ARTICLE 18
WEST BROAD STREET CORRIDOR
OVERLAY DISTRICT

SECTION 1800
PURPOSE & INTENT

The purpose and intent of the West Broad Street Corridor Overlay District (“Corridor Overlay District”) is to advance the goals for community character and development in the Township’s primary arterial roadway corridor as originally envisioned in the 2015-2020 Prairie Township Strategic Plan (“Strategic Plan”), and to implement specific recommendations for the corridor as outlined in the 2016 Prairie Township Redevelopment Study. The Strategic Plan outlined three strategies to guide Prairie Township toward prosperity:

Strategy 1: Identity: “Bring people to Prairie Township by projecting a clear, positive identity;”

Strategy 2: Investment: “Take actions to increase investment in the West Broad Street Corridor and in our maturing neighborhoods;” and

Strategy 3: Community: “Create community by creating places, programs, and events that bring people together.”

The requirements of this Corridor Overlay District are to advance the objectives of each strategy by guiding new development and private property investments along and near West Broad Street, and supporting high-quality, pedestrian-friendly and economically viable development that will create a more positive image of the corridor as an attractive place and center of activity within the Township.

The West Broad Street Corridor is one of four focus areas identified in the Prairie Township Redevelopment Study. It is characterized by primarily Mid- to Late-20th Century, auto-oriented suburban development that has resulted in an uncoordinated pattern of buildings and parking lots along a busy thoroughfare. Much of this development is now aged, out-dated, underutilized and no longer consistent with modern development standards in terms of building placement, architectural quality and overall site design. Many of the base zoning requirements in effect today do not effectively advance the objectives of the Strategic Plan or the Prairie Township Redevelopment Study. In fact, many of the base zoning requirements are directly inconsistent with those recommendations.

Until recently, much of the Corridor Overlay District has lacked pedestrian or bicycle facilities, and has generally been in poor physical condition. The Ohio Department of Transportation’s 2016 reconstruction of West Broad Street, and the Township’s partnership to improve the streetscape has changed the character of the public realm in the corridor, improving the aesthetics of the roadway and providing sidewalks and bicycle lanes that will encourage active transportation modes.
The development standards established for the Corridor Overlay District will ensure that new development builds upon and appropriately coordinates with this significant public infrastructure improvement.

The Corridor Overlay District provides a framework by which the Township can administer clear, predictable and equitable zoning requirements that will advance the community’s interest in improving the quality of place in its primary commercial corridor with specific standards that regulate the built form of development (e.g. scale and placement of buildings and architectural design standards), parking and loading facilities, landscaping, lighting, signage and site amenities.

**DISTRICT BOUNDARY & SUB-DISTRICTS**

The West Broad Street Corridor Overlay District encompasses all properties having frontage on West Broad Street (US Route 40) and located within the jurisdiction of Prairie Township, extending from the I-270/West Broad Street Interchange to Hilliard-Rome Road. It also includes selected parcels that do not have direct frontage on West Broad Street, but which are associated with the larger corridor by adjacency, use and base zoning. This includes some parcels having frontage on streets intersecting with or running generally parallel to West Broad Street. These include: Old Village Road, South Grener Avenue, North Murray Hill Road, South Murray Hill Road, Sturbridge Road, Beacon Hill Road (non-side street), Inah Avenue, Norton Road, Palmetto Street (non-side street), East Street, Brown Street, West Street, and Green Street (non-side street).

Additional corner side streets include: Buena Vista Avenue, Maple Drive, Pasadena Avenue, Lawrence Avenue, Lennox Avenue, and Hilliard-Rome Road.

![Figure 1: West Broad Street Corridor Overlay District Boundary](image)

Figure 1 shows the boundaries of all areas encompassed with the Corridor Overlay District. At the time of the adoption of the Corridor Overlay District, existing zoning classifications within the boundaries of the District include:

- GB – General Business District
- SO – Suburban Office District
- LB – Local Business District
The Corridor Overlay District is divided into a series of four (4) geographic sub-districts (see Figure 2), generally corresponding to a series of target areas identified in the Prairie Township Redevelopment Study as being most amenable to certain types of redevelopment and reinvestment opportunities. The sub-districts are:

1. **The Commercial Gateway Sub-District**
   This sub-district extends from the I-270 interchange to Murray Hill Road. It also includes some commercial and vacant properties along Old Village Road and Grener Avenue immediately to the north and south of properties fronting on West Broad Street. See Section 1813 for additional standards related to this sub-district.

2. **The Central Transition Sub-District**
   This sub-district extends from Murray Hill Road to Sturbridge Road, extending to Medfield Way on the north. It also includes a single commercial property south of the corridor at the intersection of South Murray Hill Road and Redmond Road. See Section 1814 for additional standards related to this sub-district.

3. **The Medical Campus Sub-District**
   This sub-district extends from Sturbridge Road to Norton Road south of West Broad Street and to rear lot line of single-family parcels (non-inclusive) fronting Buena Vista Avenue. This district primarily includes the Ohio Health Doctors Hospital complex, extending to Beacon Hill Road, and additional medical and professional office buildings south of West Broad Street, extending to Palmetto Street. See Section 1815 for additional standards related to this sub-district.

4. **The Western Gateway Sub-District**
   This sub-district extends from Norton Road and the west boundary of the Medical Campus District to Hilliard Rome Road. It includes a mix of commercial and residential properties within the formerly incorporated area, previously known as New Rome. See Section 1816 for additional standards related to this sub-district.

![Figure 2: West Broad Street Corridor Overlay Sub-districts](image)
SECTION 1801
APPLICABILITY, EXTENT AND COMPLIANCE

1. For all properties located within the Corridor Overlay District, compliance with the provisions of Section 1801 are as follows:

2. In the event of a conflict between the standards contained in Article 18 and other provisions of the Prairie Township Zoning Resolution, those within Article 18 shall prevail.

3. The illustrations and diagrams shown in Article 18 (labeled “Figure” under each), are intended for reference. The standards outlined in the text within Article 18 shall prevail.

4. Redevelopment of existing sites and structures
   a. Existing structures and sites which do not meet the requirements of the Corridor Overlay District for building orientation, architectural standards, or other site development standards but which were lawfully existing prior to the adoption of the Corridor Overlay District, shall be considered legally non-conforming structures and sites.
   b. Existing structures and sites that do not wholly or partially meet the requirements of the Corridor Overlay District shall not be modified in a manner which brings them further from conformity with these overlay standards.
   c. Sites with existing buildings may be further developed with additional structures, provided that new structures meet the building orientation and architectural standards of the Corridor Overlay District.

