

General Development Standards

Density/Lot Coverage:

The density of enclosed building areas of the Urbana Commons development shall not exceed 10,000 s.f./acre. In addition, the total maximum overall lot coverage including landscaping and mounding areas for the total impervious area shall not exceed 75%.

Site Access:

- a) A new three-lane collector road will be developed with a full movement intersection at US 36 and extend northwest to the adjacent Lippencott parcel. The new collector road will provide the main access for Urbana Commons. The 41-foot back-to-back of curb road will be constructed within the 60-foot dedicated (by virtue of Subdivision Plat) R.O.W. and constructed to City standards, including utilities (water, sanitary, and storm), curb/gutter, a four foot concrete sidewalk on the east side, and a minimum four foot wide tree lawn. Upon completion and final inspections by the City Engineer, the public improvements will be dedicated to the City for public use and maintenance; alternatively, bonds may be submitted in conjunction with the Subdivision Plat of the Property to insure completion. Additional vehicular access to the retail portions of Urbana Commons will be provided by an additional full movement curb cut located along US 36. The maximum number of curb cuts allowed on US 36 will be two. All internal drives servicing each of the subareas shall be curbed per Final Development Plan.
- b) Subarea E will have site access from one curb cut located on Dugan Road. No access shall be constructed between Subarea A and Subarea E. However, a cross-access easement shall be designated between the two subareas and align with the internal drive located within Subarea A for future vehicular access as deemed necessary by the City.
- c) Pedestrian access shall be serviced by four foot wide concrete sidewalks located along all public roads except along US 36 which will contain a meandering six foot wide concrete sidewalk.

Parking:

- a) All commercial lots must provide a parking ratio as per Subarea definition.
- b) Residential subareas must provide at least 2 off-street spaces per dwelling unit.

Landscaping:

- a) The landscape treatment along US 36 shall be consistent with the Final Development Landscape Plan and shall be constructed during earlier of development Subarea A or D. **Exhibit B** – Final Development Plan attached.

- b) Street trees and tree lawns shall be installed along all public streets in accordance to the City of Urbana Tree Code within Chapter 905 of the Codified Ordinances of Urbana, Ohio.
- c) A perimeter landscape treatment will be installed to screen the rear service areas of the Wal-Mart Supercenter and the residential portions of Subarea E as depicted in the Final Development Plan. The treatment will consist of a mound with staggered rows of evergreen and deciduous trees, along its full length. See the landscape Exhibit B for specific details. All mounded areas must have landscape material installed.
- d) Landscape islands shall be required in all parking areas greater than 25 or more parking spaces. Islands will be fully curbed and at least 16 square feet in area. The islands will contain at least one deciduous tree and low spreading shrub or an evergreen groundcover. No island shall contain just mulch.
- e) All parking areas shall be screened from U. S. 36 right-of-way and the new public road. This shall consist of grading and/or mounding and/or landscaping as shown on the Final Development Landscape Plan. The tree plantings and landscaping shall be constructed at the time Subarea A is constructed.
- f) The minimum size of all plant material at installation shall be two-inch caliper shade trees, two-inch caliper for ornamental trees, and four feet high for evergreen trees installed on mounding as shown on the Grading Plan.

Signage:

Regulations for signs listed under the General Development Standards apply to all signage. Where specific standards are listed for signage in each subarea, these standards would also apply and supercede. Where standards are not specified in the General Development Standards or the standards for each subarea, the City of Urbana's sign code will be applied.

a) Quantity:

1) The Urbana Commons retail portions shall be identified by one monument style ground sign and can incorporate the tenants within Subareas A and B.

2) All other signage shall comply with each individual subarea standards.

b) Materials and Landscaping:

1) All monument signs shall be constructed with a masonry, brick, or stone base that extends to grade.

2) All monument signs shall have landscaping around all four sides of the base consisting at minimum evergreen shrubs. Landscape Plan approval for each Subarea lot is required.

c) Dimensions of Sign:

- 1) The maximum area of sign face of the monument sign for each lot in Subarea C and D shall be 80 square feet per face, with a limit of no more than two faces per sign.
- 2) Area of sign base (if any) shall not exceed area of sign face. The base shall not be included in the overall area permitted for the sign face.
- 3) Maximum overall height shall be 8' 0" above top of adjacent street curb. Signs located on grass mounds shall maintain conformance to 8' 0" maximum height above top of adjacent curb.
- 4) This general rule applies unless otherwise stated in the Subarea text.
- 5) The Urbana Commons main monument sign shall be a maximum of 200' with a maximum height of 13' above top of adjacent street curb. The Urbana Commons monument sign shall be located at the northeast corner of the new signalized intersection.

