

Chapter 16
Village of Jamestown Overlay District

SECTION 16.1 STATEMENT OF PURPOSE. The purpose of the Village of Jamestown Overlay District is to establish regulations to preserve and promote the historic village character of generally, the unincorporated area of the Village of Jamestown. Preservation and promotion of village character is necessary to protect and enhance trade, capital investment, and the general welfare. In this regard, the regulations set forth in this Chapter are an integral part of the overall efforts of the Township to maintain and enhance the appearance of the Village of Jamestown, and to accomplish the related provisions of the Jamestown Charter Township Master Plan.

SECTION 16.2 APPLICABILITY. As an overlay district, the Village of Jamestown Overlay District does not replace or restrict the range of uses allowed in the underlying districts but provides for additional requirements for certain residential and commercial development. Except as otherwise provided in this Section, the regulations herein apply to all lands located partially or completely within the Village of Jamestown Overlay District identified on the zoning map. In this Village of Jamestown Overlay District, the following rules shall apply:

- A. Agricultural uses, and single-family dwellings located outside of a Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium are exempt from these overlay district regulations set forth in this Chapter.
- B. For building or parking lot expansions or changes in use that require site plan approval by the Planning Commission, the site shall be brought into compliance with the standards of this Chapter.
- C. Where the standards of this Village of Jamestown Overlay District are more restrictive, as determined by the Zoning Administrator, such standards replace those that apply to the underlying zoning district. Where conflict exists with any other provision of this Zoning Ordinance, the language of Chapter 16 shall control.
- D. Proposed Planned Developments within the Village of Jamestown Overlay District shall generally be consistent with the standards herein but may be modified by the Planning Commission or the Township Board when found harmonious with the purpose of this Chapter.

SECTION 16.3 RESIDENTIAL DEVELOPMENTS. Any Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium shall include the following design elements.

- A. For land located within Inner Jamestown as identified on the Zoning Map, the following shall apply.
 - 1. Residential density shall not exceed that of the R-2 Residential Zoning District.
 - 2. At least ten percent (10%) of the development area shall be open space.
 - 3. Open space shall be designed to allow for interconnection to existing open space or for future open space within abutting property along at least two lot lines, which promotes the uninterrupted continuation of open space throughout the Township.
 - 4. Parcels shall be clustered together to create open space that contains purpose and value to the neighborhood.
 - 5. A front yard build-to line or build-to range shall be provided for each lot of no less than 20 feet and no greater than 30 feet from the right-of-way.
 - 6. Pedestrian pathway or sidewalks shall be designed to allow for interconnection to abutting property, which promotes its continuation throughout the Township.
 - 7. A pocket park, playground, or similar amenity shall be provided within a residential development.
- B. For land located within the Outer Jamestown as identified on the Zoning Map, the following shall apply.
 - 1. Residential density shall not exceed that of the R-2 Residential Zoning District
 - 2. At least ten percent (10%) of the development area shall be open space.

3. Open space shall be designed to allow for interconnection to existing open space or for future open space within abutting property along at least two lot lines, which promotes the uninterrupted continuation of open space throughout the Township.
4. Pedestrian pathway or sidewalks shall be designed to allow for interconnection to abutting property, which promotes its continuation throughout the Township.
5. A pocket park, playground, or similar amenity shall be provided within a residential development.

SECTION 16.4 COMMERCIAL DEVELOPMENTS. All commercial development shall include the following design elements.