5. Modifications to existing structures. Retrofits or conversion of existing structures that involve an enlargement or alteration of an existing building shall be subject to the requirements of the Corridor Overlay District based on the magnitude of the modification. Modifications shall be classified as minor, major, or intermediate, as defined below. Modifications to existing structures may also involve other site modifications. Refer to Section 1801 (6) for requirements related to the modification of existing sites. (Figures 3A and 3B illustrate before and after examples of building and site modifications and Figure 4 illustrates a combination of potential building and site modifications).
   a. Minor Building Modifications. Retrofits or conversion of existing structures that involve an enlargement or alteration of an existing building by less than or equal to five thousand (5,000) square feet or ten percent (10%) of the gross floor area, whichever is less, are not required to meet the additional standards of the Corridor Overlay District.
   b. Major Building Modifications. Retrofits or conversion of existing structures that involve an enlargement or alteration of an existing building by sixty percent (60%) or more of the gross floor area shall be brought into full compliance with the applicable Architectural Standards (Section 1808) of the Corridor Overlay District, but shall not be subject to the Building Orientation
(Section 1803) standards unless otherwise permitted through the applicable variance or conditional use procedures of the Prairie Township Zoning Resolution.

c. Intermediate Building Modifications. Retrofits or conversion of existing structures that involve an enlargement or alteration of an existing building by more than five thousand (5,000) square feet, or ten percent (10%) of the gross floor area, or whichever is less, but not exceeding sixty percent (60%) of the existing floor area, shall include at least three (3) of the following building façade design upgrades. Upgrades shall be visible from the public right-of-way.

   i. Roofline variations.
   ii. Canopy or awning treatments.
   iii. Additional window transparency.
   iv. Exterior material upgrades.
   v. Additional or enhanced public entrances.
   vi. Installation of building foundation landscaping.
   vii. For restaurants and bars, installation or upgrade of garage bay doors to aesthetic roll-up window/door systems.
   viii. Aesthetic upgrades to exterior building light fixtures. (New fixtures shall be cut-off, downcast design.)
   ix. Building-mounted sign upgrades meeting the requirements of these overlay standards.

6. Site Modifications
Modifications to existing sites that do not involve the alteration of an existing building shall be subject to the requirements of the Corridor Overlay District based on the magnitude of the modification. Modifications shall be classified as minor, major, or intermediate, as defined below.

Figure 3A: Example of Building Prior to Modifications

Figure 3B: Example of Building After Modifications

   a. Minor Site Modifications. Upgrades or alteration of existing parking areas, landscape areas, service areas, freestanding signs or other accessories to the
site affecting less than ten percent (10%) of the gross site area shall not be required to meet the additional standards of the Corridor Overlay District.

b. Major Site Modifications. Upgrades or alteration of existing parking areas, landscape areas, service areas, freestanding signs or other accessories to the site affecting sixty percent (60%) or more of the gross site area shall be brought into full compliance with the applicable site-related design standard (Sections 1804-1812, excepting Sections 1807 and 1808) requirements of the Corridor Overlay District, unless otherwise permitted through the applicable variance or conditional use procedures of the Prairie Township Zoning Resolution.

c. Intermediate Site Modifications. Retrofits or conversion of existing parking areas, landscape areas, service areas, freestanding signs or other accessories to the site affecting less than sixty percent (60%) but more than ten percent (10%) of the site shall include at least three (3) of the following site design upgrades (see Figures 5A and 5B for examples of appropriate site modifications). Upgrades must be visible from the public right-of-way.

   i. Installation of perimeter and interior parking lot landscaping.

   ii. Installation of a street wall treatment along streetside parking lot edges.

   iii. Installation of building foundation landscaping.

   iv. If a ground-mounted sign is proposed for relocation or upgrade, conversion to a monument sign meeting the requirements of this overlay.

   v. Conversion of paved vehicular area to outdoor dining, patio, plaza or greenspace area.

   vi. Creation of a designated pedestrian way through an existing streetside parking lot from the public sidewalk to the main building entrance.

   vii. Aesthetic upgrades to parking lot light fixtures. (New fixtures must be cut-off, downcast design.)

Figure 4: Example of Potential Building and Site Modifications
viii. Installation of on-site Storm Water Best Management Practices. Refer to Appendix B for recommended options.

d. In addition to the above design upgrades, existing sites meeting the Intermediate Site Modification criteria, if located along a public street lacking a curb or sidewalk, shall include upgrades to the street edge with curbs, street trees and sidewalks built to public street standards, as outlined below.

i. Continuous curb cuts and uninterrupted parking lot edges shall be eliminated and replaced with a single driveway access point no greater than thirty (30) feet in width if located on West Broad Street and no greater than twenty (20) feet in width if located on any other street.

ii. Vehicular access shall not be located directly on West Broad Street if another access location is available. If a rear alley is present, vehicular access shall be limited to the alley.

iii. In circumstances where existing parking lot layout and building location make it physically infeasible to install a continuous raised curb and tree lawn, an at-grade concrete sidewalk with a minimum width of five (5) feet shall be installed to delineate pedestrian space between the street and parking area.

iv. Modifications to existing parking areas shall be designed to provide a cross-access connection to existing or future adjacent parking areas, located no greater than sixty (60) feet from the rear property line. This may be designed to accommodate a future connection if it is not immediate feasible to install the connection.

7. Sites which are proposed for complete demolition of existing structures and redevelopment with multiple structures shall be subject to the following requirements:

a. Development sites greater than five (5) acres in size shall be designed to create an internal system of public or private streets and alleys. Private streets shall be designed to public street standards.

b. As part of the permitting process, such developments shall submit a development plan for review and approval by the Township Zoning Officer. The development plan may include a phasing plan, demonstrating phased
build-out of the site in compliance with the requirements of the Corridor Overlay District.

c. Internal street systems shall be designed to create a rectilinear grid of streets and blocks, to the maximum extent possible. Where existing streets do not allow for the creation of rectangular blocks, new blocks may be irregularly shaped, provided that they create an interconnecting grid of streets.

d. New public or private streets internal to a development site shall be considered Tertiary Streets. Street frontage and building orientation requirements for West Broad Street and applicable Secondary Streets shall take precedence over street frontage along new Tertiary Streets. However, development may occur first along Tertiary Streets provided that an approved development plan is established ensuring that the site will meet all Primary and Secondary Street frontage requirements upon build-out.

SECTION 1802
DEFINITIONS

The following definitions shall apply to new development, site modifications or building modifications within the West Broad Street Corridor Overlay District. In the event of a conflict in the definitions contained in Article 18 and other definitions within the Prairie Township Zoning Resolution, those within Article 18 shall prevail for properties located within the Corridor Overlay District. Unless otherwise provided for in Section 1802, other applicable definitions within the Prairie Township Zoning Resolution shall apply.

