

**Planning Commission
April 14, 2026, Meeting
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Johnson, Mr. Shomper, Ms. Thomas, Ms. Vargo (arrived late), and Mr. Walton.

Absent: None

Staff Present: Aaron K. Sorrell, Assistant City Manager, Geri Hoskins, Planning & Zoning Administrative Assistant.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

- V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

- 1. **DETAILED DEVELOPMENT PLAN – The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Detailed Development Plan for 26 building lots and street right of way. Property is located North of Carriage Trails Parkway (DDP 26-08).**

Mr. Sorrell stated this is the third plat of the Carriage Trails II subdivision. The Carriage Trails II basic development plan outlines the minimum lot sizes, setbacks, lot coverage and open space requirements.

Minimum lot dimensions for non-residential components shall be approved with the Detailed Development Plan. However, the maximum building coverage for non-residential buildings shall not exceed 50% of the lot area.

All front and rear setbacks are 25-feet, consistent with the requirements. The minimum lot size in this phase is 56-feet, which is greater than the 50-foot minimum requirement outlined in the Carriage Trails II development standards.

The Detailed Development Plan (preliminary plat) conforms to the Basic Development Plan regulations

Ken Conway was present and said 121 lots sold last year.

Action

Ms. Thomas moved to approve the request by the applicant, Carriage Trails CO, LLC, for a Detailed Development Plan (DDP 26-08) in accordance with the recommendation of Staff's Memorandum dated April 6, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Shomper, Ms. Thomas, Mr. Johnson and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

- 2. DETAILED DEVELOPMENT PLAN – The applicant, FORESTAR (USA) REAL ESTATE GROUP, INC., is requesting approval of a Detailed Development Plan for 38 building lots. Property is located at Chambersburg Road and Endicott Road (DDP 26-09).**

Mr. Sorrell stated that this is the third section of the Canal Heights subdivision. The Planning Commission approved the Basic Development Plan in 2021 through a development known as the Villages of Westport, which was renamed Canal Heights when the land was purchased by Forestar Real Estate Group.

The Basic Development Plan requirements are:

Front & rear yard setbacks: 25-feet

Side yard setbacks: 5-feet

Minimum lot width: 51-feet

All front and rear yard setbacks are 25-feet, consistent with the requirements. All lot sizes are the same as approved through the Detailed Development Plan

Action

Mr. Johnson moved to approve the request by the applicant, Forestar (USA) Real Estate Group, Inc., for approval of a Detailed Development Plan (DDP 26-09) in accordance with the recommendation of Staff's Memorandum dated, April 7, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Thomas, Ms. Shomper, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

- 3. MAJOR CHANGE – The applicant, GREG HOSKINS, is requesting approval of a Major Change to the Basic Development Plan to remove open space restricting from lot 199. Property is located at 3020 Burr Oak Drive (MJC 26-10).**

Mr. Sorrell stated that the applicant is requesting a major change to the Basic and Detailed Development Plan to remove the open-space restriction on lot 199, which is at the corner of Burr Oak Drive, due north of Fishburg Road. The HOA owns the lot, no longer wants to maintain it, and has voted to sell it to the

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applicant once the green space limitation is removed. If a residential structure were to be constructed on this lot, the overall density would be 2.6 units per acre, well below the 5 units per acre maximum in the Planned Residential District.

Prior Basic / Detailed Development Approvals

The Basic and Detailed Development Plans for The Oaks have been modified at least three times since inception. The images below illustrate each evolution of the plans, the most recent being the Koehler & Wang subdivision in 2021. The following images represent the various development plans.

2003 Master Plan

The 2003 plan illustrated extensive open space with a central neighborhood feature. The lot in question is illustrated on this plan as the corner park, just north of Fishburg Road.

In 2005, the plan was modified to accommodate a church. This required the south roadways to be modified, and the central open space was eliminated. The church was never constructed.

In 2020, the church land was sold and remains vacant.

Discussion

Based on the case records, staff and the Planning Commission discussed buffering between the properties to the west and the proposed Oaks subdivision. There is very little discussion about central open space features. Over time, the only non-stormwater-related open space improvement constructed was the gazebo at the corner of Oak Ridge Drive and White Oak Way.

The lot in question is currently unimproved by the developer, and it appears the HOA has no intention of making any improvements.

Staff supports removing the green space limitation for this lot for a following reasons:

- 1) Constructing a neighborhood park on this lot is unnecessary. This lot is approximately 300-feet from the entrance to Cottonwood Park. The City is investing nearly \$600,000 in upgrades to the park amenities. Later this year, a new crosswalk will be installed from Burr Oak to the park entrance.
- 2) This lot is more of a financial liability to the HOA than a neighborhood asset. The HOA has no plans or intent to invest significant capital to create a gateway feature into the neighborhood.
- 3) There is no requirement for open space in the Planned Residential District.

Additional Comments:

Fire: The Fire Department had no comments.

City Engineer: The City Engineer had no comments.

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Mr. Greg Hoskins spoke about the lot and taking care of it.

Action

Mr. Johnson moved to approve the request by the applicant, Greg Hoskins, for approval of a Major Change to the Basic Development Plan (MJC 26-10) in accordance with the recommendation of Staff's Memorandum dated, April 4, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Thomas, Mr. Shomper, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

1. PLANNING COMMISSION APPOINTMENT TO HOUSING COUNCIL

Action

Mr. Walton moved to appoint Ms. Thomas to a three year term to the City of Huber Heights Housing Council.

Seconded by Mr. Shomper. Roll call showed: YEAS: Mr. Johnson, Ms. Vargo, Ms. Thomas, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

2. PRESENTATION BY ZONECO FOR THE ZONING CODE REWRITE (attached)

IX. Approval of the Minutes

Without objection, the minutes of the February 10, 2026, Planning Commission meeting are approved.

X. Reports and Calendar Review

XI. Upcoming Meetings

May 12, 2026

June 9, 2026

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:13 p.m.



ReCode Huber Heights

Modernizing the City's Zoning Ordinance

ZoneCo

March 10, 2026

Why does Huber Heights need a new zoning code?

Huber Heights is updating its zoning ordinance to ensure it is aligned with the community's vision and ready for the **future**.

A zoning ordinance should be:

- Clear and user-friendly.
- Consistent with community priorities.
- Aligned with modern best practices.
- Supportive of reinvestment and neighborhood stability.

Why Now?

Many zoning ordinances across Ohio, including Huber Heights, were written decades ago and have been amended in a piecemeal fashion over time. This can result in a code that is difficult to interpret and inconsistent in application.

Huber Heights is updating its zoning ordinance to address common challenges, including:

- Unclear or outdated standards.
- Complex approval processes.
- Inconsistent terminology.
- Gaps in modern land use issues (parking, landscaping, mixed-use, infill, etc.).
- Difficulty supporting reinvestment in older commercial areas.

Huber Heights is undertaking a comprehensive rewrite of the zoning ordinance. This is not a simple patch or amendment. It is a modern replacement that reorganizes and updates zoning rules into a more understandable, predictable format.

The project includes:

- Updated zoning districts and permitted uses.
- Clearer development standards.
- Improved layout, graphics, and tables.
- Simplified procedures and review steps.
- Stronger alignment with planning goals.

A zoning rewrite does not automatically rezone every property unless the City Council chooses to adopt map changes. The rewrite focuses on making the zoning ordinance easier to use and more effective.

CHAPTER 1145 "R-2" RESIDENCE DISTRICT²³

1145.01 Principal permitted uses.

The following uses shall be permitted of all property located in this District:

- (a) One-family dwellings; and
- (b) Home occupations.

(Ord. 81-O-08, