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City of Bellefontaine
2035 Comprehensive Land Use Plan

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CHAPTER 1 INTRODUCTION

INTRODUCTION TO THE BELLEFONTAINE COMPREHENSIVE PLAN

The City of Bellefontaine is pleased to present its new Comprehensive Land Use Plan — a forward-thinking planning document intended to serve as a roadmap to guide growth and development across our community over the next 10 years. As the Bellefontaine community continues to evolve and grow, this plan reflects a shared vision for a vibrant, sustainable, and resilient future that balances economic opportunity and quality of life.

The purpose of adopting this new Comprehensive Land Use Plan is to provide a clear, coordinated framework for land use and growth related decisions that support Bellefontaine's long-term goals. The plan serves as a tool for City Council, Planning Commission, City Staff, residents, developers, and other stakeholders to make informed decisions on zoning, housing and commercial development, transportation, infrastructure, and economic development issues.

Ultimately, the Comprehensive Land Use Plan is more than a document — it is a commitment to thoughtful, strategic planning that ensures Bellefontaine remains a great place to live, work, and invest. This plan supports high level goals of preserving our small-town charm, strong neighborhoods, and fostering a thriving downtown, while also embracing innovation and growth. With this plan as a guide, the City is well-positioned to make choices that enhance livability, support economic vitality, and protect the qualities that make Bellefontaine unique for generations to come.

Plan Implementation and Flexibility

Once adopted, the future land use plan becomes a guiding document for decision-making. However, it is not a static or rigid set of rules. A comprehensive land use plan should be flexible enough to respond to changing community conditions and evolving needs and issues. Over time, Bellefontaine's population, economy, and infrastructure will continue to change, and the plan should adapt to these shifts. Periodic reviews and updates will be necessary to ensure that the land use plan remains relevant and effective.

In addition, the future land use plan serves as a basis for more detailed policies and regulations. the City's zoning code and other local ordinances will align with the principles outlined in the land use plan, providing a legal framework for the implementation of the vision. The plan will also help guide the allocation of resources for capital improvements and infrastructure projects, ensuring that the City's development aligns with long-term goals.

THE HISTORY OF BELLEFONTAINIE

Bellefontaine, Ohio, located in the heart of Logan County, has a rich and varied history that has shaped its character and laid the foundation for its current status as a regional center of commerce, culture, and government. Before European settlers arrived, the area now known as Bellefontaine was inhabited by Native American tribes, including the Shawnee. The name "Bellefontaine" is derived from the French words "belle" (beautiful) and "fontaine" (spring), which refers to the clear springs in the area, particularly the one that lies near the City's downtown. Bellefontaine's growth accelerated in the mid-1800s by the advent of the railroad. The Ohio Southern Railway, which ran through the City, allowed Bellefontaine to expand its reach and connect with larger markets, both regionally and nationally.

CHAPTER 1 INTRODUCTION

Challenges and Opportunities in the 21st Century

The mid-20th century marked a time of urban expansion as the City grew outward from its historic downtown core. Suburban neighborhoods began to sprout up, and the City's population steadily increased. Bellefontaine's latest official US Census Bureau population figure is 14,115 residents, as of 2020, Today, Bellefontaine has a vibrant downtown, strong local schools, and an expanding regional economy. However, like many small cities in the Midwest, it faces a number of challenges related to changing demographics, economic shifts, and the evolving needs of its citizens. The City has witnessed a trend of population stagnation in recent decades, and many of its historic buildings and infrastructure require revitalization to meet modern needs.

Bellefontaine is home to several unique strengths, including its location near large urban centers like Columbus and Dayton, its strong sense of community, and its proximity to unique assets such as Indian Lake, Ohio Caverns and Mad River Mountain. As the City looks to the future, it must address how to maintain its small-town charm while adapting to the demands of a rapidly changing world. This planning document will help guide this evolution, ensuring that Bellefontaine grows in a way that preserves its history while embracing the opportunities of the future.

THE LAND USE PLANNING PROCESS

The development of this comprehensive plan followed a collaborative planning process led by a ten member steering committee. The steering committee was comprised of representatives from a broad range of industries and backgrounds—including business, housing, chamber of commerce, county planning, and City staff. The steering committee met six times over the course of the project to review key plan elements, provide technical insight, and help articulate a clear and actionable vision for the future of land use in the City. Following the committee's work, a public hearing was held with the Planning Commission to present the draft plan and receive additional feedback from residents, community members and the Planning Commission. Subsequently, a final public hearing was held before the City Council to formally consider adoption of the plan. The second public hearing also afforded residents and other stakeholders the opportunity to provide input on the plan

Comprehensive Plan Steering Committee Members:

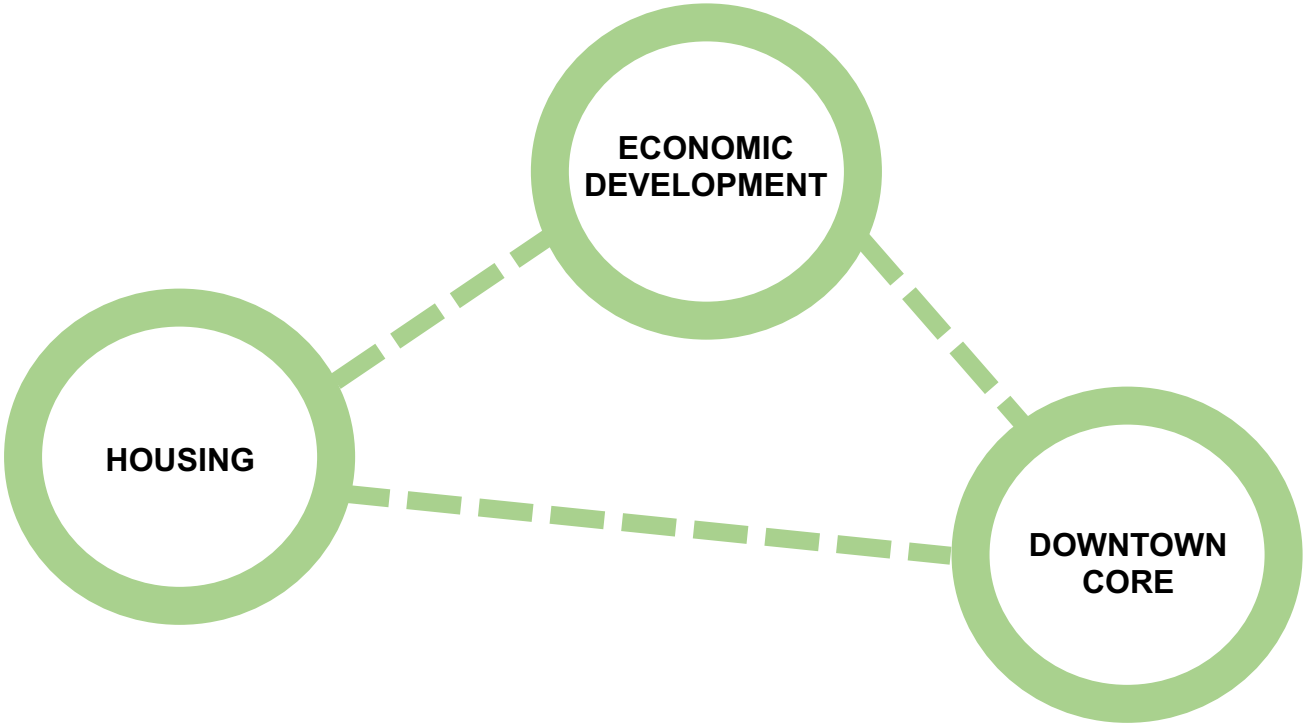
• Ben Vollrath	Logan County Chamber of Commerce
• Jeremy LeVan	LeVan's Excavating, Inc.
• Justin Dinovo	Citizens Federal Savings and Loan
• Aaron Smith	LUC Regional Planning Commission
• Brad Bodenmiller	LUC Regional Planning Commission
• Dave Crissman	City of Bellefontaine, Mayor
• Kyle Springs	City of Bellefontaine, Council
• Jim Bischoff	City of Bellefontaine, City Engineer
• Wes Dodds	City of Bellefontaine, Safety Service Director

Comprehensive Land Use Plan prepared by:
Stewart Land Use, LLC and The Ohio Plan

CHAPTER 2 PLAN VISION

GUIDING PLAN PRINCIPLES

The Comprehensive Land Use Plan Steering Committee developed a set of guiding principles for the Bellefontaine Comprehensive Land Use Plan. These principles are intentionally broad in order to incorporate a wide range of planning and growth ideas that apply to the plan including: housing, economic development, and the downtown core.



SUMMARY OF KEY PLANNING THEMES

HOUSING

The City desires to grow its population size going forward. It is recognized that many types of different housing products will need to be offered within the City to achieve this goal.

ECONOMIC DEVELOPMENT

The City must prioritize, preserve and grow the City's commercial corridors, industrial development districts and downtown core to ensure long term fiscal sustainability.

DOWNTOWN CORE

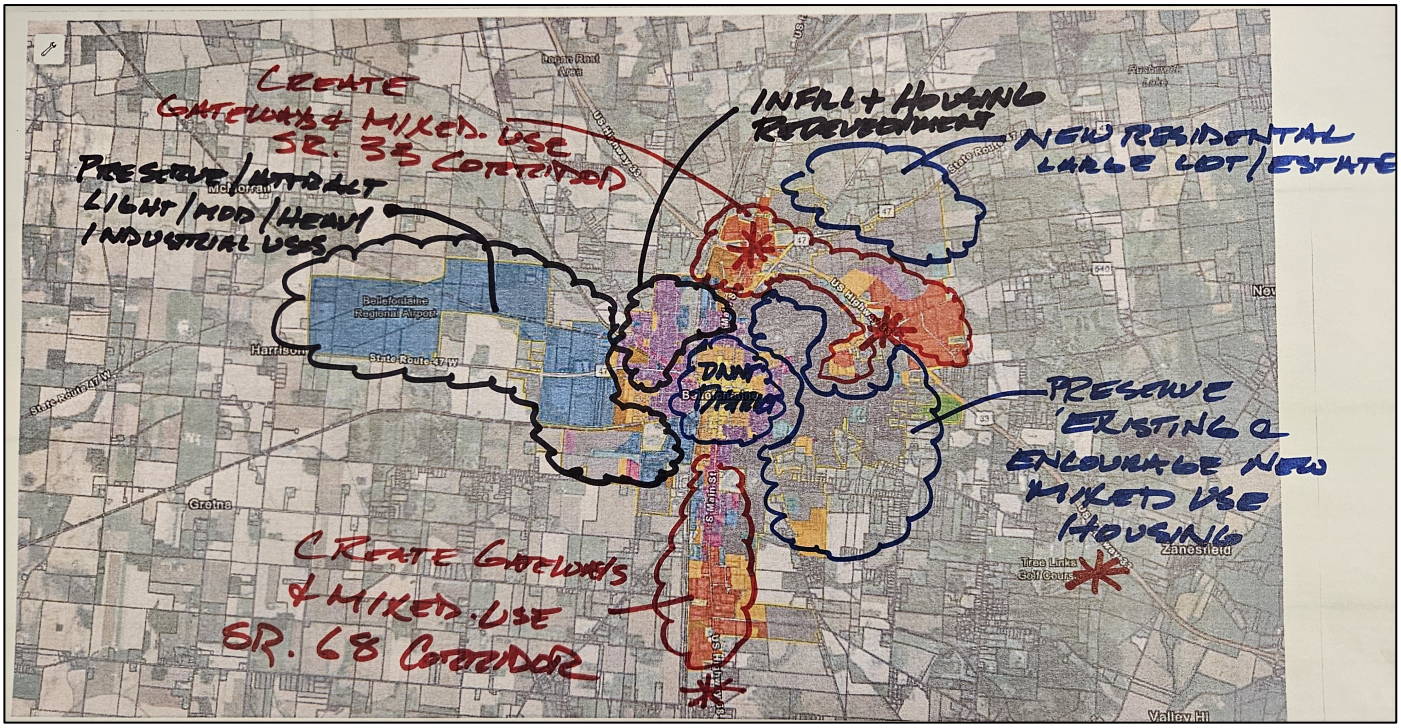
The City will create the regulatory and infrastructure investment framework to preserve and foster revitalization efforts in the downtown core area understanding its role as the heartbeat of the Bellefontaine community.

CHAPTER 2 PLAN VISION

LAND USE PLAN VISION

Early on in the planning process, the steering committee engaged in visioning work sessions to establish the key land use character "districts" desired for the next 10 years. At the heart of this process was the creation of a "Vision Bubble Map," a conceptual tool used to identify key character zones and guide development priorities. This map visually represented land use types—industrial, commercial, downtown core, transitional, and residential—through overlapping "bubbles" that highlight areas of activity, growth, and transition.

The western portion of the City is affirmed as the industrial core, supporting employment and infrastructure investment. South Main Street remains the City's principal commercial corridor, with targeted enhancements to encourage retail vitality. Transitional residential and mixed-use areas surrounding the downtown core are envisioned as dynamic zones that blend infill housing, and limited pockets of small neighborhood business uses. Meanwhile, new residential development is directed toward the eastern and northeastern edges, supporting the increasing growth pressures extending from the greater Columbus market.



Plan Visioning Map used in the Steering Committee work sessions.

CHAPTER 2 PLAN VISION

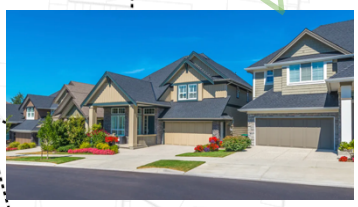
LAND USE PLAN VISION MAP

Neighborhood Mixed-Use

Downtown Core

N. Main St. Commercial Hub

Industrial District



New Residential Growth

South Main Street
Primary Commercial Corridor

Community Gateway

CHAPTER 3 LAND USE

INTRODUCTION TO LAND USE PLANNING

Land use planning is one of the most critical components of a comprehensive plan. It serves as the foundation for how a community grows, evolves, and preserves its character over time. A well-crafted land use plan provides a clear and coordinated vision for future development, helping to guide decisions related to zoning, infrastructure investment, economic development, housing, transportation, and community design.