1. Canopy or Awning Sign: Any sign that is physically affixed or imprinted onto the surface of a building canopy or awning. See Figure 17 for an example.

2. Corner Entrance: A primary entrance located on the corner of a building meeting the requirements of Section 1804 (1) (a).

3. Cornice: An architectural, decorative sculpting element located directly below the roofline of a building. See Figure 17 for an example.

4. Cut-off Lamp Fixture: An exterior lamp fixture designed to prevent the emission of direct uplight beyond an angle of 90° (horizontal).

5. Dwelling Unit: Any individual accommodation where one or more rooms in a residential building or residential portion of a building are arranged, designed, used, or intended for use as a complete, independent living space which includes permanent provisions for living, sleeping, eating, cooking, and sanitation. For multiple family structures, each individual apartment is considered a single dwelling unit.

6. Expression Line: A decorative horizontal design element that projects from the exterior façade of a building that runs the length of the wall and visually divides the mass of a building façade, such as a header course or string course. See Figure 17 for an example.

7. Façade Coverage: The percentage of lot width (or development site area width) that must be covered by the building’s front façade.
8. Façade Zone: The area between the minimum and maximum front building setback, parallel to the front property line, in which the front façade of a building must be located. For an example, see Figure 6.

9. Foundation Water Table: The sloping top of a brick course used to cast water away from the foundation of a building.

10. Monument Sign: A free-standing, ground-mounted sign whose support structure runs at least the length and width of the supported sign and which is embedded permanently in the ground. Free-standing signs are not considered monument signs.

11. Parapet: A low wall along the edge of a roof, often used to screen roof-top mechanical equipment. See Figure 17 for an example.

12. Pedestrian Passage: An open walkway passing through the ground floor of a building and covered by the building’s roof or upper floors, designed to provide access from rear-located parking to the main building entrance(s) on the front façade.

13. Pedestrian Zone: The area between the street and the Façade Zone, including street trees or plantings, sidewalks and other streetscape elements. The area may include portions of a private lot located between the right-of-way and the Façade Zone. See Figure 6 as reference.

14. Pilaster: A vertical architectural element that projects from the exterior face of a building façade and serves to visually divide the mass of the building façade.

15. Plant Zone: A portion of the public right-of-way used for street trees and landscaping. This may include turf, trees, shrubs or ornamental landscape beds. It may also include hardscape materials such as concrete or brick pavers in which street trees are planted in open beds or tree grates. The plant zone may be located between the street curb and sidewalk or between the sidewalk and the property line of adjacent private properties, or in both locations depending on the right-of-way design.

16. Projecting Eave: The edge of a roof that hangs over a building wall. See Figure 17 for an example.

17. Projecting Name Plate Sign: A sign that is affixed to a building façade and projects outward from and perpendicular to the façade and which is not affixed to the ground, with a maximum total sign area of three (3) square feet. See Figure 17 for an example.

18. Quoin: An architectural element comprised of interlocking bricks or masonry blocks at the corner of a building and extending the vertical length of the building façade. See Figure 17 for an example.

19. Secondary Street: For the purposes of the West Broad Street Corridor Overlay District, Secondary Streets are generally those which intersect with West Broad Street. Secondary Streets take precedence over Tertiary Streets in terms of front façade orientation and front entrance location. Secondary Streets are listed for each sub-district in Sections 1813-1816.

20. Shopping Center Identification Sign: A monument sign intended to identify consolidated shopping centers having an anchor tenant and multiple sub-tenants
and/or outlots, and a total combined gross floor area of at least one hundred thousand (100,000) square feet.

21. Storefront: The ground floor front façade of a commercial building (typically with retail, dining or office uses) composed primarily of large display windows and one or more public entrances to commercial tenant spaces.

22. Street Wall: The line of decorative, low fences, walls, hedges, and landscaping that screens parking from the street and public sidewalk. The street wall helps establish the built environment near the street and public sidewalk, improves aesthetics, and encourages pedestrian activity.

23. Tertiary Street: For the purposes of the West Broad Street Corridor Overlay District, Tertiary Streets are generally those which do not intersect with West Broad Street. Tertiary Streets take the lowest precedence in terms of front façade orientation and front entrance location. Tertiary Streets are listed for each sub-district in Sections 1813-1816.

24. Transparency: The ability to see through, with clarity, and to allow in light through the use of a glass window, door or storefront. For the purposes of this Overlay District, percent transparency measurements refer to the minimum amount of window glass required within a portion of a building façade.

25. Usable Open Space: A portion of a lot, designed for recreation or leisure, which includes ornamental landscape elements, seating areas, and walking paths or plaza areas.

**SECTION 1803**

**BUILDING ORIENTATION**

The Corridor Overlay District is intended to achieve a consistent, coordinated relationship between private development and the public realm through the placement of buildings, parking areas, landscape areas and associated site improvements in a manner that complements the improved West Broad Street and surrounding public streets. The building orientation standards are intended to create a more walkable, community-oriented relationship between buildings and West Broad Street. (See Figure 6 for an illustration of building-orientation and related standards.)

1.  **Standard Building Orientation**
   a. The front façade of a building shall face and be parallel (or nearly parallel) to the street, and be located within the Façade Zone. For the purposes of this requirement, a building façade may be considered nearly parallel if oriented within fifteen degrees (15°) of parallel to the primary street.

2.  **Corner Lots**
   a. For properties located at the intersection of West Broad Street and an intersecting public street, the front façade of the primary structure may face either street, provided that the building occupies the corner of the lot. The façade facing the alternate street shall meet all other architectural
requirements of the Corridor Overlay District, and applicable landscaping requirements. The rear façade of a building may not be located along any public street (with the exception of alleys).

b. Buildings on corner lots shall occupy the corner, with one side façade of the building located within the Façade Zone of the intersecting side street.

3. Façade Zone

a. All new buildings shall be set back a minimum of twenty (20) feet from the back of curb on West Broad Street, regardless of the front property line location relative to the curb line. The maximum building setback is thirty (30) feet from back of curb. This may be further regulated by the individual setback requirements of the subdistricts. The front façade of the building must be located within the Façade Zone. For properties having a front property line set back greater than thirty (30) feet from back of curb, the Façade Zone shall be designated within ten (10) feet of the front property line. For properties having no frontage on West Broad Street, the Façade Zone shall be measured from the applicable Secondary or Tertiary Street, subject to the same requirements described herein for properties fronting West Broad Street.