d) Sign Graphics:

- 1) Graphic identification shall be limited to the site user's name, logo, purpose of business, and street number.

e) Illumination:

- 1) Monument signs may be illuminated from interior or exterior sources provided the exterior light source is cut-off so as to only illuminate the sign face. Ground-mounted light sources must be screened from public view, preferably with landscaping.
- 2) Wall signs shall not be backlit unless it is from lights located within individual or channel-mounted letters. No box signs will be permitted.

f) Setbacks:

The setback for the multi-tenant sign all shall be in conformance with the Final Development Plan.

g) Sign Location:

No sign shall be painted or posted on the surface of any building, wall, or fence unless permissible by the sign regulations of this development text. No wall murals shall be allowed. No roof signs or other types of advertising shall be permitted, nor shall any sign extend higher than the building or parapet walls.

h) Prohibited Sign Types:

The following signs or similar devices are prohibited: Off-premise signs, trailblazer signs, externally visible neon and neon look-alike signs, trailer signs,

search lights, laser lights, pennants, streamers, spinners, bench signs, portable signs, roof signs, billboards, changeable copy (except for gasoline station price signs and drive-thru menu boards), flashing signs, projected images and animated signs, signs with moving or moveable parts, and any look-alike version of any of these prohibited sign types. Signs on vending machines, trash bins, or other devices serving any premises shall be screened from view of any public right-of-way and adjoining private property. Neon may be used for internal illumination if totally enclosed and not externally visible.

i) Traffic Directional:

All direction and traffic signage will be limited to a maximum of four square feet in area and three feet in height and will not interfere with safe vehicular or pedestrian traffic circulation or obstruct the view of drivers exiting onto thoroughfares. Such signs may only indicate points of entry or exit for a facility. These signs must be rectangular in shape and monument in style. The signs must be located on the property to which they refer and may not be placed within a public R.O.W.

Screening of Service Structures:

- a) For the purpose of this section, service structures shall include but not be limited to storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment, or elements providing service to a building or a site.
- b) All service structures must be fully screened by a continuous (having 100 percent opacity) planting, hedge, fence, or wall, which would enclose any service structure on all sides. (Example: Trash compactors are screened on three sides with the fourth side secured by a metal gate for service access.) If material is used, it must match that of the primary structure. The height of the screening material shall be one foot more than the height of the enclosed structure, but shall not exceed 12 feet in height. Plant material used as a screening shall be an evergreen species.

Lighting:

- a) Any lighting used to illuminate walkways, roadways, public facilities, and parking lots shall utilize only fully shielded cut-off style outdoor light fixtures. Wall lights must also be of the cut-off variety.
- b) All lighting along new public road right-of-way will be the Urbana standard street lighting poles and fixtures -- Chesapeake Series Cast Aluminum Posts, Fluted Shafts, Banner Arms and GranVille Series Luminaire Leaf Style Housing (Attached as Exhibit F). Additionally, the signalized intersection shall have Item 632 Mast Arm Signal Installation Type TC -- 81.20 designed by size.
- c) Light trespass onto adjacent properties is not permitted. Outdoor light fixtures installed (except security lighting), including illuminated signs shall be turned off between the hours of 11 p.m. and sunrise except for businesses that are open to

the public during these hours. Compliance shall be achieved by utilizing fixture shielding, directional control designed into fixtures, fixture location, height, or aim, or a combination of these or other factors.

- d) Outdoor light pole fixtures shall be uniform throughout the development and shall not exceed 42 feet. The concrete foundation for these fixtures will be no greater than 2'-6" in height.

Accessory Uses:

- a) An outdoor storage display area is a permitted accessory use in association with a primary use and must be located within designated areas as shown on the Final Development Plan in Subarea A, more specifically noted as the Garden Center Seasonal Sales area. Any changes to the location of outdoor storage area must receive Planning Commission approval for a Revised Final Development Plan. The duration of seasonal sales shall be limited to dates between March 1 and October 1. Garden Center Seasonal Sales area must be screened as shown on the Landscape Plan. Decorative fencing to match the Garden Center shall be used around the perimeter of the display area. The height of stacked outdoor materials (within the Garden Center Seasonal Sale area) may not be greater than 6'-0.
- b) All other types of materials, supplies, equipment or products shall not be stored or permitted to remain on any portion of a parcel outside the permitted sales area.
- c) Detached storage or refrigeration units are not permitted within the front yard or side yard of any lot. These units must have exterior materials that compliment the primary structure.
- d) Vending machines must be located inside the main structure of the building.