This chapter presents the land use vision for the City. It identifies existing land use patterns, outlines desired future land uses, and introduces future land use categories that will inform future zoning and other growth and development policy decisions. The future land use map, included in this chapter, provides a graphic representation of the City's long-term development pattern. By clearly articulating where and how the City should grow, the future land use map helps ensure that development is intentional, inclusive, and resilient. It supports economic vitality by identifying areas suitable for investment, encourages housing diversity to meet changing needs, and protects natural and cultural resources that define the community's identity. As the City continues to evolve, the land use plan will remain a dynamic tool—adaptable to new opportunities and challenges—while maintaining a steady focus on achieving the community's vision.

RELATIONSHIP TO THE ZONING CODE

The relationship between the Future Land Use Map and Bellefontaine's zoning code can be confusing at times. The future land use map is a guide for land use. In contrast, the zoning code regulates the existing land use as determined by the zoning district designation and other application zoning standards. The future land use map is not a binding, legal document however, the zoning code, by law, is legislation adopted by City Council and must be followed by Bellefontaine residents and anyone intending to develop or do business within the City. The future land use designation recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. The future land use map does not change the existing zoning district in an area.

EXTRATERRITORIAL LAND USE PLANNING

This comprehensive planning process utilized a tool known as extraterritorial planning to better understand potential development patterns in adjacent township areas. This planning approach allows Bellefontaine to better anticipate how the neighboring township areas may develop over time and to identify opportunities for coordinated growth that maintains community character while supporting local and regional economic development. By understanding the broader regional context, the city can better align future transportation and public utility improvements with anticipated development trends just beyond its boundaries.

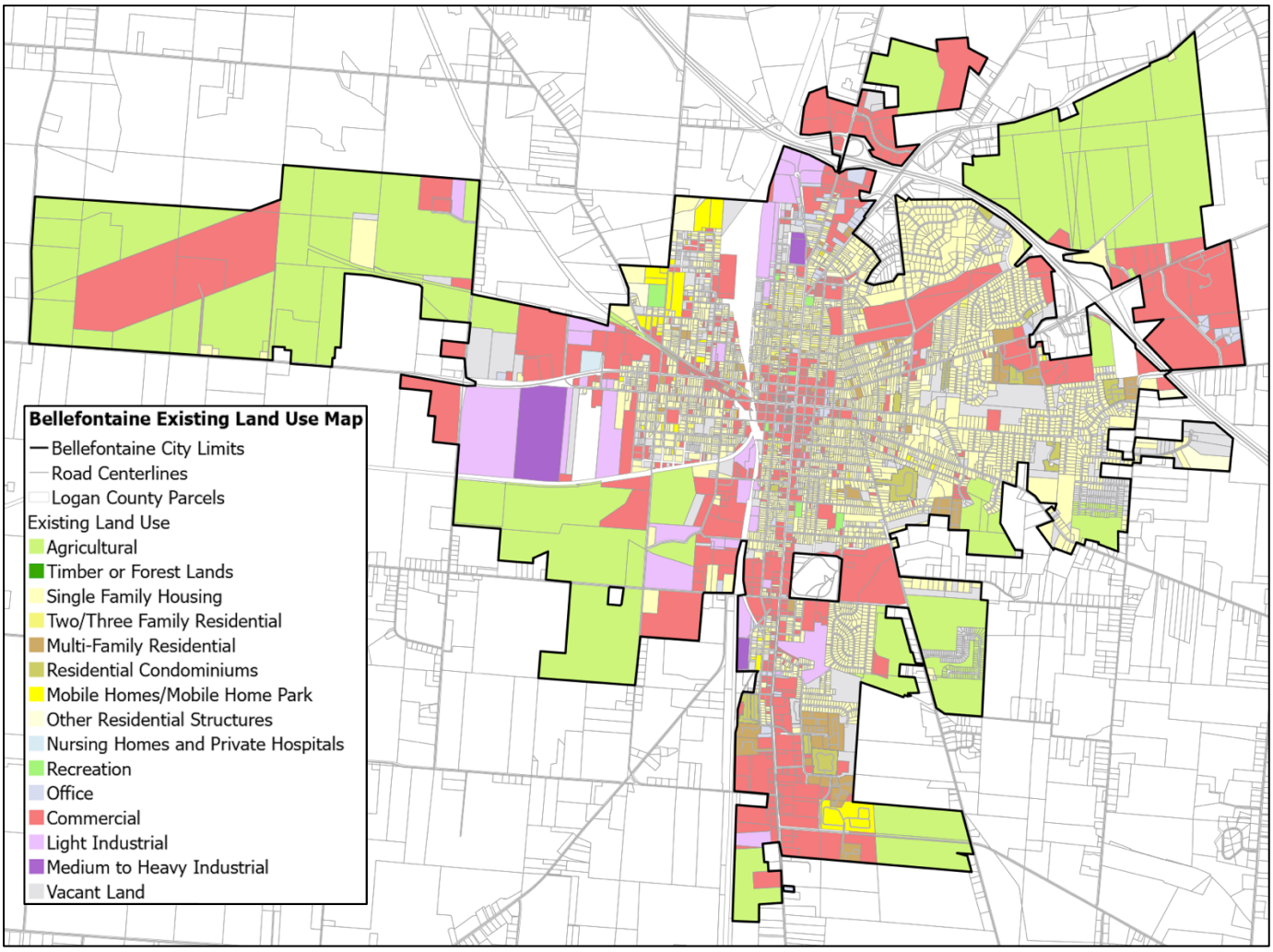
By studying these areas in advance, the city can ensure that any future annexation proposals submitted by township property owners support coordinated growth, efficient service delivery, and land-use compatibility between the city and the surrounding townships. Preparing for potential annexation requests ensures that the city can respond consistently and strategically, with clear expectations for land uses, service provision, and development standards. This forward-looking approach helps the Bellefontaine manage growth responsibly and promote smooth transitions between township and city jurisdictions.

CHAPTER 3 LAND USE

EXISTING LAND USE MAP

An existing land use Map is a visual representation of how land within the City of Bellefontaine is currently utilized. It categorizes each parcel based on its present function, such as residential, commercial, industrial, public, or vacant land based on data provided by the Logan County Auditor's office. This map provides a snapshot of existing development patterns and land use distribution across the City.

Understanding existing land use is essential for informed planning. It helps identify areas of stability, opportunities for redevelopment, and potential conflicts between uses. This foundation supports thoughtful decisions as Bellefontaine plans for future growth, investment, and land use changes.



CHAPTER 3 LAND USE

FUTURE LAND USE CATEGORIES

The following future land use categories serve as the building blocks of the future use map. These land use designations provide details for the future vision of the various parcels throughout the City. The descriptive text for each future land use designation is intended to support and guide future rezoning decisions and other growth and development related actions. It is recognized that all development projects will follow the applicable development standards provided in the Bellefontaine zoning code and subdivision regulations as part of a review process. These future land use designations appear in the future land use map legend.

Single-Family Residential

The Single-Family Residential land use category is intended to support the development and preservation of neighborhoods primarily composed of detached single-family homes. This category promotes lower-density single-family detached dwellings as the primary land use type. The intent is to preserve neighborhood character, promote long-term stability, and support owner-occupied housing Densities typically range from 4 to 6 dwelling units per acre, promoting a compact but suburban form. Zoning regulations within this designation aim to reinforce the architectural integrity and consistent scale of residential buildings.

Single and Two-Family Residential

The Single and Two-Family Residential category is similar to the Single-Family Residential category by featuring lower density residential dwelling options. The main difference between these two districts is the inclusion of two-family dwelling buildings as a permitted use. The density range for single-family detached dwellings is 4 to 6 units per acre and the density range for two-family developments is 6 to 8 units per acre. This category can often be utilized as a transitional zoning district to buffer between commercial land uses and lower density single-family residential areas.

Sample Visual Imagery

Multi-Family Residential

The Multi-Family Residential category is designated for residential development consisting of three or more dwelling units per structure. This category may feature a wide range of housing product types such as: traditional apartment developments, townhomes, and smaller multi-family buildings. This future land use category also supports densities ranging from 15 to 25 dwelling units per acre, promoting efficient land use while accommodating diverse housing needs. These areas are designed to provide safe, attractive, and well-maintained living environments. This category often functions as a transitional area, providing a gradual shift between lower-density residential neighborhoods and more intensive non-residential land uses such as commercial or industrial areas, helping to maintain neighborhood character and reduce potential conflicts. Development within this category emphasizes high-quality building materials, architectural design and on-site resident amenities to ensure attractive, durable, and sustainable residential environments that contribute positively to the community's character and livability.

Neighborhood Business

The Neighborhood Business Commercial category designates areas intended for low to mid-intensity commercial uses. Permitted uses include retail establishments, personal and professional services, offices, and small-scale dining and entertainment. This category is not intended to accommodate residential uses. Development in these areas should promote walkability, support a strong streetscape, and be compatible in scale and design with adjacent residential neighborhoods. This land use category is ideal for corner stores, medical offices, coffee shops, and similar community-serving businesses that offer convenience and accessibility without generating significant traffic or large-scale commercial impacts. Auto focused land use should be limited in permitted type and scale. Regional or large-format commercial uses are not appropriate in this category.

Sample Land Use Imagery

Neighborhood Mixed-Use

The Neighborhood Mixed-Use category provides for a transitional zone adjacent to the northern and southern portions of the downtown core area. This transitionary mixed-use area features a mixture of small scale, lower intensity commercial land uses that can remain compatible with each other. Another component of this category is multi-family residential with dwelling unit densities targeted in the range of 15 - 25 dwelling units per acre. Detached single-family residential dwellings in this category would feature smaller minimum lot and building setback requirements. The non-residential land uses in this category are lower intensity and smaller scale retail, office and personal service uses. The size and scope of permitted non-residential land uses is intended to be compatible with the residential dwellings interspersed within this area. Residential dwellings should be adequately protected from any adverse effects of commercial properties through bufferyard screening requirements and lower permitted building heights. The adaptive re-use of existing commercial buildings and dwellings is also encouraged. Given the close proximity to the downtown core area, walkability should be a priority for future development projects. Development standards should address flexible design requirements for on-site parking, signage and design guidelines assist in maintaining an appropriate development scale and promoting a true mixed-use redevelopment environment.

General Business

This category typically encompasses development adjacent to, or in close proximity to, linear commercial corridors that provide larger scale regional and community-serving businesses, including retail strip centers, restaurants, stand-alone commercial buildings, larger footprint retail buildings, professional and personal service providers, professional offices and medical uses. This land use category leverages arterial roads and corridor highway frontages where high visibility and easy automobile access are essential. Developments in this area are auto-dependent and often include drive-through facilities, large-format retail, and convenience-based businesses. Residential uses are excluded to maintain the commercial character and intensity of activity. These corridors serve as economic engines, offering a concentration of jobs, commerce, and consumer services for the City and its surrounding region.

Sample Land Use Imagery

Downtown Mixed-Use

The Downtown District Future Land Use Category is designated as the vibrant, higher-density urban core of the City. This destination-based category features higher levels of activity and supports a dynamic mix of land uses that encourage a live-work-play environment, including residential, office, retail, cultural, institutional, and entertainment uses. The goal is to foster a walkable district that maximizes land efficiency while encouraging density, compatible land uses, and close attention to the design and exterior building materials used for both new development and rehab projects within this area.

Building heights in the Downtown District are envisioned to range from one story to four stories, depending on the specific block context and infrastructure capacity. Ground-floor activation through retail or community-oriented uses is strongly encouraged, with upper floors accommodating offices, apartments, or hotels. New residential dwellings should be reserved for vertical mixed-use buildings where residential uses are located on upper floors and the ground floor reserved for non-residential land uses. Future land use in this category will emphasize infill and redevelopment projects while efficiently repositioning underutilized parcels and preserving key historic assets.

Architectural design guidelines and regulated exterior building material options are intended to support and be incorporated into the evolving redevelopment of this district.

This comprehensive plan suggests the City explore the adoption of flexible zoning procedural frameworks and development standards for certain downtown mixed-use projects when redevelopment challenges exist such as maintaining building setbacks, satisfying vehicle parking requirements and ensuring new improvements are aesthetically consistent with the Bellefontaine downtown design pattern.

Sample Land Use Imagery

Mixed-Use PUD

The Mixed-Use PUD category is designed to support a dynamic and integrated development pattern that combines a range of residential, commercial, and retail uses within a cohesive and thoughtfully planned environment. This category allows for a balanced combination of residential product types including single-family homes, townhouses, duplexes, and multifamily units. This Mixed-Use category supports multi-family residential dwelling density ranging from 15 to 25 dwelling units per acre, promoting efficient land use while accommodating diverse housing needs. The density range for single-family detached dwellings is 4 to 6 units per acre and the density range for two-family developments is 6 to 8 units per acre.

These residential uses are intended to provide a variety of housing types to accommodate a broad demographic, from young professionals and families to seniors and individuals seeking smaller-scale housing options.

Commercial and retail uses are encouraged along primary and higher visibility roadways within this category to create revenue producing development and service offerings. These uses may include small to mid-sized retail shops, restaurants, offices, restaurants, and personal services that serve both local residents and visitors.

To ensure cohesive and context-sensitive development, the Mixed-Use PUD category is intended to be implemented primarily through Planned Unit Developments (PUDs) or similar flexible zoning tools. PUDs allow for coordinated master planning and encourage innovative site design that integrates a variety of uses and building types within a unified development framework. This planning approach enables developers to respond to site-specific conditions, preserve natural features, incorporate open space, and create pedestrian-friendly layouts that prioritize connectivity and place-making.