4. Façade Coverage

a. For developments with a single primary structure, the front façade of the building shall cover a minimum of sixty percent (60%) of the lot width, located within the Façade Zone. For developments with multiple primary structures, the required sixty percent (60%) of façade coverage is measured as the sum of the façade lengths of each building within the Façade Zone. Portions of front façades may be stepped behind the Façade Zone, provided that the minimum façade coverage is met within the Façade Zone. The intervening space shall be comprised of well-maintained landscaping, outdoor plaza/patio space, or combination of the two.
SECTION 1804
STREET ACCESS

1. Pedestrian Access
   a. All buildings shall have at least one (1) prominent, operable main entrance on the front façade, with a direct pedestrian walk connection to the public sidewalk. The entrance may be located at a corner of the front façade. For buildings with a single primary entrance, corner entrances facing parking lots may not be located perpendicular to the street right-of-way and solely facing the parking area, but may be oriented at a forty-five degree (45°) angle as part of a chamfered building corner and shall not be located farther than ten (10) feet from the front façade. (See Figure 7)

2. Vehicular Access
   a. Vehicular access shall be provided from a side street, rear alley, or shared parking lot connection wherever possible, and avoided on West Broad Street if possible. Curb cuts on West Broad Street shall be minimized in quantity and width. When feasible, vehicular access shall be provided in a shared drive location along a shared property line.
   b. If/When access from West Broad Street is provided, it will be necessary to coordinate with the Ohio Department of Transportation (ODOT) to identify required curbcut width and other access requirements.

SECTION 1805
PEDESTRIAN ZONE

The West Broad Street right-of-way varies significantly in width throughout the corridor, and the location of the public sidewalk and street trees vary in relationship to the street curb and
adjacent private property lines. Appendix A illustrates a series of typical street sections reflecting existing conditions of West Broad Street, its travel lanes, sidewalks and streetside planting zones. Depending on the existing condition and right-of-way configuration, the placement of new buildings relative to the street edge and public sidewalk may require additional design treatments along the street frontage.

1. Pedestrian Zone

   a. The area between the street curb and the Façade Zone is considered the Pedestrian Zone. The Pedestrian Zone may be located entirely within the public right-of-way or may include private lot frontage, depending on the location of the right-of-way line.

   b. The purpose of this setback area is to provide sufficient space for an adequate tree lawn or streetscape planting zone and sidewalk, with the potential to expand the width of these streetscape elements where conditions at the time of construction have constrained the dimensions or location from a preferred configuration. An eight (8) foot wide tree lawn or planting zone, located between the street curb and sidewalk is considered the preferred configuration. The minimum sidewalk width is five (5) feet, with a preferred width of eight (8) feet. Under no circumstance shall a permanent structure encroach upon the public right-of-way, or be located within the Pedestrian Zone as defined herein. The existing conditions within the Pedestrian Zone will further determine the appropriate placement of the building, and design treatment of the Pedestrian Zone.

   c. Existing Condition A (Typical: eight (8) foot tree lawn and five (5) foot sidewalk)

      i. Existing Condition A is considered the minimum preferred condition. If located less than five (5) feet from the edge of sidewalk, the intervening space shall be paved as an extension of the sidewalk to the face of the building. If located five (5) feet or more from the edge of sidewalk, the intervening space may either be partially or fully paved as an extension of the sidewalk, or treated as a landscaped or patio area, or combination of the two. (See Figure 8 for a typical street section)
d. Existing Condition B (Typical: +/- six (6) to eight (8) foot sidewalk at back of curb, with no street trees)

i. This is a non-preferred condition, as it places pedestrians in close proximity to moving traffic and does not provide space for street trees or streetscape plantings. If the existing sidewalk is less than eight (8) feet in width, the walk shall be expanded to eight (8) feet wide at a minimum. The remaining intervening space may be treated as a landscape or patio area, or combination of the two. (See Figure 9 for a typical street section)
e. Existing Condition C (Typical: +/- two (2) foot grass strip, five (5) foot sidewalk, street trees planted behind sidewalk)

i. This is a non-preferred condition, as it provides minimal separation between pedestrians and moving traffic. In this condition, the building shall be placed at a sufficient distance to preserve existing street trees planted behind the sidewalk. If street trees are planted within a highway easement, the building shall be setback at least one (1) foot behind the easement line. (See Figure 10 for a typical street section)

![Figure 10: Existing Condition B: I-270 to Grener Avenue on West Broad Street in the Commercial Gateway Sub-District](image)

**SECTION 1806**

**PARKING**

1. Parking Location

   a. Off-street parking, loading, and associated drive aisles shall not be located between a building façade and the street, unless otherwise specified herein.

   b. Parking lots shall be located to the side or rear of the primary structure. The minimum setback for a parking area or drive aisle is five (5) feet from the edge of sidewalk or from the established Pedestrian Zone, whichever is greater. The intervening space shall be designed with one of two options, depending on the parking lot setback:

   i. Option 1

      1. Street Wall. Where a surface parking lot or vehicular use area is located within ten (10) feet of the sidewalk/Pedestrian Zone, a low masonry street wall or wrought iron-style fence treatment
shall be installed between the property line and edge of parking (see Figure 11). At least five (5) evergreen shrubs shall be installed per each twenty-five (25) linear feet of the parking area edge. A masonry street wall shall be designed to be architecturally compatible with the primary structure, and physically integrated with the façade where possible. Openings for pedestrian connections to the public sidewalk are permitted. A wall or fence shall be twenty-four (24) inches to thirty-six (36) inches in height.

ii. Option 2

1. Continuous Hedge Treatment. Where a parking lot or vehicular use area is located greater than ten (10) feet from the sidewalk/Pedestrian Zone, a continuous evergreen hedge treatment shall be installed within five (5) feet of the parking lot edge (see Figure 12). The landscape treatment shall include evergreen shrubs with a mature height of three (3) feet and planted at the minimum spacing on center per industry standard for the species. In addition, at least one (1) deciduous tree shall be planted for each thirty (30) linear feet of parking lot edge, planted thirty (30) feet on-center. A street wall treatment meeting the requirements of Option 1 may be used as an alternative to this treatment.

