

**ARTICLE 11
“NUO” NEW URBANISM OVERLAY**

Section 11.01 Purpose

The purpose of the “NUO” New Urbanism Overlay is to encourage the development of compact and self sustaining mixed use neighborhoods with smaller lots, open spaces residential uses, convenience retail and services and a pedestrian friendly environment in locations where sewer and water are available.

Section 11.02 Principal Permitted Uses

The following uses are permitted as of right in the “NUO” New Urbanism Overlay:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none"> • One Family Dwelling • Two Family Dwelling 	<ul style="list-style-type: none"> • Public and Parochial Elementary, Junior, and Senior High Schools • Public and Semi-Public Buildings 	<ul style="list-style-type: none"> • Banks, Loan Offices, and Loan Institutions • Nursery School or Child Care • Office Buildings for Administrative, Business, and Professional • Personal Services • Professional Services • Retail Business

Section 11.03 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “NUO” New Urbanism Overlay:

- Buildings or Uses Customarily and Incidental to the Permitted Principal Use;
- Home Occupation;
- Signs;
- Drive Through Facility Associated with Principally Permitted Use
- Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the building or structure.

Section 11.04 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “NUO” New Urbanism Overlay:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none"> • Bed and Breakfast Establishments • Convalescent, Nursing Home, or Assisted Living Facility • Multiple Family Dwelling • Residential Facilities 	<ul style="list-style-type: none"> • Public Community Center, Park, and Playground • Non-Commercial Parks and Recreation 	<ul style="list-style-type: none"> • Automobile Filling Station • Bar/Tavern • Commercial Entertainment (Excluding Sexually Oriented Businesses) • Commercial Recreation Facilities • Multiple Tenant Buildings • Restaurant • Restaurant, Fast Food • Temporary Uses and Seasonal Sales Lots

Section 11.05 Lot Development Standards

The following development standards shall apply to lots located within the “NUO” New Urbanism Overlay:

Minimum Lot Area and Allowable Density	Residential
	Non Residential
Maximum Lot Area	
Maximum Impervious Surface Coverage	
Minimum Lot Width and Frontage	
Minimum Front Yard Setback	
Minimum Side Yard Setback	
Minimum Rear Yard Setback	
Maximum Building Height	
Minimum Floor Area for Residential Uses	

*See Section 2.09, Conformance with Miami County Sanitary Engineer Standards

Section 11.06 Minimum Off-Street Parking Requirements

Off-Street parking requirements shall be as regulated in Article 35.

Section 11.07 Signage Requirements

Signage requirements shall be as regulated in Article 36.

Section 11.08 Landscape and Buffer Requirements

Landscape and Buffer requirements shall be as regulated in Article 38.

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