Sample Land Use Imagery

Business Park
Business Park areas are designated for a variety of low-impact manufacturing, processing, warehousing, flex space, office and service-related activities. These uses typically occur in enclosed buildings and generate minimal noise, odor, vibration, or traffic impacts on surrounding properties. These areas districts are intended to support small-to-medium-scale operations that do not require large outdoor storage or other higher intensity activities and that can be compatible with adjacent commercial or other lower-intensity uses such as residential. Limited retail uses may be considered. Development standards should address site access, landscaping, building design, signage, parking, and buffer requirements to ensure a high-quality appearance and minimize adverse effects on nearby uses.

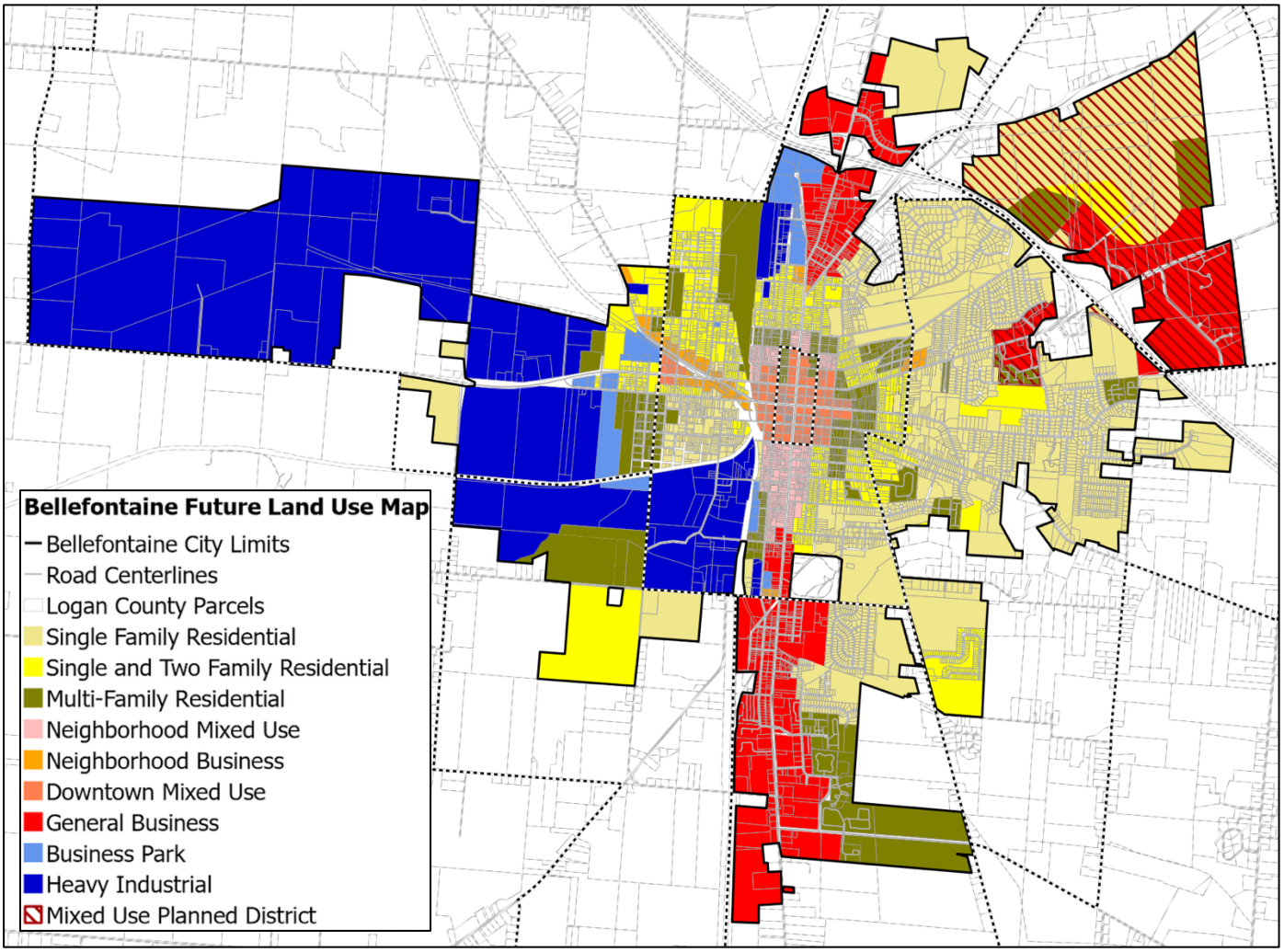
Heavy Industrial
The Heavy Industrial category is intended to accommodate a wide range of medium to high intensity land uses such as large-scale manufacturing, heavy equipment and machinery production, raw material processing, warehousing, distribution centers, office and flex spaces, and heavy service uses such as vehicle or equipment repair. These areas may generate significant noise, truck traffic, and emissions and are therefore typically located away from residential zones. These land uses are critical to regional economic development and employment, often requiring access to major transportation infrastructure, including highways, rail lines. Lower intensity uses such as retail and residential are prohibited in this category. This category would be similar to Bellefontaine's current M-1 Light Manufacturing and M-2 General Manufacturing zoning districts.

A primary goal of this category is to create adequate separation between residential districts and other sensitive areas using physical barriers such as roadways or streams and through the use of transition zoning methods. Appropriate buffering, screening, and vehicular access control will be necessary to minimize impacts on adjacent and nearby parcels.

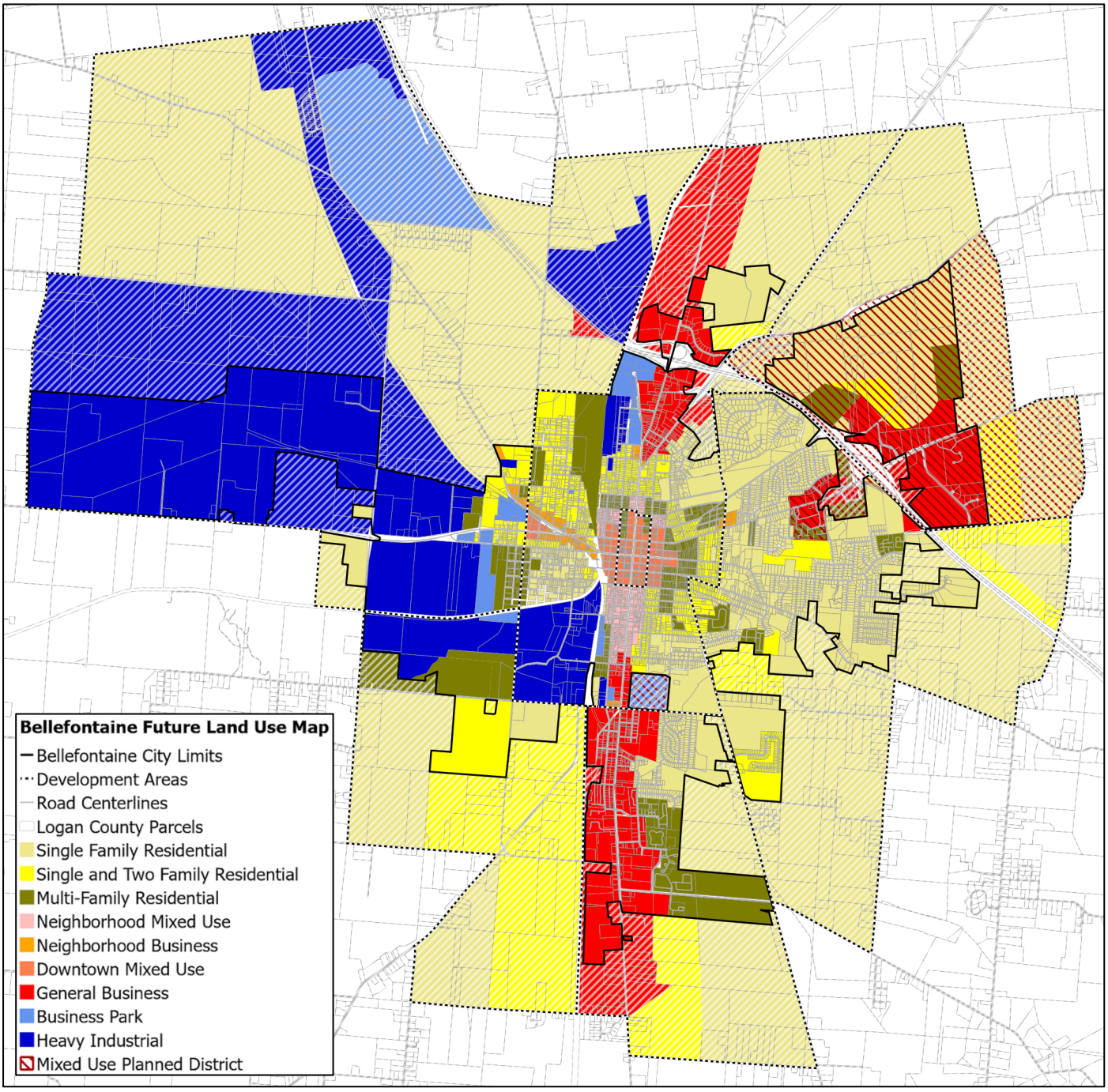
Sample Land Use Imagery

CHAPTER 3 LAND USE

FUTURE LAND USE PLAN



FUTURE LAND USE PLAN (EXTRATERRITORIAL PLANNING AREAS SHOWN)

