



**Policy Area 11**

**Existing Character**

Located to the north and south of the Policy Area 12 (downtown), these two Policy Areas largely encompass the older, turn of the century historic homes (e.g. Walnut Street Historic Area) in Sidney directly adjacent to downtown. Many of these single family dwellings are moderate in value and range from the larger 2 story Victorian style home to the smaller single story infill homes. Neighborhoods are established on a grid street and alley system with small front yard setbacks and sidewalks at the street. Densities for detached single family residential uses range from 6-7 dwelling units per acre. There is a perception that the number of vacancies seem to be an issue in this Policy Area more so than in any of the other Policy Areas in the City. There is no sizeable undeveloped land in this area.

Some light industrial uses exist in the northwestern portion of this area along Oak Street between Michigan and Grant Streets. The Lowell Elementary School is located in the southern portion of this area on South Main Street. Scattered small scale retail and office uses (e.g. a funeral home on Ohio Avenue and Dallas Street in a former dwelling) are located in these neighborhoods, primarily as the area transitions from the downtown core to the residential neighborhoods.

While these areas are generally well maintained (e.g. the rehabilitation of the “Old Monarch” building on Oak Avenue), there are pockets of properties where maintenance has become an issue with trash and other debris being left in yards and dwellings that are poorly maintained. Some of these units are occupied, while others remain vacant.

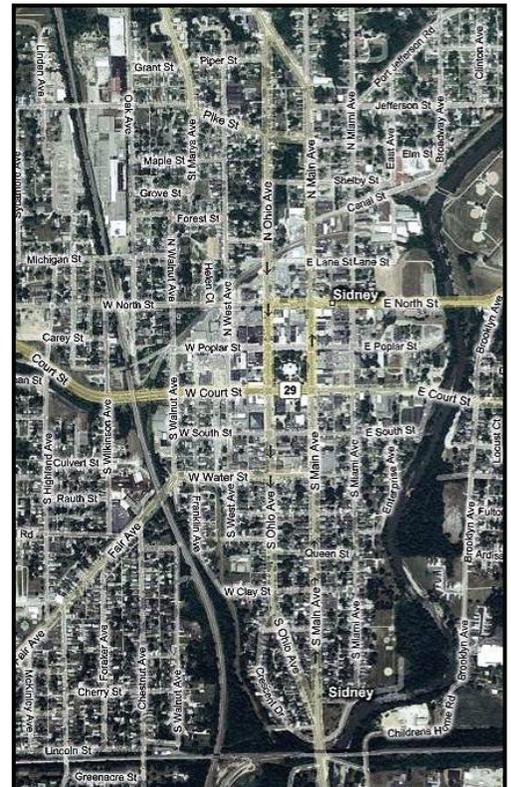
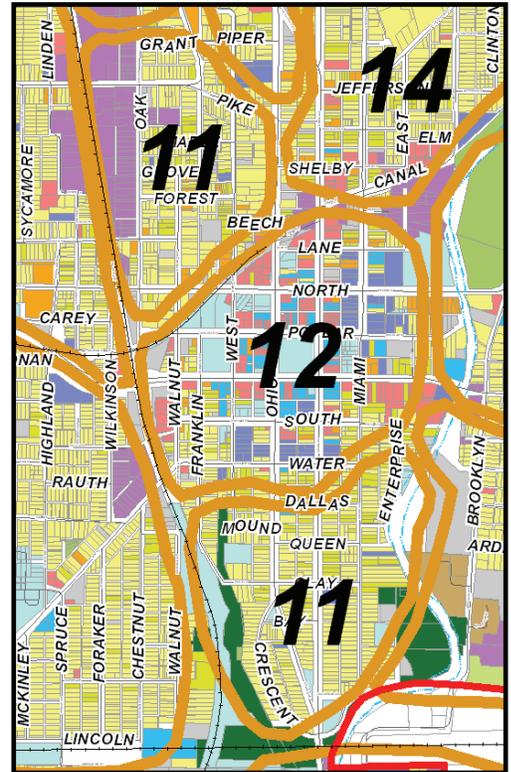
There are no public parks in the northern part of Policy Area 11. There are two parks in the southern part of Policy Area 13; Stephen Brown Park and Berger Park. The Great Miami River and its riparian areas also traverse through the eastern part of Policy Area 11.

Public sewer and water is readily available in this area. Street lighting in these neighborhoods are of the highway cobra arm type and, as a result, do not adequately light the neighborhoods at night. This lack of adequate lighting leads to the perception that these areas are unsafe at night. Truck traffic has become an increasing issue on major streets in these areas, in particular as the Jake Brake is used to slow these vehicles down. This action primarily affects the northern part of Policy Area 11. Maintenance of the existing sidewalk system is needed in many areas with the repair and/or replacement of sidewalks.

Zoning in each of these two areas is primarily R-2 Single and Two Family Residence. This permits for densities of 7 dwelling units per acre (6,000 square foot lots) which is conducive to the existing development pattern. R-3 Multi-Family Residence is located along Walnut, Franklin and West Avenues between North Street and Beech Street.

**Preferred Future Characteristics, Actions and Needs**

- This area should continue to be promoted and preserved by the City as a historic, well maintained, residential area of the City.





- Promote and enforce property maintenance requirements, including removal of weeds, trash, and debris, clean-up of outdoor storage, painting, replacement of broken items, etc. Consider neighborhood sweeps where code officials from various departments (health, fire, police, zoning) visit individual neighborhoods collectively to cite code offenders. This type of action typically catches the attention of property owners who resolve outstanding maintenance, health, safety or zoning issues.
- Where teardowns are absolutely necessary, encourage infill development as a means to provide new housing options to attract new residents. 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.
- Work with local Realtors to market these neighborhoods as pedestrian-oriented, family friendly neighborhoods with convenient access to neighborhood schools, shopping and City parks.
- Inventory dead or dying street trees in the public right-of-way and replace them to maintain the visual quality along public streets.
- In order to promote continuity and character, expand the brick sidewalk/decorative streetlight concept established in select parts of this Policy Area to all areas of this Policy Area.

### **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
- Office in former residential dwelling in areas of transition between the downtown core and residential neighborhoods to north and south
- Retail in former residential dwelling in areas of transition between the downtown core and residential neighborhoods to north and south
- 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 6-7 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 to prevent blighting influences and further deterioration.