

CHAPTER 34
RCO-ROAD CORRIDOR OVERLAY DISTRICT

34.01 The RCO District supplements the standards of the underlying Zoning Districts through the use as an Overlay District and certain specified roadway corridor areas where a specific Road Corridor Land Use/ Urban Design Plan has been adopted by the Hamilton Township Board of Trustees.

The RCO District, and supplementary Road Corridor Land Use/ Urban Design Plan, which is incorporated into the RCO regulations, provide design standards which are unique to a particular area. The standards are created specifically to address the unique existing and desired physical and architectural characteristics which are inherent to a particular area in order to:

- a) mitigate the detrimental effects of intensity of use within the corridor upon the safety of residents and the use or enjoyment of their property;
- b) preserve and enhance the streetscape along the roadway, in order to maintain the character and to promote safe pedestrian movement;
- c) improve the compatibility between residential and non-residential uses;
- d) improve the appearance, and usefulness of signage;
- e) help reduce traffic congestion.

34.02 PRINCIPAL PERMITTED USES. Any use which is permitted in the Zoning District or Districts underlying an RCO District shall be permitted with either a Permitted or Conditional Use Zoning Certificate pursuant to the procedures and requirements of Subsection 34.08 of this Article.

34.03 USES EXEMPT FROM RCO DISTRICT REQUIREMENTS. The RCO District requirements shall not apply to properties which are used exclusively for single-family, two-family, and multi-family dwellings and related accessory uses, nor agricultural uses and related structures.

34.04 PROCEDURES FOR RCO DISTRICT DESIGNATION. The Board of Trustee, Zoning Commission, or owners or lessees of property within the area proposed for an RCO District, in accordance with the procedures for amending the Zoning Map set forth in Article 6, may designate an area along a roadway as a RCO District. Such amendment shall include the area to be included within the RCO District and a Road Corridor Land Use/ Urban Design Plan containing the information pursuant to Subsection

34.05 of this Article setting forth the supplemental development provisions for the area within the RCO District.

- 34.05 REQUIRED CONTENTS OF A ROAD CORRIDOR URBAN DESIGN PLAN. The designation for any area within the Township as a RCO District shall require the preparation and adoption (in accordance with the provisions of Subsection 34.04) of a Road Corridor Urban Design Plan. Such plan shall contain the following information:
- 34.06 A survey of the area to be included in the RCO District, showing property lines, existing Zoning District boundaries, and property ownership of all parcels to be included with the RCO.
- 34.07 Base mapping of the area to be included in the RCO showing existing features of the properties, including: streets, alleys, easements, utility lines, existing land use and structures, and general topography and physical features.
- 34.08 Base mapping of the area to be included in the RCO showing the recommended land uses for all properties in the RCO, and plans for the entire area regarding pedestrian movement and vehicular access control.
- 34.09 Written or graphic requirements for building and structure setbacks, heights, maximum building coverage, and impervious surface area ratios.
- 34.10 Written or graphic requirements for off-street parking and loading.
- 34.11 Written or graphics requirements for signage.
- 34.12 Written or graphic requirements for landscaping and screening.
- 34.13 Written or graphic requirements for the architectural character of buildings and structures and exterior lighting of streets, pedestrian areas, parking areas, buildings, and signs.
- 34.14 Written policy statements regarding recommended key public improvements necessary to achieve substantial elements of the plan.
- 34.15 PREPARATION OF A ROAD CORRIDOR URBAN DESIGN PLAN. The preparation of a Road Corridor Land Use/ Urban Design Plan may be prepared by any appointed agent of the Board of Trustees (i.e., Department of Planning and Zoning, or independent consultant) or any appointed agent of a property owner or group of property owners located within the subject area to be classified in the RCO Districts pursuant to the requirements of this Article and other applicable requirements of this Resolution.

34.16 EFFECTS OF ADOPTED RCO DISTRICT AND ROAD CORRIDOR URBAN DESIGN PLAN.

Upon the adoption of a RCO District and Road Corridor Land Use/ Urban Design Plan for a designated area, these regulations shall supersede or supplement, as applicable, the regulations of the underlying Zone Districts within the RCO District. In the case of the conflict with other provisions of this Resolution, the regulations of the RCO District and Road Corridor Land Use/ Urban Design Plan shall control.

34.17 PROCEDURES FOR OBTAINING A ZONING CERTIFICATE ON PROPERTY WITHIN AN RCO DISTRICT.

Upon the designation of an area as an RCO District, the use of any structure, building, land, or part thereof, hereinafter created, erected, changed, converted, or enlarged, wholly or partly, shall require the issuance of a Zoning Certificate in accordance with the following procedures and requirements:

- A. Each application for a Zoning Certificate shall be accompanied by the proper number of plan sets pursuant to the amount specified by the application instructions. Plans shall be drawn to scale in blackline or blueprint, showing the actual shape and dimensions of the lot to be built upon or changed in its use, in whole or in part; the exact location, size and height of any building or structure to be erected or altered; the existing or intended use of each building or structure or part thereof; the number of families or housekeeping units the building is designed to accommodate; and when no buildings are involved, the location of the present use and the proposed use to be made of the lot. The plans should also indicate all other applicable information as required by the Road Corridor Urban Design Plan.
- B. Within fifteen (15) days of the date of said application for a Zoning Certificate, the Department of Planning and Zoning staff shall review the proposal to determine consistency with the adopted Road Corridor Land Use/ Urban Design Plan and underlying Zone District and file report of such findings to the applicant and Zoning Commission. In preparing its report, the Department of Planning and Zoning staff shall confer with all other applicable township, county and state departments and agencies and incorporate their recommendations and findings into the report to the Zoning Commission.
- C. Within thirty (30) days of receipt of said report from the Department of Planning and Zoning, the Zoning Commission shall hold a public hearing, and make a recommendation to either approve, deny, or modify the application for the Zoning Certificate. In rendering its decision the Zoning Commission shall give due regard to the report

presented by the staff, testimony presented by proponents and opponents of said proposal, and the requirements and objectives of the applicable Road Corridor Urban Design Plan.

- E. Within thirty (30) days of the conclusion of the public hearing for the Zoning Commission, the Board of Trustees shall hold a public hearing, and either approve, deny, or modify the application for the Zoning Certificate. In rendering its decision the Trustees shall give due regard to the recommendation of the Zoning Commission, the report presented by the staff, testimony presented by proponents and opponents of said proposal, and the requirements and objectives of the applicable Road Corridor Urban Design Plan.
- D. Upon the approval of a Zoning Certificate by the Trustees, the Department of Planning and Zoning shall issue the Zoning Certificate and return the approximated number of approved plans, stamped with Department of Planning and Zoning approval, to the applicant in order that he/she may proceed with the applications necessary for all building and other applicable permits.

34.18

IMPROVEMENTS EXEMPT FROM THE REQUIREMENTS OF THE RCO DISTRICT. Interior remodeling and exterior maintenance work and repairs (new roofs, painting etc.) shall be exempt from the requirements of this article.