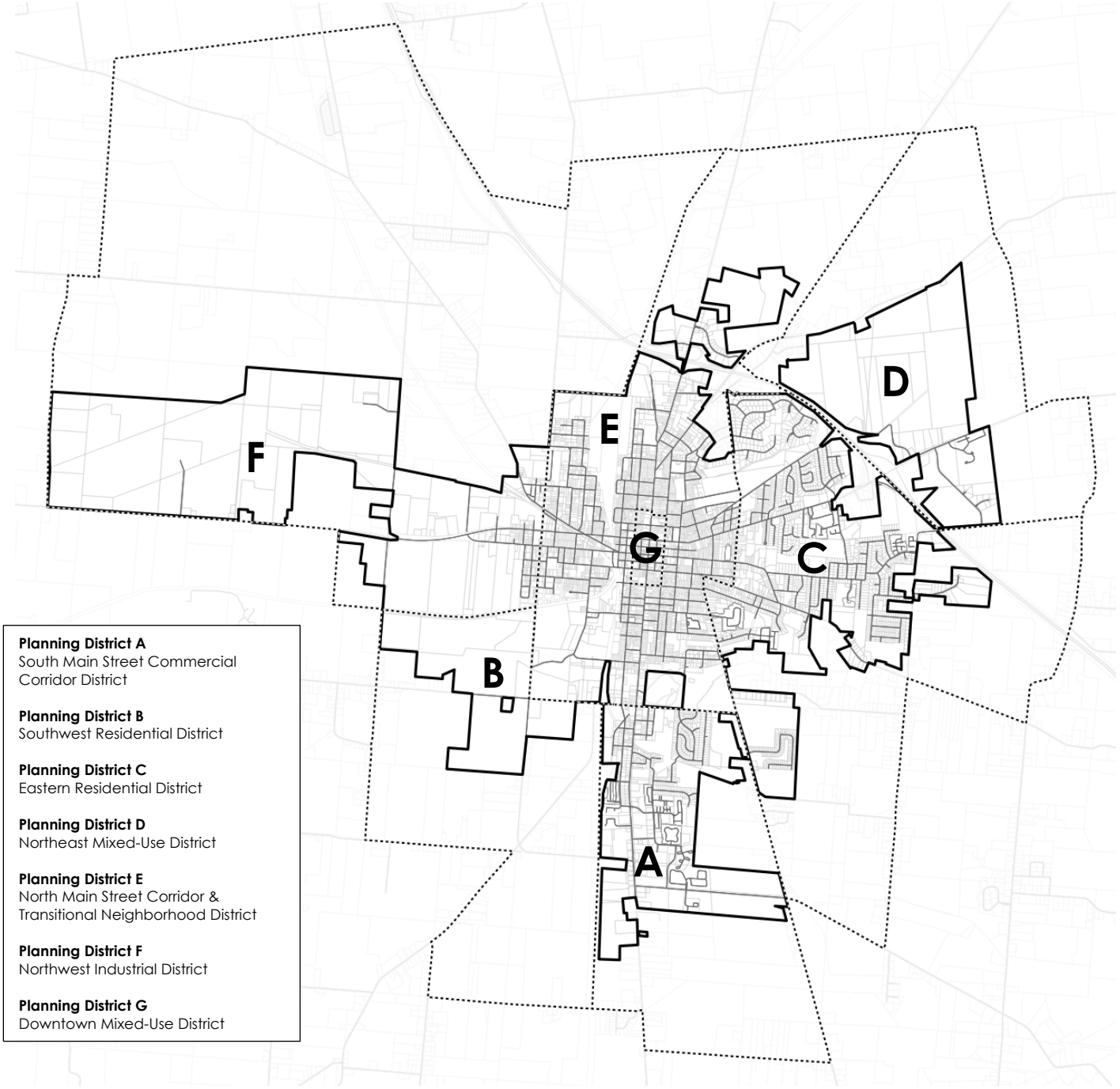


CHAPTER 4 PLANNING DISTRICTS

INTRODUCTION TO PLANNING DISTRICTS

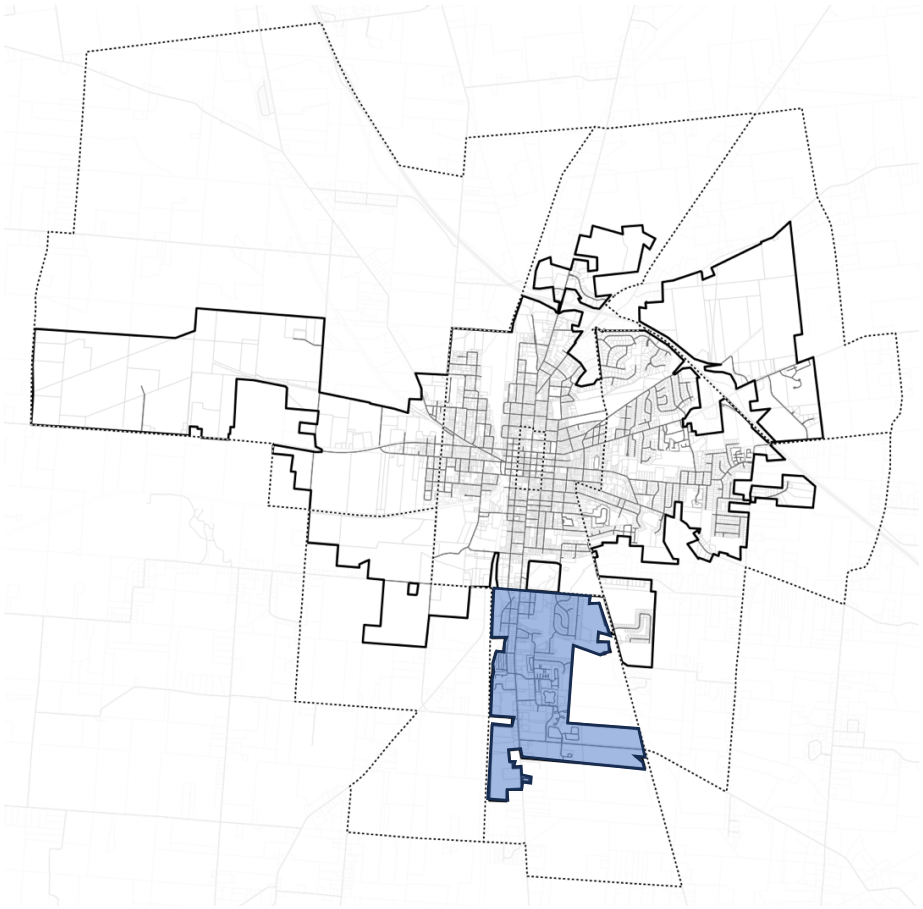
This Comprehensive Land Use Plan identifies seven planning districts as an approach to analyze and discuss future strategies and help establish a vision and implementation blueprint for specific areas of interest within the City of Bellefontaine. Most of these planning districts Involve the use of "extraterritorial planning" where certain land area currently located within neighboring townships is studied for future land use recommendations in the event some of the territory is annexed into the City.

PLANNING DISTRICTS OVERVIEW MAP



CHAPTER 4 PLANNING DISTRICTS

PLANNING DISTRICT A: SOUTH MAIN STREET CORRIDOR



PRIMARY LAND USES:

- Retail & Service
- Office
- Mixed-Use

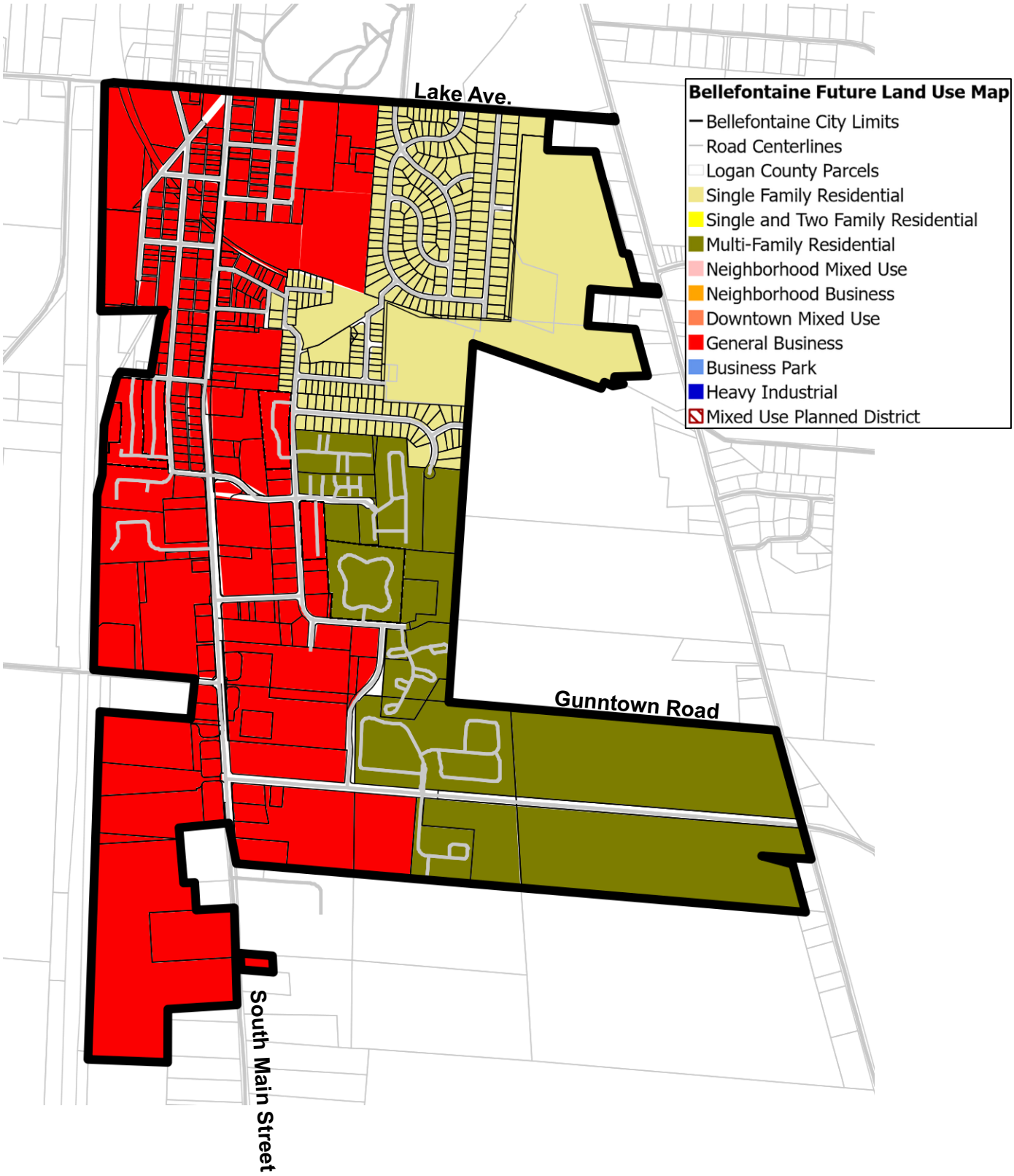
SECONDARY LAND USES:

- Multi-Family Residential
- Single-Family Residential

SOUTH MAIN STREET CORRIDOR DISTRICT OVERVIEW

The South Main Street commercial corridor districts is anchored by the existing retail, service, office and related commercial land uses fronting along South Main Street. This commercial area plays a vital role in providing many goods and services to the residence and visitors of Bellefontaine. This commercial corridor also represents one of the City's primary hubs of job creation. This planning district also incorporates a mixture of single-family and multi-family dwellings generally located behind the commercial properties fronting along South Main Street. This South Main Street Corridor district also serves as the primary southern gateway into the City.

PLANNING DISTRICT A: SOUTH MAIN STREET CORRIDOR DISTRICT MAP



CHAPTER 4 PLANNING DISTRICTS

PLANNING DISTRICT A: SOUTH MAIN STREET CORRIDOR

KEY PLANNING OBJECTIVES

Upgrade development standards for the commercial corridor properties. (landscaping & signs)
One of the primary goals for the corridor is to improve the corridor's visual character and functionality through upgraded signage and landscaping standards. New sign regulations will prioritize lower, monument-style signage with quality materials, reduced clutter, and promote cohesive design themes that reflect the community's character. Enhanced landscaping requirements will focus on green buffers between sidewalks and roadways, improved parking lot screening, and native, and drought-tolerant plantings.

Create a memorable southern gateway into the City.
A key element of the corridor's redevelopment will be the creation of a memorable gateway at a strategic intersection near the corridor's midpoint. This gateway may incorporate public art, enhanced landscaping, signage, and distinctive architectural features to signal arrival, create a sense of place, and anchor future investment.

To further enhance identity and foster a sense of arrival, the City will prioritize the creation of a signature gateway feature at a strategic intersection along South Main Street. This gateway may include distinctive signage, public art, and landscape features that reflect the corridor's emerging brand and invite continued investment.

ACTION ITEMS

A.1 Require appropriate screening and buffering methods should be emphasized between new non-residential land uses and existing residential properties.

A.2 Minimize Strip Development: The City should strive to minimize future commercial "strip" style developments along South Main Street by promoting more integrated development and redevelopment in a coordinated effort using planned unit development zoning.

A.3 Consider modifications to the sign regulations and landscaping standards for future projects located along South Main Street. The goal is to ensure the corridor has a balanced sign approach that does not create visual clutter and to provide and appropriate amount of landscaping and screening on new development sites.

A.4 Access management guidelines should be considered to minimize the number of curb cuts, provide for cross access easements and parallel frontage roads as part of the redevelopment process along South Main Street.

A.5 Multi-family residential development may be appropriate when it is a component of a mixed-use planned unit development and when not occupying South Main Street frontage property which should be reserved for revenue producing land uses.

A.6 Residential development should not be permitted when fronting along South Main Street to preserve these parcels for revenue producing land uses.

A.7 Encourage the renovation of existing buildings, adaptive reuse of existing buildings and the redevelopment of underutilized sites focusing on retail, restaurant, office and destination-based land uses.

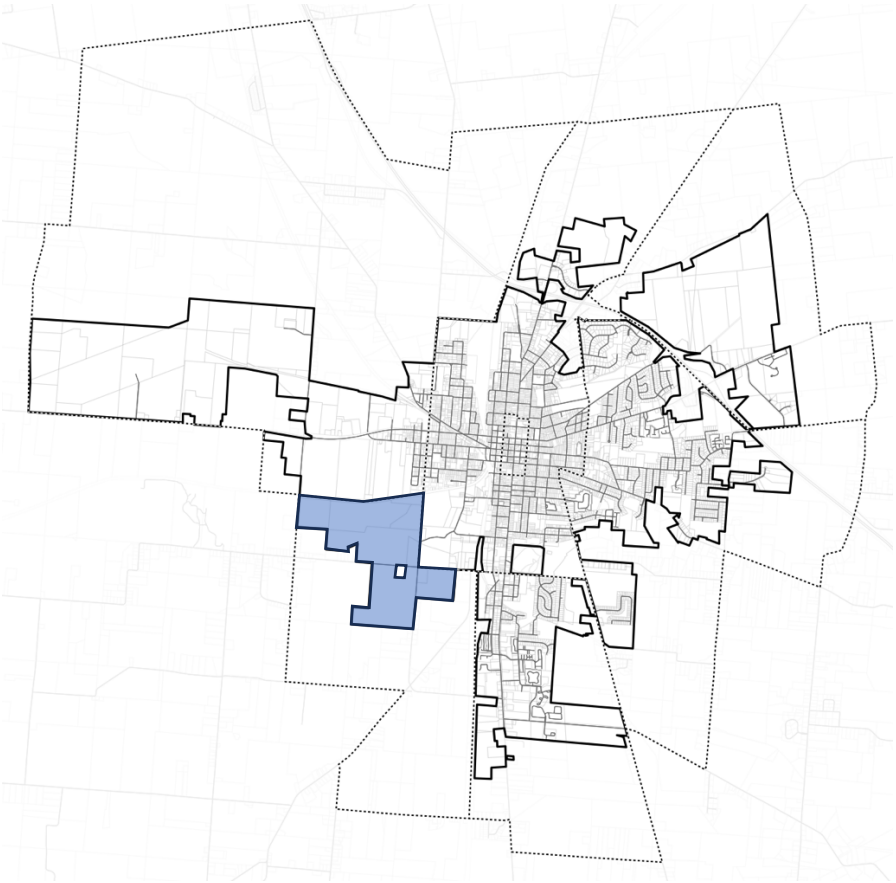
A.8 Consider streetscaping improvements in strategic areas of the South Main Street corridor. A priority location would be the creation of a corridor gateway improvements and associated streetscaping features. One approach is to address the corridor improvements from a development node standpoint. this involves identifying the key intersections that are most strategic for redevelopment and concentrate public improvements at those intersection locations.

A.9 Prioritize the creation of a signature gateway feature at an identified strategic intersection along the corridor.

A.10 The residential development recommendations found in Planning District D shall apply to new development in this planning district.

A.11 The City should consider the adoption of tree stand preservation and riparian area development standards to protect water quality, improved stormwater management, reduce flood risks, and preserve critical natural habitats along heavily vegetated areas, streams and waterways. Establishing tree stand preservation standards, appropriate setbacks, vegetation requirements, and limits on development within riparian corridors will help maintain natural filtration systems and stabilize streambanks, reducing long-term infrastructure and environmental costs. By integrating tree stand preservation standards and riparian corridor protections into the zoning code and subdivision regulations, Bellefontaine can balance development needs with responsible stewardship of its natural resources, ensuring a healthier and more resilient environment for the long-term.