2. Bicycle Parking

   a. All non-residential uses shall provide bicycle parking to serve employees and visitors.
b. Commercial uses shall provide one (1) bicycle parking space for every ten (10) vehicle parking spaces.

c. Institutional uses shall provide one (1) bicycle parking space for every twenty (20) vehicle parking spaces.

d. Multi-family residential uses shall provide exterior bicycle parking at a rate of one (1) space for every four (4) dwelling units.

e. Bicycle parking racks shall be designed to provide two (2) points of contact to the bicycle frame and shall be securely fixed to the ground. (See Figure 14)

f. The amount of bicycle parking provided shall be determined by the capacity indicated by the bicycle rack manufacturer when installed per manufacturer’s specifications.

g. Bicycle parking shall be located on the front or side façade of a building, and shall be associated with an entrance area. (See Figure 13)

SECTION 1807
AUTOMOBILE-ORIENTED FACILITIES/SITE DESIGN

1. Drive-Thru Facilities

   a. Drive-thru windows may only be located on the side or rear façades of a building. External drive-thru facilities shall not be located on the side of a building facing a street. (See Figure 15)

2. Vehicle Fueling Stations

   a. Vehicle fueling stations must be designed to include a walk-in retail component meeting the setback and building orientation requirements established by the Corridor Overlay District. Fueling pumps and canopy structures must be located to the side or rear of the retail structure. (See Figure 16)
SECTION 1808
ARCHITECTURAL STANDARDS

1. Building Height
   a. All new buildings shall have a minimum height of eighteen (18) feet, as measured from the established grade of the nearest public sidewalk parallel to the eave line or top of parapet in flat-roof designs.
   
   b. For multi-story mixed use buildings designed with ground-floor commercial space, the ground floor shall have a minimum height of sixteen (16) feet measured from floor to floor.
   
   c. Buildings greater than two (2) stories in height shall be setback a minimum of seventy (70) feet from adjacent single family lots.

2. Vertical Articulation
   a. All building façades greater than fifty (50) feet in width shall be designed with vertical architectural elements to visually break the horizontal plane of the façade. Vertical elements may include projections or recesses in the façade with a minimum depth of three (3) inches, such as piers, pilasters, columns, quoins, storefronts and entryways. Vertical divisions shall have a minimum horizontal width of eighteen (18) inches and shall be spaced at intervals of between fifteen (15) and thirty-five (35) feet on-center. (See Figure 17)
3. Horizontal Articulation
   a. All building façades shall be designed with a discernable base, middle and cap, using horizontal architectural elements to visually break the vertical plane of the façade. (See Figure 17)
   b. The base may be comprised of a foundation water table or similar projecting beltcourse, or with a change in material, color or brick orientation within twelve (12) to twenty-four (24) inches from the established grade. The base bulkhead element of a continuous storefront system may be used to meet this requirement for portions of the façade comprised of a storefront.
   c. The cap may be comprised of a cornice, projecting eave, or Expression Line within three (3) feet from the top of the building or parapet.
   d. In addition to the horizontal façade divisions noted above, multi-story buildings, if designed primarily for commercial or mixed-use, shall be designed with clearly discernable street level and upper story façade divisions, using horizontal elements such as expression lines, belt courses, sill courses, changes in material, or architecturally integrated sign bands with or without awnings or canopies. Window fenestration shall be organized to clearly define each story, and shall incorporate architecturally appropriate sills and lintels or full surround window trim.

4. Four-Sided Architecture
   a. All buildings shall be designed with coordinated materials, colors and architectural elements on all façades.

5. Materials
   a. All buildings shall include a mixture of primary and secondary materials as appropriate to the style and design of the building.
   b. Primary building materials include, but are not limited to, stone, manufactured stone, full depth brick, brick veneer, glass, and architectural metal panels.
   c. Secondary building materials include, but are not limited to, wood siding, Exterior Insulated Finishing Systems (EIFS), glass fiber reinforced gypsum, stucco, and fiber cement siding.
   d. The majority of a street facing façade shall be comprised of a primary building material.

6. Window Transparency
   a. For buildings designed primarily for commercial retail uses, the street-level front façade shall be designed with a storefront window system comprised of a minimum of seventy percent (70%) clear window glass providing an unobstructed view into the interior of the storefront to a minimum of four (4) feet.
b. Transparency shall be measured as the portion of the façade between two (2) and ten (10) feet above the established grade of the nearest parallel sidewalk, to ensure pedestrian views into the commercial space.

c. For buildings designed with a pedestrian passage or with side-oriented parking, storefront transparency shall extend to a minimum of ten (10) feet within the arcade or along the façade facing the parking area.

d. Upper stories shall be comprised of at least thirty percent (30%) window transparency.

e. Non-retail ground floors facing West Broad Street shall be comprised of at least sixty percent (60%) transparency.

f. Residential buildings shall be comprised of at least twenty percent (20%) transparency per story.

g. Glass tinted so as to prevent views into or out of a building shall not be used to meet minimum transparency requirements. Window glass must provide a minimum of 60% visible light transmittance to meet transparency requirements.

7. Blank walls

a. Blank walls are prohibited. No more than thirty percent (30%) of an individual façade, per each story, may be blank, and no more than fifteen (15) linear feet of façade may be blank.

b. Windows or façade articulation elements may be used to meet this requirement.

c. For side and rear façades, faux bricked-in window patterns may be used to meet this requirement, provided that minimum window transparency has otherwise been met for the façade.

**SECTION 1809**

**SIGNS**

1. Wall mounted signs shall be located at least two (2) feet below the eave line or top of parapet.

2. Wall mounted signs associated with a storefront window system shall be incorporated into an architecturally integrated sign band feature located above the storefront. Wall signs may be internally or externally illuminated. Internally illuminated wall signs shall be designed with individually mounted channel-style letters. Internally illuminated wall-mounted cabinet signs are prohibited. Exterior illuminated wall signs shall utilize an aesthetic light fixture coordinated with the building architecture. One logo permitted per sign, not to exceed the size of one letter.

3. Canopy or awning signs are permitted if associated with an individual storefront space. Awning signs shall not be internally illuminated. Signs mounted to a structural
canopy shall be designed with individually mounted channel-style letters. Internally-illuminated canopy mounted cabinet signs are prohibited.

4. Roof mounted signs are prohibited.

5. Free-standing or pylon-style signs are prohibited.

6. Building-mounted projecting signs (blade or pendant style) shall be located within six (6) linear feet of the primary entrance of the tenant space to which the sign is associated. Projecting signs may extend above a public sidewalk, but shall be located at least eight (8) feet above grade.

7. Storefront windows may incorporate window signs no greater than twenty percent (20%) of the area for any individual window pane. For corner buildings with secondary street frontage, storefront transparency shall extend to a minimum of ten (10) feet on the secondary street façade.

8. Monument signs (with the exception of shopping center identification signs) are limited to six (6) feet in height and eight (8) feet in length. Free-standing signs are prohibited. Monument signs shall be set back from the public right-of-way a minimum of eight (8) feet. This setback does not apply if the sign is attached to and architecturally integrated with the façade of the primary structure.

9. Monument signs shall be designed with a solid, aesthetic masonry base that visually coordinates with the associated primary structure.

10. Signs may be internally or externally illuminated. Exterior light fixtures may be attached to the sign structure if the fixture is coordinated with building-mounted light fixtures and oriented in a downcast direction. Ground-mounted light fixtures shall be shielded from view with landscaping.

