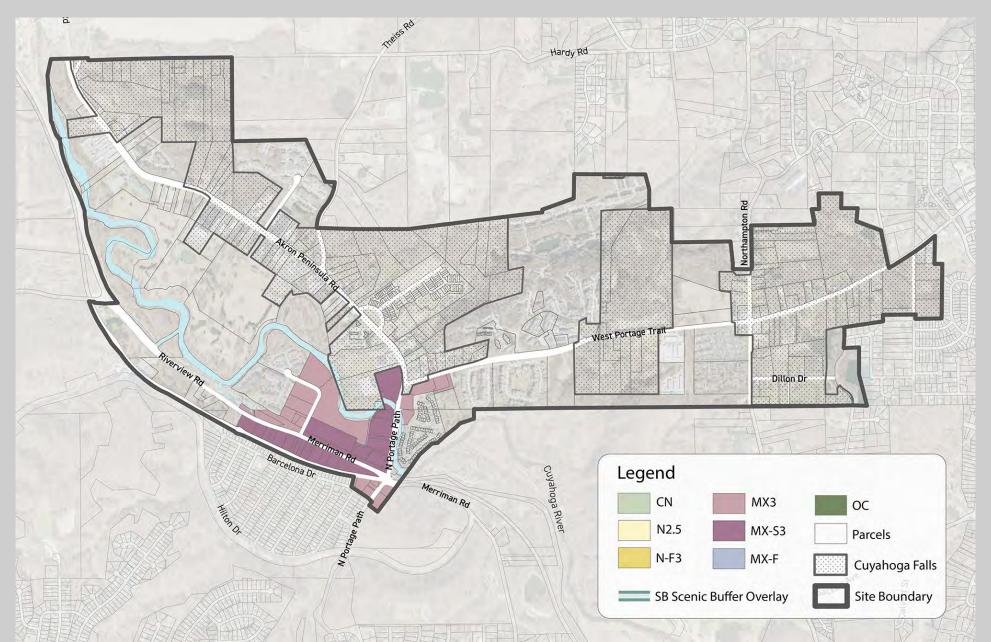
#### B. EXAMPLES







### **MIXED-USE DISTRICTS**



### MX3 – MIXED-USE 3

#### 2.4.2 MX3 Mixed-Use 3

#### A. OVERVIEW

Small to medium-sized mixed-use buildings intended to accommodate a variety of residential and commercial uses in a vibrant, pedestrian-friendly environment. Uses are flexible (allowing mixed-use, all residential, or all commercial buildings), but tall ground stories with large areas of transparent glazing are required to accommodate retail-ready ground stories.



#### B. EXAMPLES









### MX-S3 – MIXED-USE SHOPFRONT 3

#### 2.3.2. MX-S3 Mixed-Use - Shopfront 3

#### A. OVERVIEW

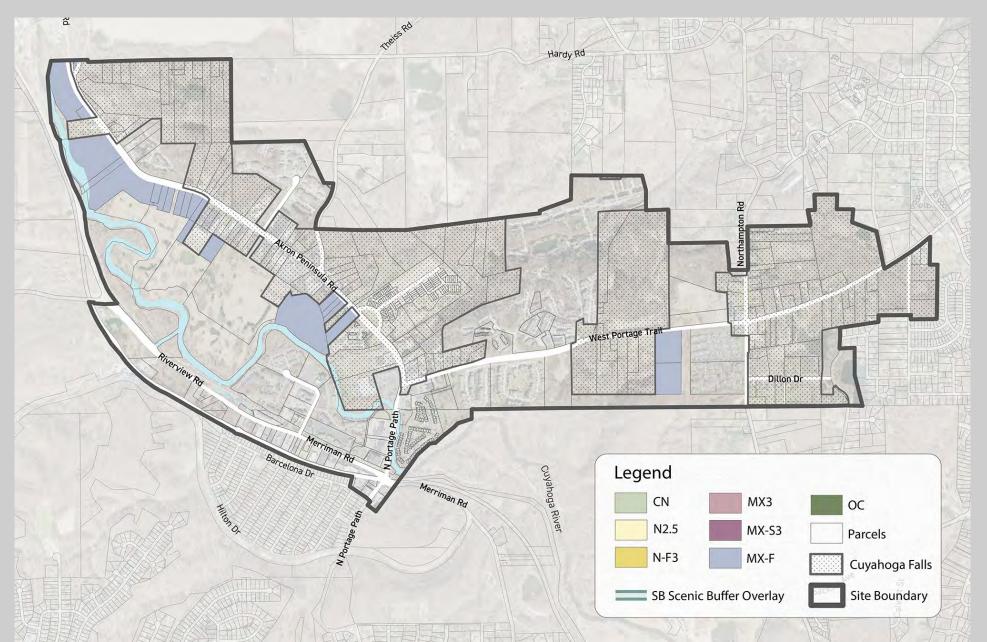
Medium to large-sized mixed-use buildings intended to accommodate a variety of residential and commercial uses in a vibrant, pedestrian-friendly environment. Uses are flexible, but tall ground floors with large areas of transparent glazing are required to accommodate retail-ready ground stories.



#### B. EXAMPLES



### **MIXED-USE FLEX**



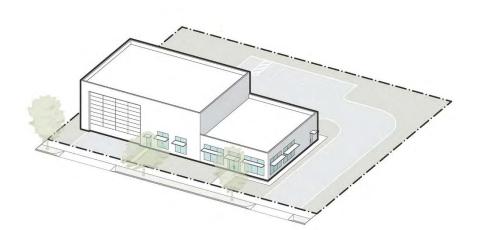
#### MX-F – MIXED-USE FLEX

B. EXAMPLES

#### 2.3.3. MX-F Mixed Use - Flex

#### A. OVERVIEW

Commercial, light industrial, maker space, office and warehousing uses, including mixed-use buildings with tall ground floors with large areas of transparent glazing to accommodate retail-ready ground stories.





Merriman Valley - Schumacher Area Zoning Code 2-29

### **AKRON FORM-BASED ZONING CODE**

Helps achieve the Vision of the Master Plan:

- Conserves greenspace
- Creates walkable neighborhoods
- Improved business environment
  - = Gateway community
- Driving less
  - = Reduced carbon emissions
- Accommodates cars, transit, bikes, pedestrians
  - = Safety and Equity for <u>all</u> residents

**Aligns our Regulations with our Goals & Values** 

PC-2023-29-RZ&T AKRON FORM-BASED ZONING CODE MERRIMAN VALLEY REZONING

TURNING A PLAN INTO REALITY DISCUSSION / QUESTIONS

Contact: City of Akron Office of Integrated Development ValleyPlan@akronohio.gov 330-375-2090