PLANNING DISTRICT B: SOUTHWEST RESIDENTIAL DISTRICT



PRIMARY LAND USES:

- Industrial, Warehousing
- Office
- Single-Family Residential

SECONDARY LAND USES:

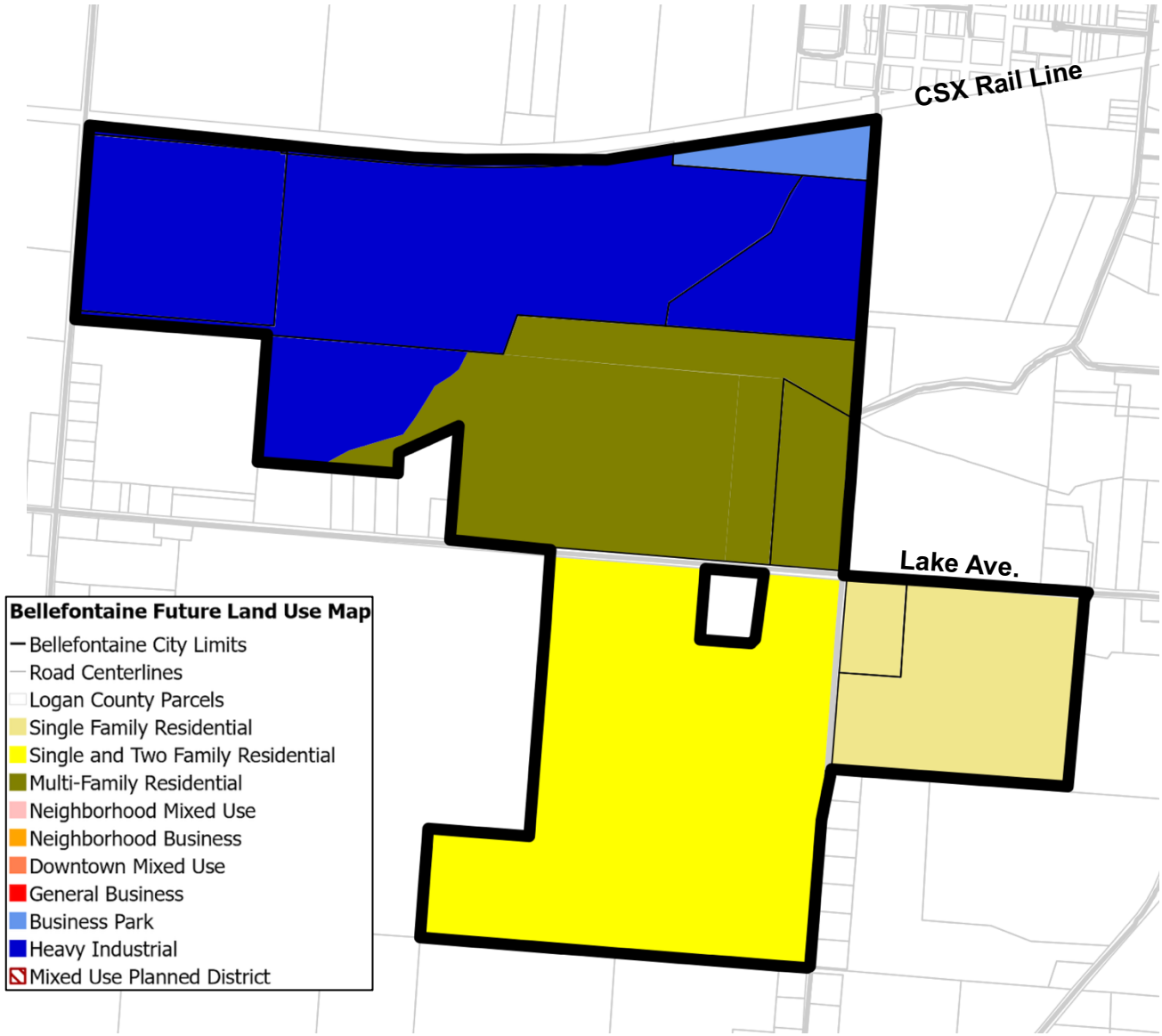
- Multi-Family Residential

SOUTHWEST RESIDENTIAL DISTRICT OVERVIEW

The southwest residential district is comprised of predominantly vacant, agricultural land. Most of this planning district area is situated in township areas. The Bellefontaine portion of this district should predominantly be targeted for future industrial, warehousing, office and other revenue generating land uses situated in industrial park or business office park settings. The City's wastewater treatment plant is located within this district providing capacity for future development. The northern border of this planning district features an active rail line which is another valuable asset for targeting future industrial and logistics land uses. This Bellefontaine portion of the district also maintains an area of future multi-family and large lot single-family future land use designations.

The other areas of Planning District B situated in the Harrison Township area is planned for future single-family residential development. It is likely that most of this township territory would remain agricultural for many years as the future residential development pressure is expected to occur more rapidly on the eastern side of the City, which takes advantage of a slightly closer proximity to the greater Columbus market.

PLANNING DISTRICT B: SOUTHWEST RESIDENTIAL DISTRICT MAP



KEY PLANNING OBJECTIVES

Preserve the land areas designated for future industrial, warehousing and office land areas.
The land areas designated for future industrial or business park zoning should remain in their respective existing zoning districts until such time a rezone request is submitted to convert the land into the higher intensity industrial, warehousing and office land uses.

Adequately screen between the residential and non-residential land uses
Provide the zoning standards to regulate screening and buffer yards between residential uses and higher intensity, non-residential uses such as retail, office, industrial land uses. A variety of screening and buffering methods may be permitted based upon the specific non-residential land use and its' potential adverse impacts to neighboring residential parcels.

PLANNING DISTRICT B: SOUTHWEST RESIDENTIAL DISTRICT

ACTION ITEMS

B.1 Reserve the land areas designated for future industrial and office related land uses. Future rezone requests for this area should be consistent with this district's goals of providing land uses that support new job creation and tax revenue generation.

B.2 This district encourages limited single family detached dwelling developments as indicated on the future land use map.

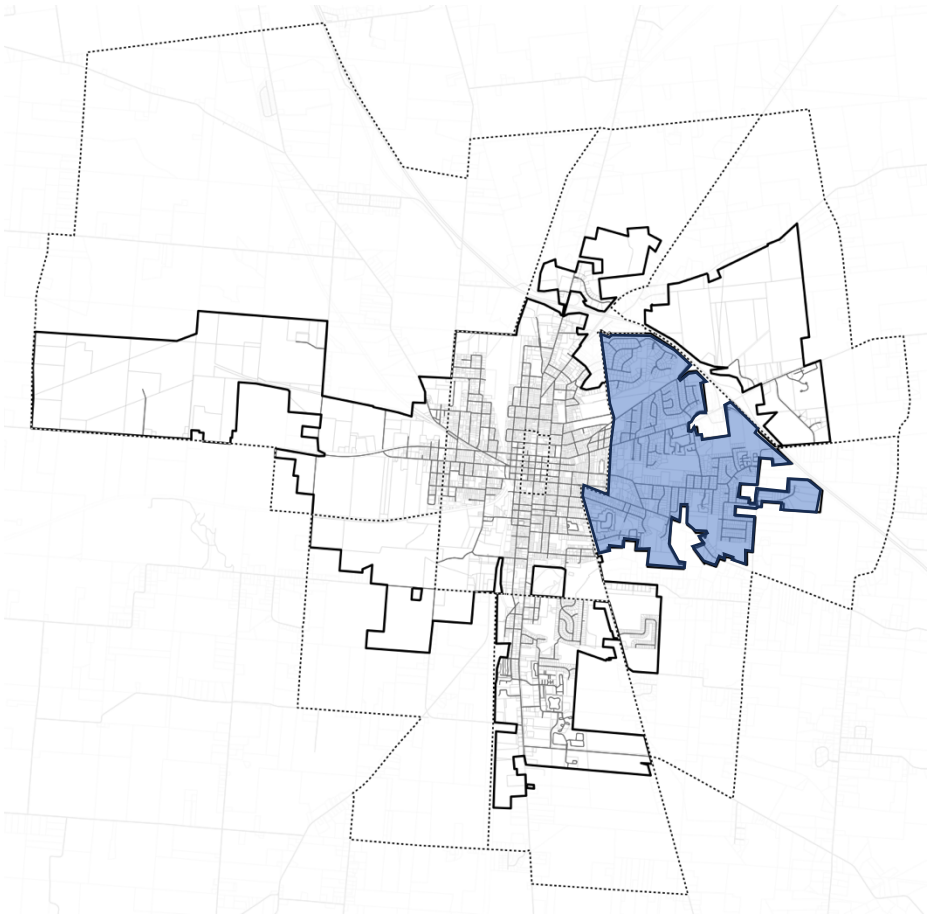
B.3 Pursue R-3 townhomes (as part of mixed-use residential PUD projects) in this planning district.

B.4 Areas near the City's water plant area could be suitable for future single family residential development with adequate buffering from future industrial and heavy commercial land uses.

B.5 The residential development recommendations found in Planning District D shall apply to new development targeted for residential uses in this planning district.

B.6 Consider plan recommendation A.11 to adopt tree stand preservation and riparian corridor standards within the zoning code and subdivision regulations for this planning district.

PLANNING DISTRICT C: EASTERN RESIDENTIAL DISTRICT



PRIMARY LAND USES:

- Single-Family Residential
- Retail, Service, Office

SECONDARY LAND USES:

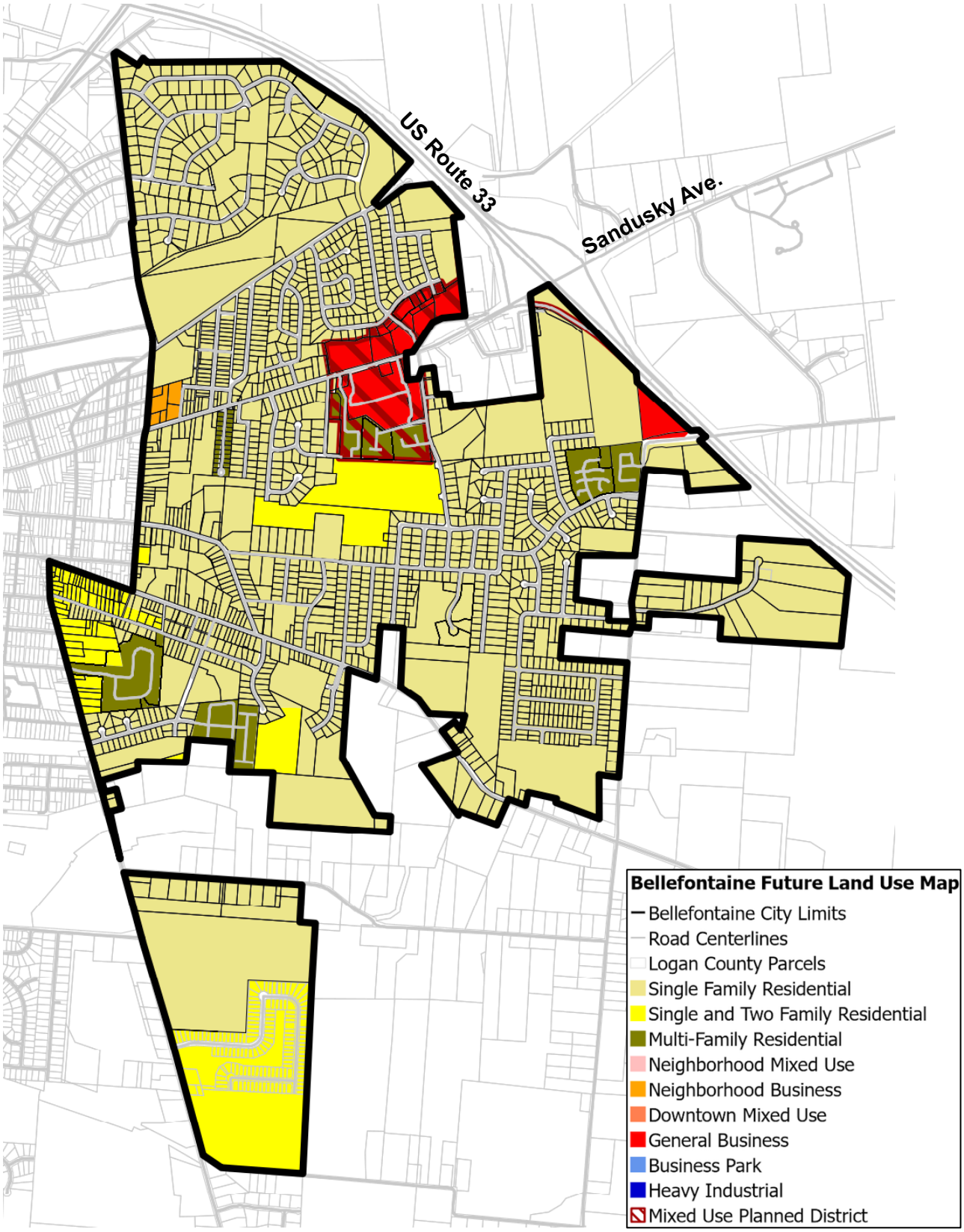
- Multi-Family Residential

EASTERN RESIDENTIAL DISTRICT OVERVIEW

The character of the eastern residential planning district is predominantly lower to medium density single-family detached dwellings. This planning district features an existing commercial hub located along Sandusky Avenue which also includes multifamily residential developments. The primary goal for this district is to maintain the current low to medium density single-family detached dwelling development patterns. This district represents the most likely area to realize increased residential development given the proximity to the increased growth pressures extending from the western Columbus market.

The Sandusky Avenue retail area is targeted for expansion to leverage the U.S. Route 33 interchange. This commercial hub is intended to redevelopment and evolve in conjunction with the U.S. 33 interchange commercial area located in the Northeast Mixed-Use Planning District. These commercial land uses should focus on retail, service and office uses serving both the local and regional markets.

PLANNING DISTRICT C: EASTERN RESIDENTIAL DISTRICT MAP



PLANNING DISTRICT C: EASTERN RESIDENTIAL DISTRICT

KEY PLANNING OBJECTIVES

Create the zoning framework necessary to expand the Sandusky Avenue commercial hub.
The zoning framework necessary to promote the intended expansion of this commercial hub includes a combination of flexible development standards and a reasonable level of architectural and site design guidelines to provide future design consistency throughout all commercial areas of the City.

Ensure new single-family residential development is planned in a way that creates high quality and sustainable dwellings and neighborhoods.
The use of plan development zoning overlays should be considered for all medium and large scale, residential development projects. PUD projects should be considered and designed on a case-by-case basis taking into account unique features of the development site and surrounding areas. Smaller residential developments, approved under "straight" zoning should maintain a minimum baseline of development standards, addressing both architectural design, materials and site elements.

ACTION ITEMS

C.1 Future medium to large scale projects in this district are recommended to be reviewed and approved under a planned unit development (PUD) zoning framework including resident amenities.

C.2 residential infill development is encouraged for the existing residential neighborhoods when designed in a compatible manner with the surrounding dwellings while maintaining the same building scale and development density.