11. Shopping center identification signs shall be coordinated in design and materials with each other, and with the primary shopping center building(s). Each shopping center may have a single primary center identification sign located at the main vehicular entrance to the center. This sign may exceed the six (6) foot height limit for other ground-mounted signs, but shall be no taller than the primary building. Shopping center identification signs shall not exceed twelve (12) feet in length and twenty (20) feet in height. All monument signs must have a solid masonry base surrounded by coordinated landscaping.

12. Changeable copy and electronic animated signs are prohibited.

13. Figure 17 illustrates various sign types and permitted locations.
SECTION 1810
LANDSCAPE STANDARDS

1. Native Species
   a. All deciduous plant materials used to meet a requirement of the Corridor Overlay District shall use perennial plant species native to the region. Evergreen shrubs used for parking lot landscaping are not required to be native species, but shall be selected to withstand parking lot planting conditions.

2. Foundation Planting
   a. Building foundation landscaping is required for all façades of all primary structures unless the façade is directly adjacent to a streetscape/sidewalk, patio or plaza. Any portion of a façade not directly adjacent to a permitted paved area shall incorporate at least one (1) deciduous or evergreen shrub per each linear foot of the façade, planted at the minimum spacing on center per industry standard for the species. Foundation planting beds shall be a minimum of five (5) feet in width as measured from the foundation. Raised planters may be used if architecturally integrated with the adjacent façade. At least fifty percent (50%) of the landscape bed shall be covered in living plant material.
3. Front Yards
   a. For buildings set back greater than ten (10) feet from the sidewalk/Pedestrian Zone, the intervening front yard space may be landscaped with a combination of turf lawn and manicured landscape bed, provided that the foundation landscape requirements are met. Foundation landscape treatments shall be extended along both sides of the pedestrian walk connection(s) extending to the public sidewalk. Front yards of ten (10) feet in depth shall incorporate one (1) deciduous tree per thirty (30) lineal feet.

4. Interior Parking Lot Landscaping
   a. All parking lots containing more than ten (10) parking spaces shall install interior parking lot landscaping. These requirements are separate from the parking lot buffer landscaping identified in the Parking Location section. (See Figure 18)

   b. Interior landscaping shall be provided in landscaped islands or peninsulas of at least ten (10) feet in width. Islands and peninsulas shall be three (3) feet in depth, to allow for adequate soil volume, and include a concrete curb. All parking lots containing more than ten (10) spaces shall utilize the at least one of the Best Management Practices from Appendix B in their interior landscaping.

   c. One (1) tree of at least two (2) inch caliper shall be provided for every twelve (12) parking spaces in the island or peninsula.

   d. The remaining area of the landscaped island or peninsula shall be filled with mulch, turf, or perennial vegetation whose mature height does not reach above
two (2) feet. Any plantings shall be done as to minimize any impact on the trees.

SECTION 1811
ACCESSORY STRUCTURES & SERVICE FACILITIES

5. Mechanical Equipment

a. All mechanical equipment and building-mounted utilities shall be screened from view from the public right-of-way.

b. Rooftop mounting of mechanical equipment is preferred, and shall be screened with an architecturally integrated rooftop parapet/utility well design extending at least to the height of the equipment, and wrapping all façades of the building.

c. Ground-mounted or façade-mounted mechanical equipment is not permitted on a street-facing façade. Ground mounted or façade-mounted equipment shall be located to the side or rear of the primary building, and setback from the front façade a minimum of twenty (20) feet.

d. Ground-mounted equipment shall be screened from view of the public-right-of-way or adjacent properties with an architecturally integrated wall or fence treatment or with fully opaque evergreen landscaping extending at least to the height of the equipment. (See Figure 19)

![Figure 19: Utility Screening Example](image)

![Figure 20: Dumpster Landscape & Fence Screening Example](image)

6. Dumpsters and Service Areas

a. Dumpsters and other solid waste receptacles shall be located behind the primary structure and shall be fully screened with a fence or wall treatment designed to coordinate in material and color with the primary structure. Enclosures shall be surrounded by a landscape bed extending a minimum of three (3) feet on all sides, excepting for service access, and including a mixture of evergreen and deciduous shrubs creating a continuous landscape treatment around the sides and rear of the enclosure no less than three (3) feet in height. Dumpster enclosures shall have fully operable gates and shall be
closed when not being serviced. Gates shall be oriented away from the public street right-of-way whenever possible. (See Figure 20)

SECTION 1812
OPEN SPACE PROVISIONS

All multi-structure developments, and any development including residential uses, shall provide usable open space, accessible to the tenants or patrons of the development. Open space areas meeting this requirement shall be designed as parks, pocket parks, plazas, squares, or other forms of common outdoor space and shall not be comprised of residual, unusable areas. (See Figures 21 and 22 for examples)

1. Sites with residential uses shall provide a minimum of two hundred (200) square feet of common open space per dwelling unit.

2. Sites with non-residential uses shall provide a minimum of two hundred (200) square feet of common open space.

3. Sites with a mix of residential and non-residential uses shall provide a minimum of two hundred (200) square feet of common space for each dwelling unit within the structure, as well as two hundred (200) square feet for the non-residential use.

4. Open spaces shall have a minimum of thirty (30) feet of street frontage. Street frontage is permitted on West Broad Street, provided that the remaining sides of the open space are lined with Secondary or Tertiary Streets having building frontage facing the open space. An open space may be located at a street corner, provided that an associated building also meets the corner occupancy street frontage requirement (see Section 1803.2)

5. Buildings may also directly front the open space without an intervening street. In this circumstance, the open space frontage shall be considered equivalent to a primary street frontage and the building façade facing the open space shall be designed to meet the building orientation and architectural standards that would apply to a primary street frontage.

6. All designated open space areas shall be designed with a minimum of thirty percent (30%) landscape area, including a mixture of perennial shrubs and trees. All
landscape beds shall include a minimum of fifty percent (50%) living plant material rather than mulch, gravel, or other non-living ground cover.

7. Benches or other seating areas shall be provided, accessible by a hardscape plaza or path.

SECTION 1813
COMMERCIAL GATEWAY SUB-DISTRICT

The Commercial Gateway Sub-District serves as the front door for the Prairie Township community from the City of Columbus and unincorporated Franklin County east of I-270 along West Broad Street with direct interchange access from the freeway. This area contains a mixture of commercial uses, including the Lincoln Village Plaza shopping center, standalone retail buildings, commercial lodging, medical office, and auto-oriented uses such as fueling stations, automobile sales, auto repair, and fast food restaurants with drive-thru facilities. Existing development is characterized by a range of ages and conditions. As documented in the Prairie Township Redevelopment Study, this portion of the corridor includes some of the highest quality and most successful commercial activity within the corridor. The study recommends strategies to harness existing market demand for quality suburban commercial development and improve the appearance and form of development through improved site design and architectural requirements to create an inviting, positive first impression of the Township for those traveling through the West Broad Street Corridor.