- A. The front yard setback of any commercial building shall be no greater than five feet from the right-of-way.
- B. Landscaping shall be planted insofar as practicable pursuant to Chapter 26 of this Ordinance. Where compliance with Chapter 26 in required yards is not possible, the number of required plantings within those required yards shall be integrated into outdoor public spaces, insofar as practicable.
- C. Each commercial building shall provide for an outdoor public amenity. Where the public amenity is located in the front yard, the building setback may be increased, as deemed necessary by the Planning Commission, to a greater depth than that regulated by Section 16.A herein to accommodate the public amenity. A public amenity shall not include outdoor dining, seating, or other space intended for the commercial use. An outdoor public amenity could include a water bottle filling station, pocket park, a bench adjacent to the sidewalk or other seating, a playground, courtyard, art, decorative water fountain, or other feature that promotes public gathering and interaction.
- D. Increased building height and or a greater front yard setback than that regulated by Section 16.4A may be permitted by the Planning Commission during site plan review when additional public amenities beyond those required by Section 16.4C are included within the development.
- E. Business and professional offices may be located above the first floor of a building.
- F. Only wall signage, mounted flat against or perpendicular to the wall, shall be permitted.
- G. No more than two parking spaces may be located within the front yard.
- H. On-street parking shall be provided for any commercial use served by a private road.
- I. Front building facades and any façade adjacent to or abutting a street shall contain decorative external lighting attached to the building. The lighting shall be directed down toward the ground or building or both and provide safe illumination from the building to the street right-of-way.
- J. All building facades shall be of a rural character or village-type character similar to the images within this subsection. The front façade shall contain a windowed storefront and should contain a front porch roof line or similar rural character element containing metal. Exterior building materials shall primarily include, but are not necessarily limited to, stone, brick, wood, or a product that simulates the appearance of stone, brick, or wood.



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Chapter 16A
Forest Grove Overlay District

SECTION 16.1A STATEMENT OF PURPOSE. The purpose of the Forest Grove Overlay District is to establish regulations to preserve and promote the historic village character of generally, the unincorporated area of Forest Grove. Preservation and promotion of village character is necessary to protect and enhance trade, capital investment, and the general welfare. In this regard, the regulations set forth in this Chapter are an integral part of the overall efforts of the Township to maintain and enhance the appearance of Forest Grove, and to accomplish the related provisions of the Jamestown Charter Township Master Plan.

SECTION 16.2A APPLICABILITY. As an overlay district, the Forest Grove Overlay District does not replace or restrict the range of uses allowed in the underlying districts but provides for additional requirements for certain residential and commercial development. Except as otherwise provided in this Section, the regulations herein apply to all lands located partially or completely within the Forest Grove Overlay District identified on the zoning map. In this Forest Grove Overlay District, the following rules shall apply:

- A. Agricultural uses, and single-family dwellings located outside of a Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium are exempt from these overlay district regulations set forth in this Chapter.
- B. For building or parking lot expansions or changes in use that require site plan approval by the Planning Commission, the site shall be brought into compliance with the standards of this Chapter.
- C. Where the standards of this Forest Grove Overlay District are more restrictive, as determined by the Zoning Administrator, such standards replace those that apply to the underlying zoning district. Where conflict exists with any other provision of this Zoning Ordinance, the language of Chapter 16A shall control.
- D. Proposed Planned Developments within the Forest Grove Overlay District shall generally be consistent with the standards herein but may be modified by the Planning Commission or the Township Board when found harmonious with the purpose of this Chapter.

SECTION 16.3A RESIDENTIAL DEVELOPMENTS.

- A. Any Planned Development, Open Space Preservation Project, Plat, Condominium, or Site Condominium shall include the following design elements.
 - 1. Residential density shall not exceed that of the underlying zoning district.
 - 2. At least ten percent (10%) of the development area shall be open space.
 - 3. Open space shall be designed to allow for interconnection to existing open space or for future open space within abutting property along at least two lot lines, which promotes the uninterrupted continuation of open space throughout the Township.
 - 4. Parcels shall be clustered together to create open space that contains purpose and value to the neighborhood.
 - 5. Pedestrian pathway or sidewalks shall be designed to allow for interconnection to abutting property, which promotes its continuation throughout the Township.
- B. Residential accessory buildings shall be located in the rear yard only.

SECTION 16.4A COMMERCIAL DEVELOPMENTS. All commercial development shall include the following design elements. All new commercial development shall be located on a parcel with legal road frontage on Perry Street and shall only access Perry Street.

- A. The front yard setback of any commercial building shall be no greater than five feet from the right-of-way.

- B. Landscaping shall be planted insofar as practicable pursuant to Chapter 26 of this Ordinance.
- C. Only wall signage, mounted flat against or perpendicular to the wall, shall be permitted.
- D. No more than two parking spaces may be located within the front yard.
- E. All building facades shall be of a rural character or village-type character similar to the images within this subsection. The front façade shall contain a windowed storefront and should contain a front porch roof line or similar rural character element containing metal. Exterior building materials shall primarily include, but are not necessarily limited to, stone, brick, wood, or a product that simulates the appearance of stone, brick, or wood.



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