C.3 The Sandusky Avenue commercial hub can serve as a foundational redevelopment building block as the U.S. State Route 33 interchange area transitions to more retail, service and office uses.

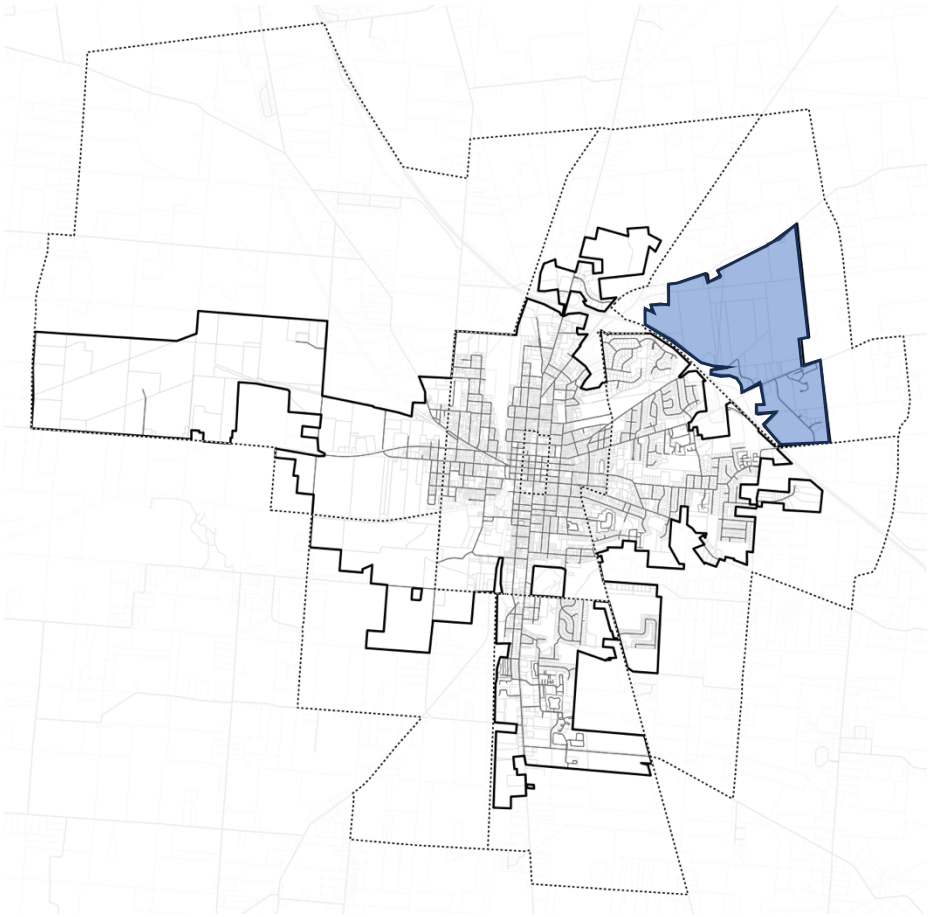
C.5 The Sandusky Avenue commercial hub should be developed under the same architectural and site design, landscaping and signage regulations as the South Main Street corridor and North Main Street corridor areas. This will provide a consistent look and feel for the commercial districts within the community.

C.6 - As residential growth extends eastward, outside the City limits, extending water lines to service the future development will be necessary.

C.7 The residential development recommendations found in Planning District D shall apply to new development in this planning district.

C.8 Consider plan recommendation A.11 to adopt tree stand preservation and riparian corridor standards within the zoning code and subdivision regulations for this planning district.

PLANNING DISTRICT D: NORTHEAST MIXED-USE DISTRICT



PRIMARY LAND USES:

- Retail, Service, Office
- Single-Family Residential PUD
- Mixed-Use Developments

SECONDARY LAND USES:

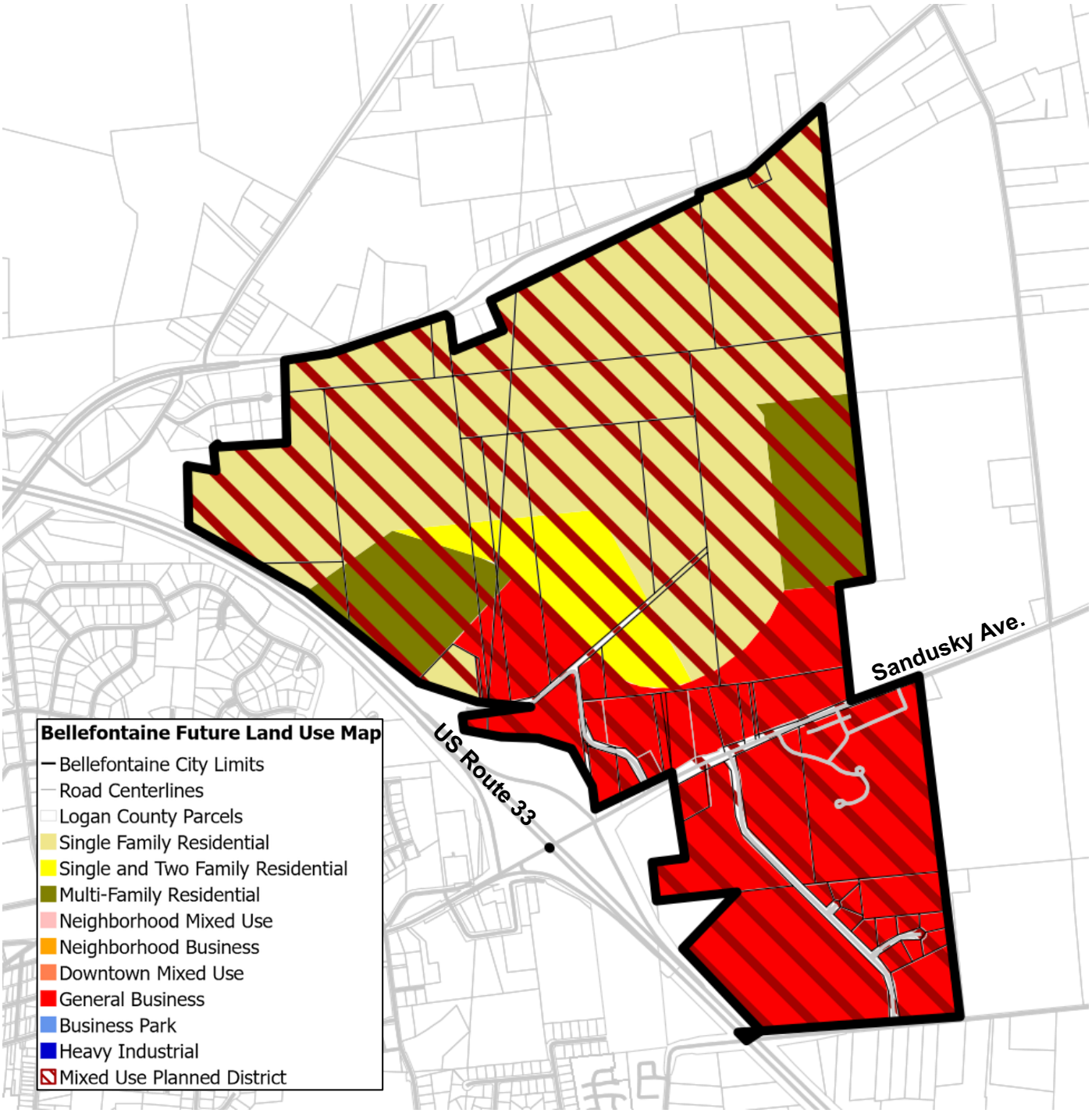
- Multi-Family

NORTHEAST MIXED-USE DISTRICT OVERVIEW

The Northeast Mixed-use Planning District features excellent vehicular access from U.S. Route 33 and is envisioned as a commercial hub at the interchange area including a variety of different residential housing products comprising the remainder of the district. This portion of Sandusky Avenue serves as the primary commercial corridor for the eastern portion of the City. Future expansion of this commercial corridor will be necessary to help support the long-term residential growth anticipated for the eastern side of the City.

The future residential development in this planning district would be primarily single-family detached homes, designed as mixed-use planned unit development subdivisions. Multi-family residential dwellings could serve as a secondary land use and would be appropriate in this district. The multi-family developments should serve as a land use transition buffer between the commercial and less dense single-family developments. Medium to large scale, residential developments should be considered for a planned unit development overlay featuring different residential housing products. The goal is to provide a variety of housing products to support a wider market.

PLANNING DISTRICT D: NORTHEAST MIXED_USE DISTRICT MAP



PLANNING DISTRICT D: NORTHEAST MIXED-USE DISTRICT

KEY PLANNING OBJECTIVES

Encourage the use of planned unit development zoning overlay districts for future medium to large scale residential developments.
The use of planned unit development zoning overlays should be considered for all medium and large scale, residential development projects. PUD projects should be considered and designed on a case-by-case basis taking into account unique features of the development site and surrounding areas. Smaller residential developments, approved under "straight" zoning should maintain a minimum baseline of development standards, addressing both architectural and site design elements.

Adequately screen between the residential and non-residential land uses.
Adopt zoning standards to regulate the screening and bufferyard design between residential uses and higher intensity, non-residential uses such as retail, office, industrial land uses. A variety of screening and buffering methods may be permitted based upon the specific non-residential land use and its' potential adverse impacts to neighboring residential parcels.

Ensure the future commercial land uses within the Sandusky Avenue commercial hub are compatible and supportive of creating a vibrant retail and service commercial district.
The permitted land uses for this expanded Sandusky Avenue interchange area should be limited to retail, service, small scale office and similar compatible businesses. Frontage properties along Sandusky Avenue should be reserved for revenue producing land uses versus residential development. Apply consistent design guidelines, landscaping and sign standards to this commercial redevelopment area to ensure the construction of high-quality buildings supporting a consistent design aesthetic throughout the community.

ACTION ITEMS

D.1 Plan for light commercial uses in the State Route 47 and Sandusky Avenue area.

D.2 Promote mixed-use development large scale land sites using a PUD zoning framework.

D.3 Utilize the truck stop as a foundational building block for future development in this area.

D.4 This planning district is an area of transition between a commercial corridor and single-family residential neighborhoods located along North Main Street.

D.5 Pursue future mixed-use development opportunities in this district to include a mixture of different residential dwelling types and incorporate commercial uses on land with frontage along a primary roadway.

D.6 "Mixed-use" in this district can also mean residential developments that feature a mix of different density products. (Single family detached dwellings, townhomes, traditional apartment multi-family buildings, etc.)

D.7 As residential growth extends eastward, outside the City limits, extending water lines to service the future development will be necessary.

D.8 The City needs more workforce housing opportunities in order to compliment the desire to expand the economic base of the City and be attractive to prospective companies.

D.9 The City needs more "move-up" housing choices for existing and future residentials. These "move-up" housing products should include a mix of both owner-occupied dwellings and multi-family rental units.

D.10 The City should target townhome dwellings as single-family dwelling product to further broaden the types of available housing.

D.11 Use the existing available residential zoning districts for future senior related housing projects. No new zoning district specific to senior residential development is needed.

D.12 When considering a rezone request to residential uses, The City should consider the impacts of the proposed development density versus cost of municipal service delivery. The goal should be finding an appropriate balance between new residents moving into the City versus the financial capacity and staffing availability for the City to continue to provide the high level of municipal services.

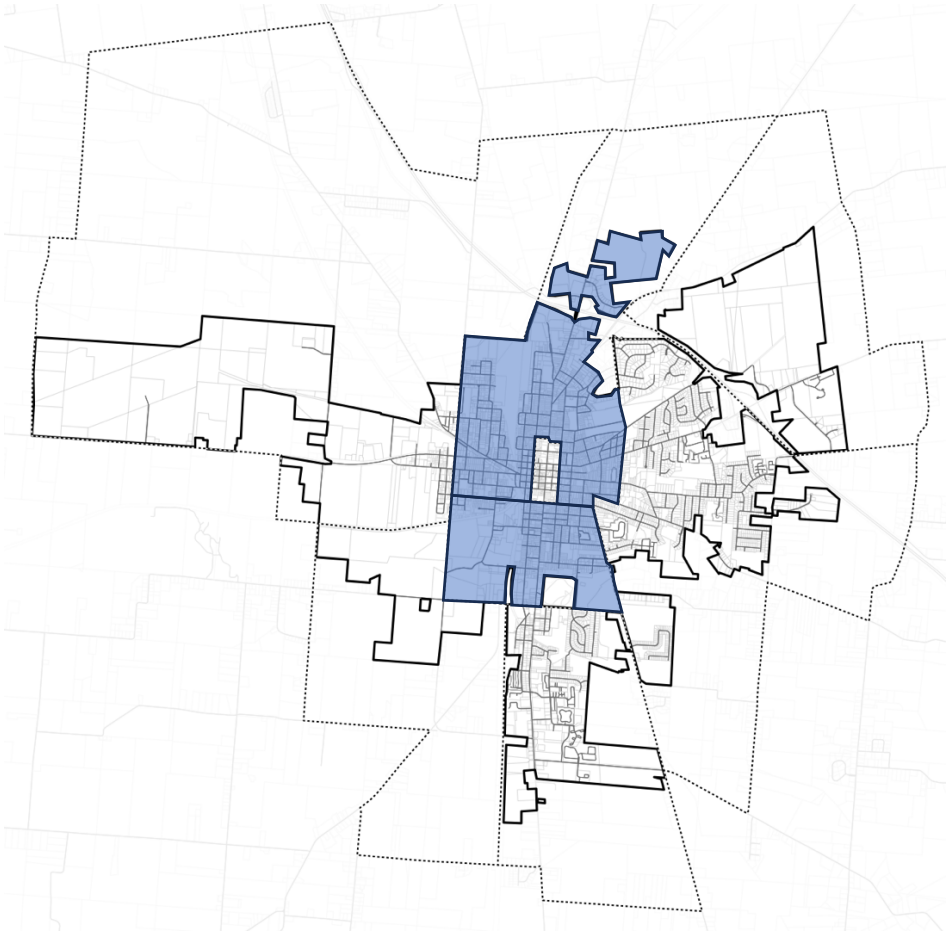
D.13 Generally speaking, the City is open to new multi-family residential development projects to support entry level housing needs and to provide the required workforce housing needed to increase the City's tax base (i.e. attracting new employers).

