



Policy Area 10

Existing Character

Established as two distinct areas located to the east and west of Policy Area 9 (Wapakoneta Avenue), Policy Area 10 is primarily comprised of small, two story, single family detached dwellings bordered by industrial, office, commercial and other residential uses. Single family detached residential dwelling densities average approximately 8 dwelling units per acre.

Residential areas in the western area of this Policy Area are essentially an island between commercial uses, multi-family attached dwellings and industrial uses. An active CSX rail line borders the western portion of the Policy Area. Residential neighborhoods in the eastern part of this Policy Area are connected to the residential areas in Policy Area 1 to the east and Policy Area 14 to the south. The eastern border of this area adjoins the 9 hole Moose Golf Course. Both parts of this divided Policy Area are within walking distance to convenience type retail uses. Maintenance of property and structures has not been identified as a major issue in this area.

An anomaly in this area are the ten single family residential parcels along St. Mary's Avenue, south of Russell, which are an acre or larger in size. These parcels are completely surrounded by industrial, commercial and public uses. Redevelopment of these parcels is a distinct possibility in the future for a non-residential use.

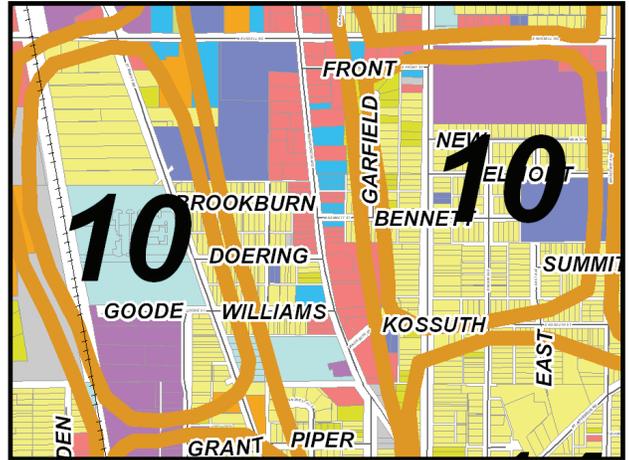
Primary access into the residential areas of this Policy Area is from St. Mary's Avenue in the west and Main Avenue in the east. The Ohio Department of Transportation (ODOT) District 7 Headquarters is located in this Policy Area on St. Mary's Avenue between Brookburn and Doering Streets. A portion of the Northwood Elementary School is located in the western part of this Policy Area on St. Mary's Avenue and Whittier Elementary School is located in the eastern part of this Policy Area on Belmont Street.

Public sewer and water is readily available in this area, providing the necessary utilities for development and redevelopment efforts.

Six zoning districts comprise this Policy Area. The primary zoning districts are the R-1 Single Family Residence and I-2 General Industrial. Other districts in this Policy Area include the R-2 Single and Two-Family Residence, R-3 Multi-Family Residence, B-1 Local Business and B-2 Community Business districts. This mix of zoning districts permits a very wide range of permitted land uses over a relatively small area of the City. Often, a single row of trees or moderate landscaping is all that separate an industrial use from a residential neighborhood.

Preferred Future Characteristics, Actions and Needs

- Infill development should reflect the designs and character of the surrounding properties and strive to meet market demand. Discussion with residential developers and real estate agents will help to validate the types of housing that Sidney lacks and what can be successfully marketed in the City.
- Implement a Citywide community pride program. Under such a program, the City acknowledges property owners for exceptional landscaping, exceptional property maintenance, maintenance of historic character, etc. This acknowledgement can occur via a yard sign, highlighting in the community newsletter, announcement on the City website, or other type of recognition.





- Investigate minimum footcandle standards for street lighting to provide for a better lit neighborhood.
- Continue to enforce property maintenance and zoning codes to prevent blighting and deteriorating conditions.
- Limit industrial uses in the eastern part of this Policy Area, where they currently exist, to ensure the continuance of a viable residential area.
- Work with local Realtors to market the eastern part of this Policy Area as pedestrian-oriented, family friendly neighborhoods with convenient access to neighborhood schools, shopping and City parks.

Preferred Land Uses

The following land uses are preferred in this area in order to ensure the proper reuse or development of available land:

- Single family detached residential dwellings
- Multi-family attached residential dwellings where industrial properties are redeveloped and along the western side of St. Mary's Avenue, south of Russell Road
- Commercial along the Russell Road Corridor
- Public and semi-public uses

Recommended Density and Open Space Requirement

- Infill density for single family detached residential dwellings should be conducive to the character of the existing neighborhood at 7-8 dwelling units per acre.
- To promote green spaces and reduce surface water runoff, the maximum coverage for lots with non-residential uses should strive for a maximum coverage of 85% of the total lot considering existing site conditions. Lot coverage includes building footprints and all paved areas. All other areas should be landscaped, seeded with grass or left in its natural state.

Implementation Recommendations

Infill development (residential) should focus on dwellings that are similar in size and character to the neighborhood. The continued maintenance and upkeep of residential and commercial areas is essential to the quality of life for residents and businesses in this Policy Area.