

SMARTGROWTH OVERLAY

The *Smart Growth Overlay* is a set of proposed changes to the Franklin County Zoning Resolution that modifies design standards for building location, landscaping and parking. *Smart Growth Overlay* standards differ from the traditional suburban-style

standards commonly found in zoning regulations. The overlay makes development more attractive and accessible to pedestrians and motorists alike. These improved standards will support economically successful commercial corridors.

The *Smart Growth Overlay* addresses the following:

Accessibility

- 5' wide sidewalks
- Bicycle parking
- Building entrances face main roads
- Walkways from sidewalk to entrances

Uses

- No new limits on land uses within each zoning district
- Allow condominiums & apartments in commercial districts

Design

- Orient buildings toward main road
- 16' minimum building height
- Incorporate architectural features to break up long façades

Setbacks

- 25' front setbacks along main roads
- Maximum side-yard setbacks

Landscaping

- Landscape front yards
- Plant shade trees along street
- Trees & landscaping in parking lot

Parking

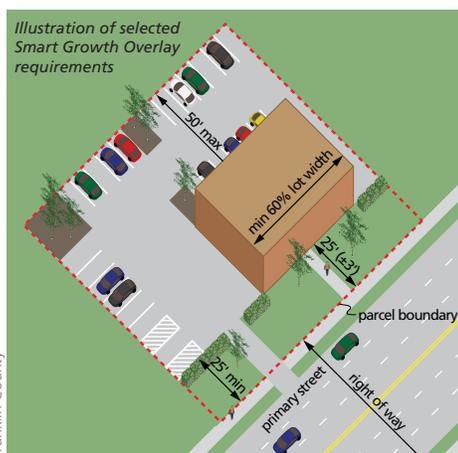
- Parking lots at side or rear
- Drive-thru windows face side or rear
- Reduce minimum required parking
- Screen parking lots

Signage

- Ground-mount monument-style signs
- Pedestrian-scale sign height
- Limit number and size of signs



Details, illustrations and the complete regulation online: tinyurl.com/smartgrowthoverlay



The *Smart Growth Overlay* applies in select areas:

Blendon Township

- Cleveland Avenue
- Executive Parkway
- Morse Road
- Sunbury Road
- Valley Quail Blvd S.
- Westerville Road

Clinton Township

- Cleveland Avenue
- Innis Road
- Westerville Road

Mifflin Township

- Agler Road
- Innis Road
- Morse Road
- Stelzer Road
- Westerville Road

Pleasant Township

- Alkire Road
- Harrisburg Pike
- London-Groveport Road
- Norton Road

Franklin Township

- Brown Road
- Frank Road
- Georgesville Road
- Harrisburg Pike
- Industrial Mile Road
- Mound Street
- Phillipi Road
- W. Broad Street
- W. Mound Street
- Wilson Road

The Smart Growth Overlay applies to new development and substantial redevelopment, not routine maintenance. For details, please view the regulation on our website

tinyurl.com/smartgrowthoverlay