D.14 When considering a modified multi-family development density as part of a specific PUD project, a density figure should be high enough to facilitate new multi-family building projects. Conversely, the multi-family density should not be too high to create adverse impacts to surrounding properties or create financial strains municipal services over the long term.

D.15 For multi-family developments, consider a dwelling density in the range of 15 - 25 dwelling units to the acre.

D.16 Consider plan recommendation A.11 to adopt tree stand preservation and riparian corridor standards within the zoning code and subdivision regulations for this planning district.

PLANNING DISTRICT E: NORTH MAIN STREET CORRIDOR & TRANSITIONAL NEIGHBORHOOD DISTRICT



PRIMARY LAND USES:

- Retail, Service
- Office
- Single-Family Residential

SECONDARY LAND USES:

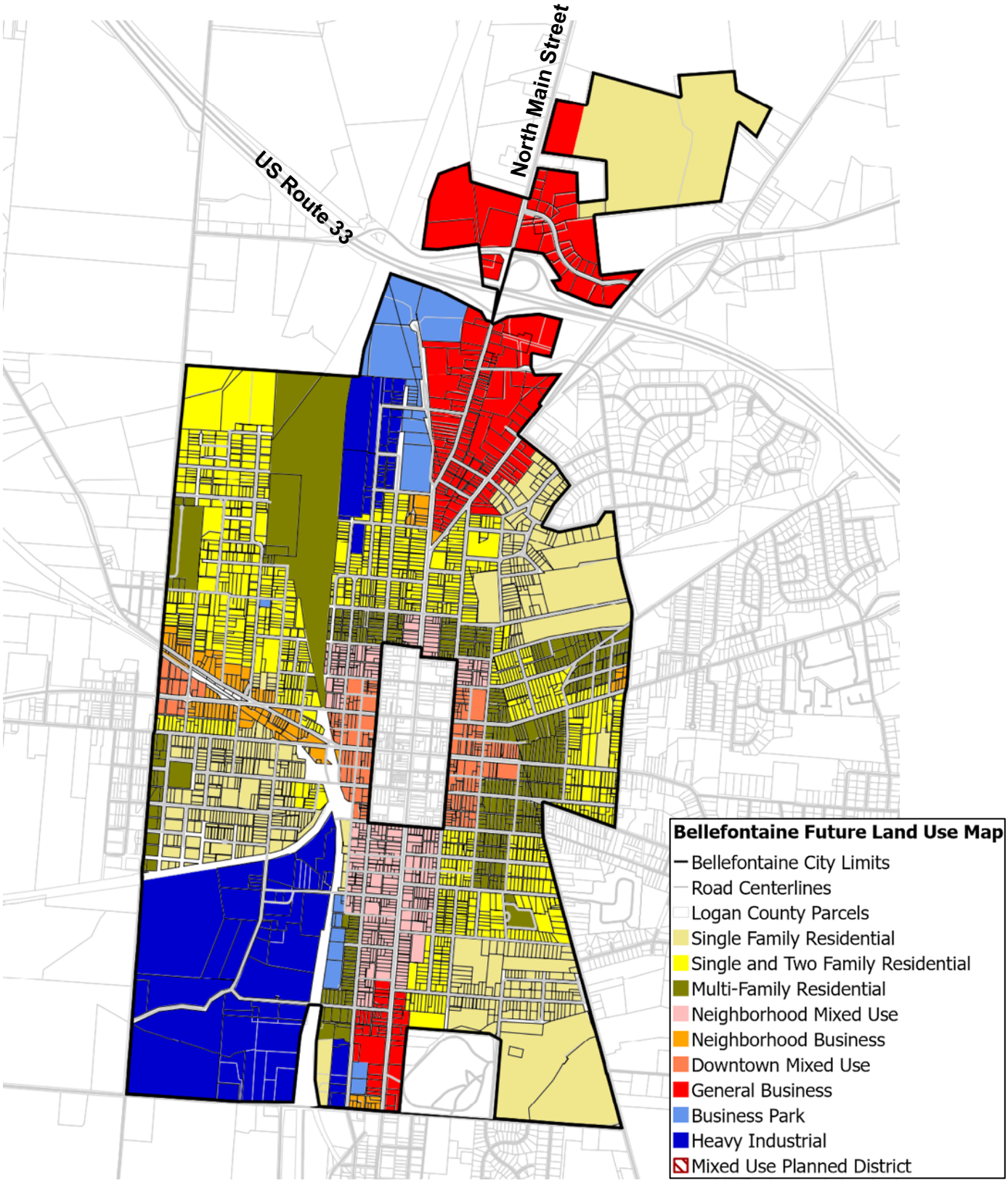
- Multi-Family
- Business Park

NORTH MAIN STREET CORRIDOR & TRANSITIONAL NEIGHBORHOOD DISTRICT OVERVIEW

The North Main Street Corridor and Transitional Neighborhood District is the most diverse planning district featured in this plan. The two key elements of this planning district are the North Main Street commercial corridor and the neighborhood areas surrounding the downtown core. The North Main Street portion of the district is the cities primary commercial hub on the north side of the community. This plan calls for future expansion of compatible, retail, service and office land uses along North Main Street. Most of the new development activity will emerge from the redevelopment of older commercial sites or through future annexations of Township land.

The other portions of this planning district contain a mixture of smaller lot single-family detached homes and smaller multifamily buildings. Most of these residential areas are built out and the primary future development considerations should focus on maintaining quality of life in the various neighborhoods and preparing for future "teardown" and other redevelopment projects. This planning district also contains two pockets of business park and higher intensity industrial and warehousing land uses leveraging the North Main Street visibility and vehicular access.

PLANNING DISTRICT E: NORTH MAIN STREET CORRIDOR & TRANSITIONAL NEIGHBORHOOD DISTRICT MAP



PLANNING DISTRICT E: NORTH MAIN STREET CORRIDOR & TRANSITIONAL NEIGHBORHOOD DISTRICT

KEY PLANNING OBJECTIVES

Create the zoning framework necessary to expand the North Main Street commercial hub.
The expansion of the existing commercial corridor along North Main Street should be undertaken under a set of new zoning standards addressing architectural and site design, landscaping and signage regulations. These North Main Street commercial sites will be a combination of adaptive reuse projects, redevelopment projects, and greenfield sites, particularly on the northern section of this corridor.

Focus on the preservation and re-development of the transitional residential neighborhoods.
Future residential projects in the neighborhoods surrounding the downtown core area should focus on both adaptive reuse of existing buildings and "tear-down" redevelopment projects designed with a consistent set of development standards, design guidelines and compatible residential zoning densities to ensure consistency and compatibility with the surrounding buildings and neighborhoods.

ACTION ITEMS

E.1 Refer to the residential housing section for recommendations.

E.2 The development of the North Main Street & U.S. State Route 33 interchange area could serve as a catalyst for other commercial development southward along the North Main Street corridor.

E.3 Community gateway improvements should be explored at the North Main Street & U.S. Route 33 Interchange area.

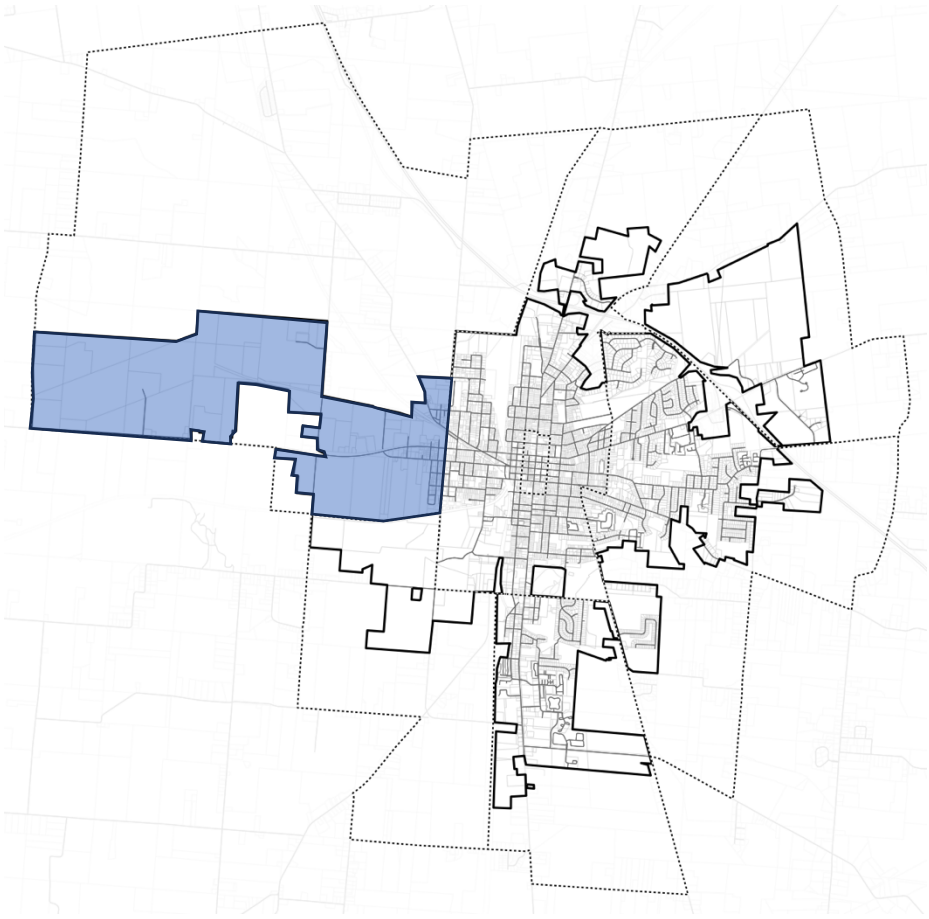
E.4 An area of transitional commercial land uses is appropriate from the U.S. Route 33 interchange southward to the existing residential parcels beginning in the Rush Ave. & North Main Street block.

E.5 For the Neighborhood mixed-use future land use category, consider a dwelling density in the range of 7 - 15 units to the acre for multi-family projects.

E.6 The residential development recommendations found in Planning District D shall apply to new development in this planning district.

E.7 Consider plan recommendation A.11 to adopt tree stand preservation and riparian corridor standards within the zoning code and subdivision regulations for this planning district.

PLANNING DISTRICT F: NORTHWEST INDUSTRIAL DISTRICT



PRIMARY LAND USES:

- Industrial, Warehousing
- Office

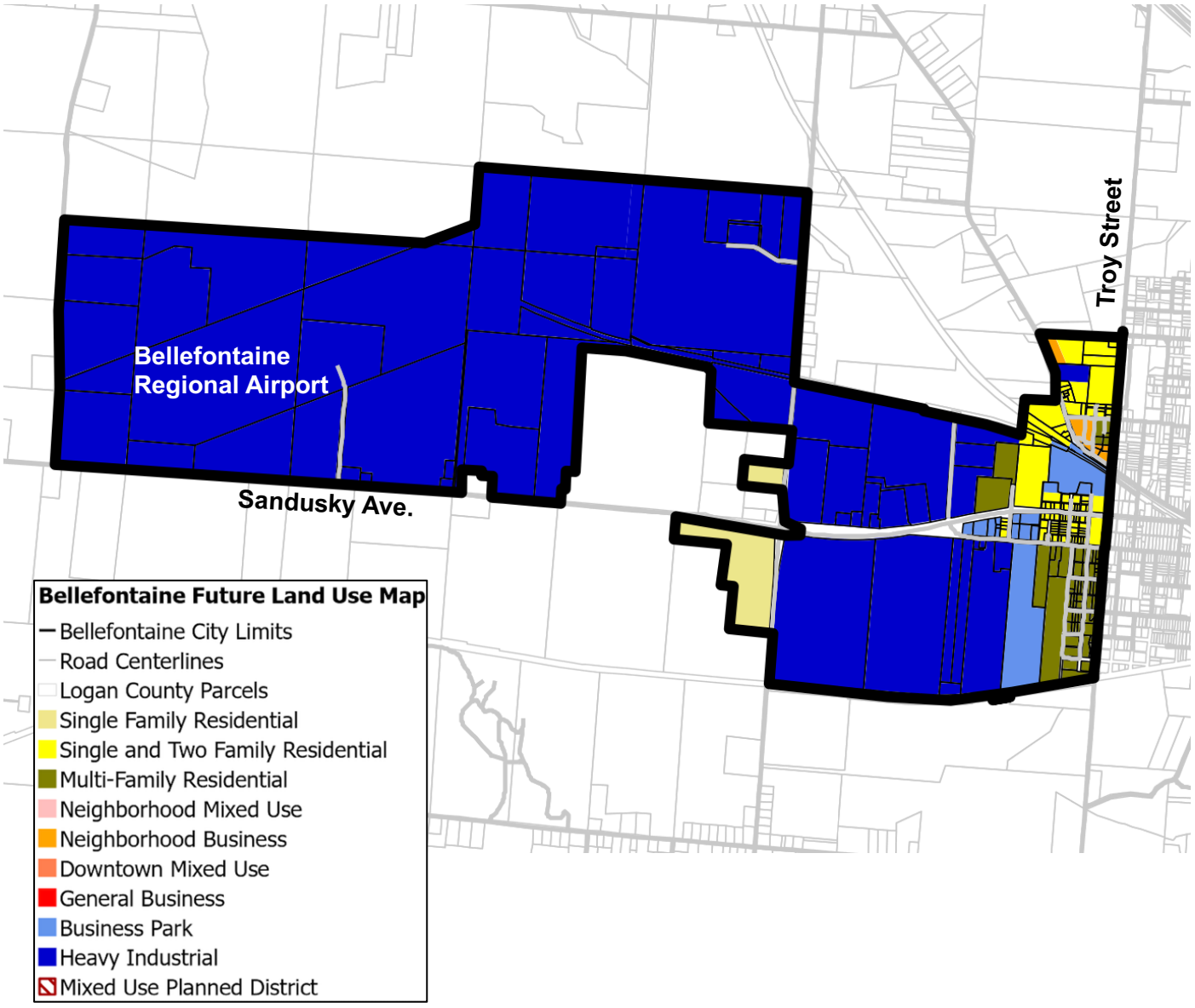
SECONDARY LAND USES:

- Single-Family Residential
- Multi-Family Residential

NORTHWEST INDUSTRIAL DISTRICT OVERVIEW

The Northwest Industrial Planning District features the City's best potential for creating a large-scale job creation district. Most of the land area within this planning district is reserved for future industrial, warehousing, office and similar medium to heavy intensity land uses. This planning district features an active rail line and close proximity to the City's water treatment plant and wastewater treatment plant. The eastern portion of this planning district features a mixture of small lot single-family detached, housing and smaller multifamily residential buildings.

