

PART 3: DISTRICT REGULATIONS

SECTION 308: CC – CITY CENTER DISTRICT

308.10. Intent.

The CC City Center District is designed to encourage a vibrant, walkable City Center in the heart of Hermitage that provides a mixture of residential and nonresidential uses at a pedestrian-scale.

308.20. Permitted Uses.

The following is a list of uses that are permitted by right, special exception, conditional use or as an accessory use:

<u>Use</u>	<u>Subject to Additional Regulations §</u>
PERMITTED USES BY RIGHT	
Animal Grooming and Retail Operations	§321.60
Bar/Night Club	
Bed and Breakfast	§321.130
Brewpub	§321.160
Business Incubator	
Business Services	
Call Support Center	
Career & Technical Training Center	
Colleges & Post-Secondary Educational Institution	
Conference and Training Center	
Crematory	
Data Center	
Day Care Center	
Emergency Services, Private	
Emergency Services, Public	
Essential Services	
Farmers’ Market	
Financial Institution	
Flat (Mixed-Use)	
Flex Space	
Forestry/Woodlot	
Funeral Home	
Gallery	
Health and Fitness Center	
Hospital	
Hotel / Motel	
Massage Parlor	
Medical Office and Clinic	
Multi-Family Dwelling	§321.320
Office	
Personal Services	
Pharmacy	
Place of Worship/Assembly	
Post Office	

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Private Club	
Recreation Facility: Commercial/Private	
Recreation Facility: Public	
Research and Development	
Restaurant	
Retail Store	
School	
Shopping Center	
Studio	
Theater/Auditorium	
Veterinary Services	
SPECIAL EXCEPTIONS	
Self-Storage Facility	§321.400
Wireless Communications Facility: New Tower in the Right-of-Way	§321.470
ACCESSORY USES	
Drive-Through	§321.220
Fueling Station	§321.500
Home Occupation	§321.270
Home-Based Business (no impact)	
Solar Energy System: Small	§321.420
Vehicle Charging Station	
Wind Facility, Small	§321.460
Wireless Communications Facility: New Tower on Existing Building/Structure	§321.470
Wireless Communications Facility: Co-Location on Existing Tower Located on Building/Structure (inside or outside the public ROW)	§321.470
Wireless Communications Facility: Antenna Mounted on Existing Building or Tower	§321.470

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308.30. Lot, Yard and Height Requirements for CC.

Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	50 ft.
Setbacks	
Front Yard Setbacks	▪ 10’ minimum from right-of-way – also 20’ greenway from curb or edge of cartway of public streets per Section 408.
Side Yard	0’ if buildings share a common wall 10’ minimum
Rear Yard	Minimum 25’
Maximum Structure Height	90 ft.
Maximum Lot Coverage	90%

308.40. Commercial Retrofit.

- A. **Purpose:** This section encourages the redevelopment of existing shopping centers, big-box retail sites and other sites characterized by large expanses of surface parking into a development pattern that is pedestrian friendly, is compatible with surrounding development, provides a visually attractive site design, environmental enhancement and outdoor gathering or resting space consistent with the core values and future land use provisions of the Hermitage 2030 Comprehensive Plan.
- B. **Definition:** A commercial retrofit is defined as the development, or redevelopment of a site within the City Center District that is at least five (5) acres in size shall be required to comply with the requirements of this Section.
- C. **Submissions:** A commercial retrofit requires the submission of a site “sketch plan”. The “sketch plan” must show the entire site including existing development to be retained and proposed development and redevelopment. The sketch plan will specify the proposed phasing of development and consist of general layout of a proposed development. The sketch plan shall be submitted prior to the submission of the formal land development plan.
- D. **An applicant** must submit a sketch plan of the entire tract, including the total acreage of the proposed or future development, even when a present plan will develop only a portion of the property, including the existing and proposed uses of land throughout the entire parcel or parcels to be developed. The sketch plan shall consider the proposed development in the context of the

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unique characteristics of the site and its surrounding properties and developments. The sketch plan can be revised from time to time as necessary for the future development of the property.

All sketch plans must be consistent with the requirements of this Section and all other applicable requirements of the zoning ordinance, although in the event of a conflict between this section and any other section of the Zoning Ordinance, this section shall control.

- E. **Recommended Design Elements** – Each sketch plan design should take into consideration the following elements:
1. Any proposed system of public and/or private streets planned through the site should provide safe and convenient access for both vehicles and pedestrians, and connections to adjacent lots, streets or pedestrian facilities where appropriate. This section shall not obligate any applicant to dedicate any property, street, or driveway to the City, nor shall the City be obligated to accept any property, street, or driveway that is offered for dedication to the City.
 2. Landscape and site design, as required by Section 408 of this Ordinance.
 3. Direct ADA-compliant and prominent pedestrian access from parking areas, sidewalks or trail networks to building entrances.
 4. Open space, which may include such features as courtyards, mini-parks, plazas or similar spaces of a size and scale appropriate to the overall development. Such areas could include seating, tables, shade and suitable trash receptacles as well as water features, art installations, music and/or other enhancements to encourage relaxation, recreation opportunities and enjoyment of the space by business customers and other invitees.
 5. All other priorities of the Town Center concept adopted by the Hermitage Board of Commissioners in the Hermitage 2030 Comprehensive Plan.
- F. **Design Criteria** – Each Land Development Plan and Sketch Plan must include as many of the following Design Criteria as possible and commercially practicable:
1. **Building Design** – Exterior building material should present visual variety and sense of quality construction where visible from public streets and pedestrian walkways. Stone, brick and accents of contrasting materials and colors should be utilized to avoid expanse of “blank” walls. Windows shall be incorporated into the building design as much as feasible, especially along street frontages. Cornices and rooflines shall also be considered to add interest to the building composition, along with awnings, trellises and wall art are to add interest where windows are not possible. Rooftop mechanical equipment shall be screened from view by architecturally compatible building components.
Multi-story buildings are preferred, with more active uses such as retail and restaurants on the ground floor. Mixed-use development, including residential on upper floors, is also preferred.
 2. **Site Furnishings** – Benches, planters and attractive trash receptacles to add beauty to the site and convenience for business patrons and the general public.
 3. **Lighting** – Pedestrian scale lighting along walkways and at building entrances.
 4. **Building Location** – Buildings and building entrances located as close as possible to public and/or private streets and sidewalks to create a comfortable pedestrian space and prevent the need for pedestrians to cross large expanses of parking to reach buildings.
 5. **Parking** – As much parking as possible located to side and rear of buildings to promote buildings closer to streets and to break up large parking areas into smaller ones.
 6. **Outdoor dining** – Outdoor dining areas are encouraged at eating establishments. Sidewalk dining areas shall be designed to allow at least a 5 ft. path for through traffic of pedestrians.