1. Setbacks & Building Orientation

   a. West Broad Street Frontage (See Figure 23 for a typical street section)

      i. Setback. The front façade of a primary structure shall be located between twenty (20) and thirty (30) feet from the edge of the street curb. If a permanent highway or utility easement is located within this zone, the front façade must be placed at least one (1) foot behind the easement line.
ii. No parking is permitted between the front façade of a building and West Broad Street. Parking is not permitted in any portion of the front yard, as established by the location of the front façade.

b. Secondary Street Frontage
   i. Secondary Streets in the Commercial Gateway Sub-District include:
      1. Old Village Road
      2. Grener Avenue
      3. Murray Hill Road

   iii. For lots having frontage only on a Secondary Street, primary structures shall be oriented with the front façade facing the street. Rear façades shall not be oriented toward a public street.

**SECTION 1814  
CENTRAL TRANSITION SUB-DISTRICT**

The Central Transition Sub-District is intended to serve as a transition in development character from the more suburban development pattern of the Commercial Gateway Sub-District westward along the West Broad Street Corridor and to adjacent residential neighborhoods. The east portion of this sub-district was identified in the Prairie Township Redevelopment Study as a potential location for the creation of a mixed-use township center development, while the west portion was identified for potential expansion of medical-related uses associated with the adjacent Health and Wellness Sub-District. The area today includes an aging shopping center and freestanding commercial development, vehicle fueling stations, automobile sales, professional and medical office buildings, a senior-oriented assisted living facility, and single family structures converted to commercial use. The overlay standards for this sub-district combine the uses and development standards from the Commercial Gateway and Health and Wellness Sub-Districts. This area will provide a transition between these two distinct areas.

![Figure 24: Typical Section (Woodlawn Avenue to Gladys Road) on West Broad Street in the Central Transition Sub-District](image-url)
1. Setbacks & Building Orientation

   a. West Broad Street Frontage (See Figure 24 for a typical street section)
      
      i. Setback. The front façade of a primary structure shall be located between twenty (20) and thirty (30) feet from the edge of the street curb. If a permanent highway or utility easement is located within this zone, the front façade must be placed at least one (1) foot behind the easement line.

      ii. No parking is permitted between the front façade of a building and West Broad Street. Parking is not permitted in any portion of the front yard, as established by the location of the front façade.

      iii. Alternate Building Orientation. Where Standard Building Orientation (see Figure 25) is not practical, a building may be oriented with a side façade facing West Broad Street and a primary building entrance oriented to a side parking lot. In this configuration, the main entrance shall be located as close as possible to the West Broad Street frontage, shall be visually prominent from the street, and have a direct pedestrian connection to the public sidewalk that does not require crossing a parking area. The street-facing façade shall meet all other architectural requirements of the Corridor Overlay District, and applicable landscaping requirements. (See Figure 26)

      iv. Podium Parking Building Orientation. Buildings may be designed with partial or entire first floor parking. Additional architectural and landscaping requirements apply for street facing façades.

   b. Secondary Street Frontage
      
      i. Secondary Streets in the Central Transition Sub-District include:
         
         1. Sturbridge Road
         2. Medfield Way
         3. Murray Hill Road
ii. For lots having frontage only on a Secondary Street, primary structures must be oriented with the front façade facing the street. Rear façades shall not be oriented toward a public street.

SECTION 1815  
MEDICAL CAMPUS SUB-DISTRICT

The Health and Wellness Sub-District is anchored by the Ohio Health Doctors’ Hospital complex and associated medical office uses located across from the Hospital south of West Broad Street. Existing uses to the south also include professional office and child care facilities. This area was identified as a Health and Wellness district in the Prairie Township Redevelopment Study with recommendations to capitalize on market-based demands for medical services within the Township and reinforce the importance of the medical sector as a driver of economic and community development. The goal of this district is to enhance the aesthetic quality and pedestrian-orientation of development, while also recognizing that the hospital and associated uses have unique facility needs that must be balanced and warrant special consideration in terms of development standards within the West Broad Street Corridor.

1. Setbacks & Building Orientation
   a. West Broad Street Frontage (See Figure 27 for a typical street section)
      i. Setback. The front façade of a primary structure shall be located between twenty (20) and thirty (30) feet from the edge of the street curb. If a permanent highway or utility easement is located within this zone, the front façade must be placed at least one (1) foot behind the easement line. The primary hospital building, including future building additions, is exempt from this setback requirement.
      ii. No parking is permitted between the front façade of a building and West Broad Street. Parking is not permitted in any portion of the front yard, as established by the location of the front façade.
      iii. Alternate Building Orientation. Where Standard Building Orientation is not practical, a building may be oriented with a side façade facing West Broad Street and a primary building entrance oriented to a side parking lot. In this configuration, the main entrance shall be located as close as possible to the West Broad Street frontage, shall be visually prominent from the street, and have a direct pedestrian connection to the public sidewalk that does not require crossing a parking area. The street-facing façade shall meet all other architectural requirements of the Corridor Overlay District, and applicable landscaping requirements.
      iv. Podium Parking Building Orientation. Buildings may be designed with partial or entire first floor parking. Additional architectural and landscaping requirements apply for street facing façades.
v. Building Orientation on the Hospital Campus. For new buildings located on the Hospital campus site (north of West Broad Street), the West Broad Street Frontage requirements apply to any structure situated closer to the West Broad Street right-of-way than the front façade of the primary hospital structure. There are no minimum façade coverage requirements for the Hospital campus.

![Diagram of building orientation](image)

Figure 27: Typical Section (Gladys Road to Norton Road) on West Broad Street in the Medical Campus Sub-District

b. Secondary Street Frontage

i. Secondary Streets in the Health and Wellness Sub-District include:

1. Sturbridge Road
2. Gladys Road
3. Inah Avenue
4. Norton Road

ii. Tertiary Streets in the Health and Wellness Sub-District include:

1. Palmetto Street
2. Beacon Hill Road

iii. For lots having frontage only on either a Secondary Street or a Tertiary Street, primary structures must be oriented with the front façade facing the street. Rear façades shall not be oriented toward a public street.
iv. Building Orientation on the Hospital Campus. Any new building located between the primary hospital structure and Sturbridge Road shall be oriented with frontage on Sturbridge Road. There are no minimum façade coverage requirements for the Hospital campus.