PLANNING DISTRICT F: NORTHWEST INDUSTRIAL DISTRICT MAP



PLANNING DISTRICT F: NORTHWEST INDUSTRIAL DISTRICT

KEY PLANNING OBJECTIVES

Preserve the land areas designated for future industrial, warehousing and office land areas.
The land areas designated for future industrial zoning should remain in their respective existing zoning districts until such time a rezone request is submitted to convert the land into the higher intensity industrial, warehousing and office land uses.

Adequately screen between the residential and non-residential land uses
Adopt zoning standards to regulate screening and bufferyards between residential uses and higher intensity, non-residential uses such as retail, office, industrial land uses. A variety of screening and buffering methods may be permitted based upon the specific non-residential land use and its' potential adverse impacts to neighboring residential parcels.

ACTION ITEMS

F.1 Upgrading vehicular access to US Route 33 in the western portion of the City should be addressed to facilitate future development activity. This includes consideration of a more efficient route to access U.S. Route 33.

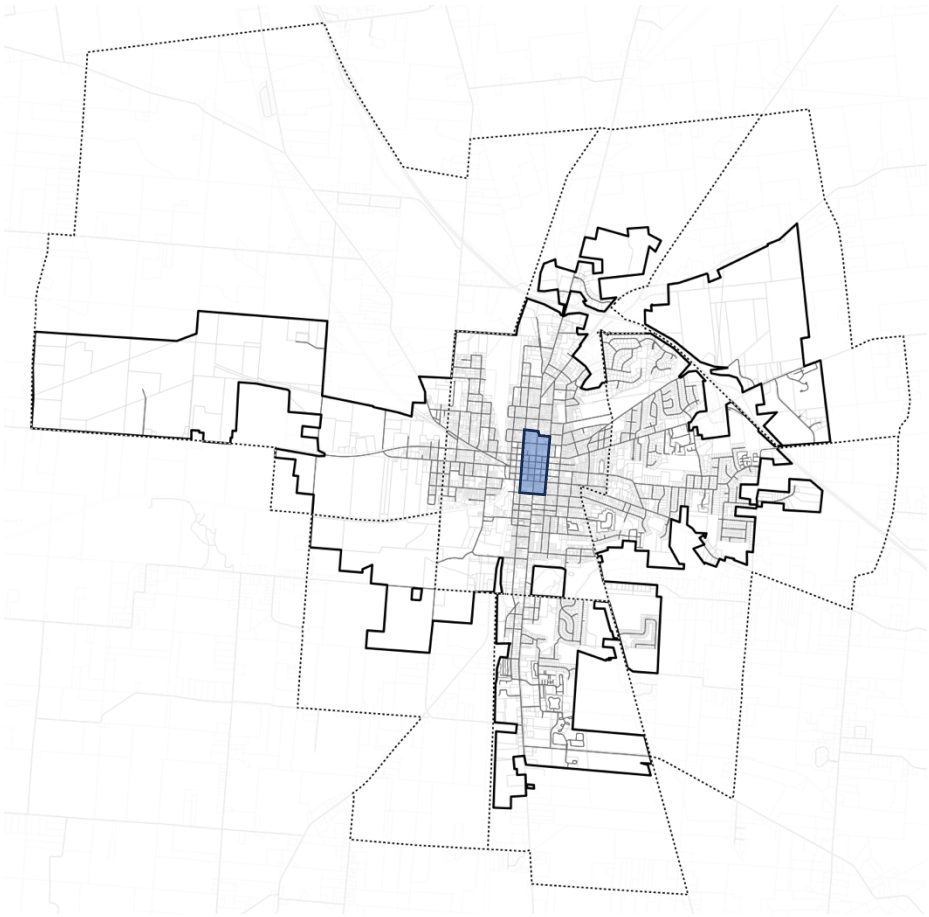
F.2 High priority should be given to aggressively pursuing medium to large-scale economic development projects in this planning district.

F.3 Leverage the vicinity of this future industrial district with the existing Bellefontaine Regional Airport.

F.4 The residential development recommendations found in Planning District D shall apply to new development in this planning district.

F.5 Consider plan recommendation A.11 to adopt tree stand preservation and riparian corridor standards within the zoning code and subdivision regulations for this planning district.

PLANNING DISTRICT G: DOWNTOWN MIXED-USE DISTRICT



PRIMARY LAND USES:

- Retail, Service, Office
- Mixed-Use
- "Destination" Uses

SECONDARY LAND USES:

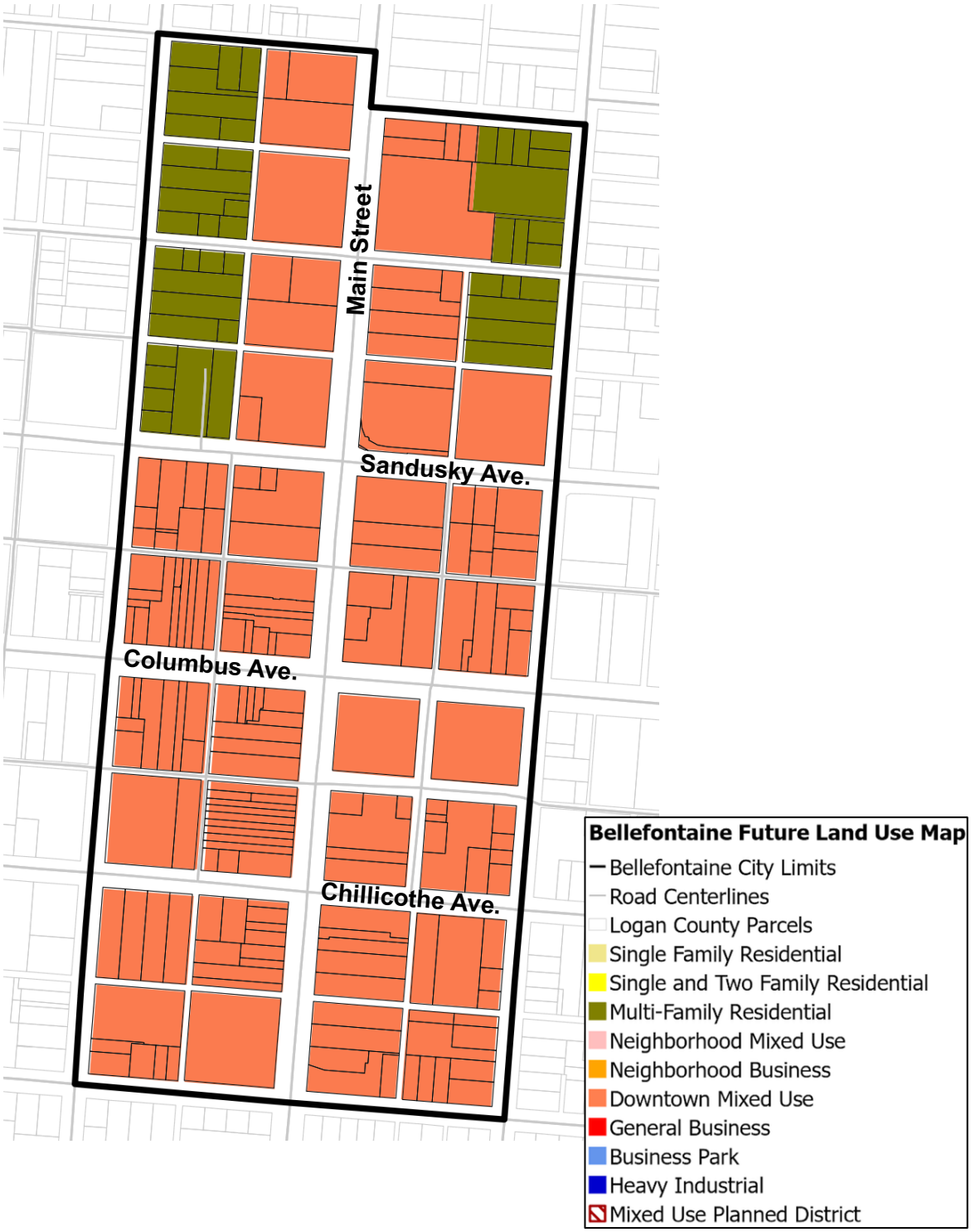
- Civic & Institutional
- Multi-Family Residential

DOWNTOWN MIXED-USE DISTRICT OVERVIEW

The Downtown Mixed-use Planning District is the smallest planning district by land area, while featuring the highest density of commercial, service and office development within the City. The downtown commercial core serves as both the anchor for this district and the centralized hub for the entire Bellefontaine community. This planning district features a limited amount of existing residential, mainly found in smaller multi-family buildings and small lot, single-family, detached dwellings.

The overall strategy of this planning district is to build upon the downtown successes and dense urban development framework by promoting compatible new development and adaptive, reuse projects. Targeting new residential dwellings in this district is a planning priority in order to create a more vibrant and dynamic downtown core and assist in creating a critical market mass, which interns can support increased business investment. The future downtown residential growth would be provided through vertical mixed-use projects featuring upper story residential units or attached townhomes style products. First priority should be given to growing the economic base of the downtown core, versus new residential development.

PLANNING DISTRICT G: DOWNTOWN MIXED-USE DISTRICT MAP



PLANNING DISTRICT G: DOWNTOWN MIXED-USE DISTRICT

KEY PLANNING OBJECTIVES

Ensure that the proper mix of permitted land uses is in place to support the downtown district's vision of creating a vibrant, mixed-use environment.
After a thorough review of the desired land uses for the downtown core area, the City should limit the permitted land uses to ensure the proper mix of business, mixed-uses and residential uses are prioritized. Prohibiting those land uses that are not compatible with downtown redevelopment efforts should be considered.

Maintain the historic character of downtown Bellefontaine through adaptive reuse projects and providing a zoning framework that provides flexibility along with the development standards required to preserve the physical landscape.
Preserving the existing historic character of the downtown core area, should be a top priority when considering new redevelopment regulations and when reviewing specific redevelopment applications.

Expand the existing public realm features such as street trees, lighting, wayfinding signs, and outdoor seating areas in strategic locations.
The City should consider developing a strategic downtown plan to identify a hierarchy of strategic intersections and blocks that provide opportunities to facilitate both redevelopment efforts and new and expanded downtown destination-based programming events. A key piece to this strategic plan would be the identification of public infrastructure improvements serving a dual purpose of expanding the existing streetscape design program while supporting and promoting targeted redevelopment efforts and expanded community event programming.

ACTION ITEMS

G.1 Continue the downtown streetscaping program focusing on improvements that will support other district goals such as encouraging new business investment and providing adequate public amenities to support more downtown residents and community programming events.

G.2 Explore opportunities to create additional green space, public gathering space and general open space in the downtown core area.

G.3 Court Street could be leveraged as part of a historical monument.

G.4 Creating additional parking spaces and lots in the downtown areas should be a priority.

G.5 The City should establish a downtown parking plan to serve as a blueprint for future parking improvements. The City should determine if private for-profit parking lots or garages should be permitted as a land use in the downtown area versus parking provided through public parking spaces, lots or garages.

G.6 Consider utilizing tax increment financing (TIF) for the construction of parking garages as part of larger redevelopment projects.

G.7 The City should study the modification of the angled parking stalls located along Main Street o avoid accidents and to better accommodate larger parked vehicles.

G.8 The City should continue to explore opportunities to acquire strategically located parcels for future redevelopment projects.

G.9 The downtown's historical architectural look and feel should be preserved going forward. Review the current architectural design guidelines to ensure the proper standards are in place to maintain the historic architecture and character in the downtown core. The City should determine what specific areas of the downtown should be subject to the architectural design guidelines.

G.10 Land uses in the downtown core areas should continue to allow upper floor residential dwellings only with all first-floor land uses consisting of non-residential, revenue generating land uses.

G.11 Certain land uses should be prohibited in the downtown district including trade schools, funeral homes, tobacco retailers, pet related uses and automotive related uses.

G.12 The downtown sign regulations should be reviewed and modified to ensure sign clutter does not create issues in the downtown district.

G.13 The City should review the noise ordinance to ensure the property noise limits and hours of enforcement are appropriate to accommodate the desired land uses as well as protect nearby properties, particularly residential areas.

G.14 Lighting requirements for the downtown district should be reviewed to create consistency with the overall architectural look and feel of the district.

G.15 The City should continue to implement a decorative street light program in the strategically important portions of the downtown district. Lighting improvements should be incorporated into other strategic streetscaping efforts such as constructing landscape and hardscape improvements and open space areas.

G.16 Identify streets in the downtown core area that could be shut down to accommodate short term (one day or two day) special community events.

G.17 Explore higher utilization of Brown Park as a special community events space.

G.18 The continuation of establishing the Bellefontaine / Downtown District brand is critical to creating a unique sense of place. Build upon the "Pineapple" branding / marketing theme and the "Pineapplepalooza" branding effort to help establish the downtown district as a destination location.

G.19 Consider the creation of unique and bold gateways along Main Street to create a sense of place and delineation of the higher activity areas of the downtown district.