

10. Existing parking spaces should be clearly marked as public or private. A remote or non-adjacent parking area for downtown employees should be pursued so that prime parking spaces are readily available for customers. Having mutual agreements with owners of parking adjacent to the downtown may also provide a release valve during peak periods.

11. Permit off-street parking behind buildings or, if landscaped or shielded properly, on vacant lots visible from the public right-of-way.

12. The maximum lot coverage for non-residential properties should be 100% for buildings, to maintain the dense downtown character. Off-street parking areas should be discouraged with the exception of municipal parking lots, open for public use.

13. Detached single family residential dwellings are preferred at a moderately high density of 7-8 dwelling units per acre.

14. Multi-family residential dwellings are preferred at a high density of 20 dwelling units per acre.

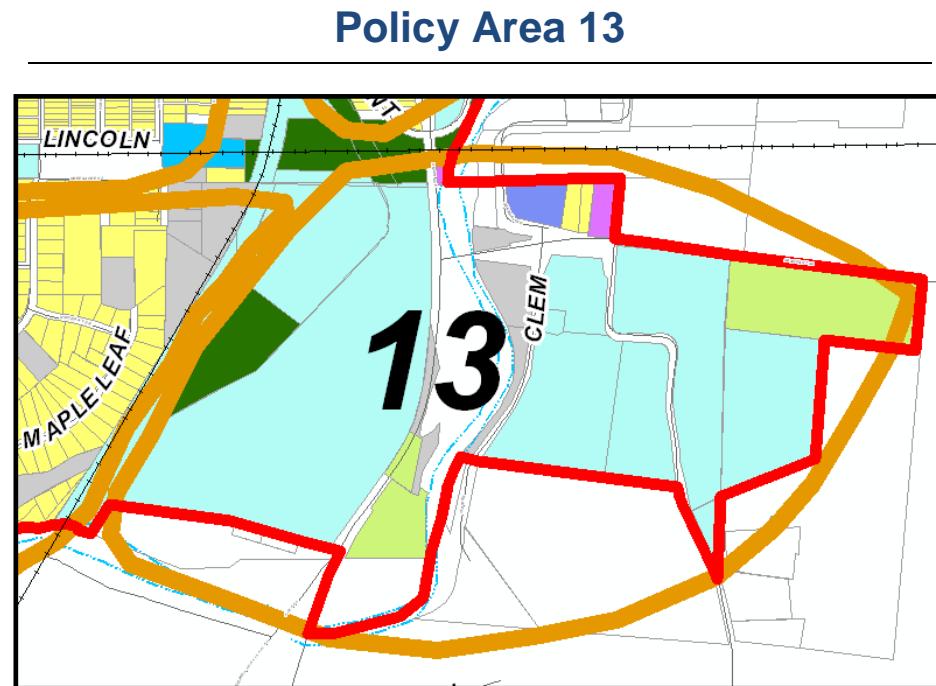
#### Appropriate Land Uses

- Commercial business

- Offices
- Residential units (both attached and detached)
- Public and semi-public uses

#### Recommendations

1. Connect the Miami Erie Feeder Canal Corridor and trail to the Great Miami River corridor and to the downtown.
2. Create a Public and Institutional Zoning District and rezone the cemetery and county properties in this area. Certain parts of this area are zoned current B-2 and may not be compatible in this location.
3. Document deterioration and safety issues on the Big Four Bridge and approach the CSX Railroad for repairs.
4. Future annexations should be reserved for very low density residential uses either at 1 dwelling unit per acre or 2-3 dwelling units per acre in conservation or cluster type development that preserves 25% or more the site in common natural and open spaces.



#### Existing Character

Located in the southeastern most part of the City and bisected north/south by the Great Miami River, Policy Area 13 is occupied by the Graceland Cemetery and with City and County Services including the County Jail, Garage, Sewage Treatment, Animal Shelter, and the Big Four Bridge, a regional landmark owned and used by the CSX Railroad, is massive concrete structure in a state of disrepair.

#### Appropriate Land Uses

- Public parks and open spaces
- Public and semi-public uses
- Single family detached residential dwellings in areas of annexation