SECTION 1816
WESTERN GATEWAY SUB-DISTRICT

The Western Gateway Sub-District includes commercial, office and lodging uses along West Broad Street, and a mixture of single family and multi-family buildings within the New Rome neighborhood located to the south of Broad Street adjacent to the Prairie Norton Elementary School. The area includes a mixture of building types, including one-store retail, two-story mixed use buildings and single family houses converted to commercial use, many with a strong orientation to West Broad Street. With the recent reconstruction and widening of West Broad Street, some buildings are now located immediately behind the sidewalk in a zero-lot line condition, presenting the most urban development pattern within Prairie Township’s portion of corridor. Others have a modest front yard setback with direct sidewalk connections to the front entrance. The area also includes more suburban development types, with auto-oriented uses, drive-thru facilities, and parking lots lining the street. The Prairie Township Redevelopment Study identified this area as another potential location for creation of a mixed use township center development in a variety of potential configurations. The area also presents an opportunity to build on the historic development pattern of New Rome with incremental infill development, redevelopment of underutilized properties, and revitalization of selected structures. Properties in the east portion of the sub-district are immediately adjacent to the Health and Wellness Sub-District, and offer an opportunity for additional expansion of medical office and associated uses. Due to right-of-way limitations and physical constraints of existing development, sidewalk conditions vary, ranging from back of curb walks to modest separation with a turf strip.

1. Setbacks & Building Orientation

   a. West Broad Street Frontage (See Figure 28 for a typical street section)

      i. Setback. The front façade of a primary structure shall be located between twenty (20) and thirty (30) feet from the edge of the street curb. If a permanent highway or utility easement is located within this zone, the front façade must be placed at least one (1) foot behind the easement line.

   b. Secondary Street Frontage

      i. Secondary Streets in the Western Gateway Sub-District include:

         1. Buena Vista Avenue
         2. Maple Drive
         3. Pasadena Avenue
         4. Lawrence Avenue
5. Lennox Avenue
6. Hilliard-Rome Road
7. East Street
8. Brown Street
9. West Street

ii. Tertiary Streets in the Western Gateway Sub-District include:

1. Green Street

iii. For lots having frontage only on either a Secondary Street or a Tertiary Street, primary structures must be oriented with the front façade facing the street. Rear façades shall not be oriented toward a primary or secondary street.

Figure 28: Typical Section (Norton Road to Hilliard Rome Road) on West Broad Street in the Western Gateway Sub-District
APPENDIX A RIGHT-OF-WAY
WEST BROAD STREET SECTION - COMMERCIAL GATEWAY

INTRODUCTION

The following sections document the existing right-of-way conditions along the West Broad Street Corridor, within Prairie Township between I-270 and Hilliard-Rome Road.

I-270 RAMP TO GRENER AVENUE

GRENER AVENUE TO MURRAY HILL
WEST BROAD STREET SECTION – CENTRAL TRANSITION

WOODLAWN AVENUE TO FERNHILL AVENUE

FERNHILL AVENUE TO GLADYS ROAD
WEST BROAD STREET SECTION – HEALTH & WELLNESS

GLADYS ROAD TO INAH AVENUE

INAH AVENUE TO NORTON AVENUE
WEST BROAD STREET SECTION – WESTERN GATEWAY SUB-DISTRICT

NORTON ROAD TO EAST STREET

MAPLE DRIVE TO BROWN STREET
WEST BROAD STREET SECTION – WESTERN GATEWAY SUB-DISTRICT

BROWN STREET TO COLE ALLEY

COLE ALLEY TO PASADENA AVENUE
WEST BROAD STREET SECTION – WESTERN GATEWAY SUB-DISTRICT

LAWRENCE AVENUE TO LENNOX AVENUE

LENNOX AVENUE TO HILLIARD-ROME ROAD
**APPENDIX B – STORMWATER BEST PRACTICES**

**INTRODUCTION**

The management of storm water is an important component to site planning. The following chart identifies the best practices for stormwater management for the West Broad Street Corridor Overlay District. The implementation of these will enhance the efficiency, aesthetic and environmental quality of the site.

<table>
<thead>
<tr>
<th>Rain Barrels</th>
<th>Rain barrels are above-ground containers that are connected to a downspout system and collect water that runs through the gutters. These tend to be used on residential properties, but can vary in size and be used on commercial sites as well.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cisterns</td>
<td>Cisterns are containers used for catching and storing stormwater runoff. There are different types and models of cisterns; some are kept underground, while others are aboveground. Stormwater stored in the cistern can be used for different purposes including irrigation.</td>
</tr>
<tr>
<td>Filter Strip</td>
<td>Filter strips are usually long, narrow sections of vegetation or gravel between impervious surfaces and vegetation that slow the flow of stormwater runoff, allowing sediments and pollutants to filter out of the water.</td>
</tr>
<tr>
<td>Media Filter</td>
<td>A media filter uses sand, peat, or other material to filter out pollutants from stormwater runoff. Often, water is collected in a settling area before being treated with the media filter. The cleaned stormwater is then collected using an underdrain system.</td>
</tr>
<tr>
<td>Bioswale</td>
<td>Bioswales are often linear landscaped components of a site that collect stormwater runoff, filtering it through plants, soil, and other natural features before it is absorbed or directed toward a drainage system or body of water.</td>
</tr>
<tr>
<td>Stormwater Planter</td>
<td>A variation of the more open bioswale, stormwater planters are often located within a streetscape, and serve to collect and filter stormwater. These often include openings in the planter walls, as well as small channels to the street if it is nearby.</td>
</tr>
<tr>
<td><strong>Bioswale Curb Extension</strong></td>
<td>Bioswale curb extensions are similar to stormwater planters, but are located at intersections. These provide an additional buffer between pedestrians and motorists, collect and filter stormwater runoff from the street and sidewalk, and enhance the aesthetic of the streetscape.</td>
</tr>
<tr>
<td>---------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Permeable Pavement</strong></td>
<td>Permeable pavement allows water to be absorbed through the surface, filtering out pollutants and decreasing the amount of stormwater runoff. Permeable pavement comes in different materials.</td>
</tr>
<tr>
<td><strong>Green Roof</strong></td>
<td>A green roof is the partial or full covering of a building roof with living plants. These are often planted over a waterproofing membrane.</td>
</tr>
<tr>
<td><strong>Rain Garden</strong></td>
<td>Often located in more urban or developed areas, rain gardens are landscaped gardens located in shallow basins that collect stormwater runoff. The design of the garden and the section of plants are intended to take advantage of pooling water. These help slow and filter stormwater runoff before it is absorbed into the soil.</td>
</tr>
<tr>
<td><strong>Underground Retention/Detention</strong></td>
<td>Underground retention/detention systems collect stormwater from impervious surface through some type of drain system. The water is then stored underground and piped to an out.</td>
</tr>
</tbody>
</table>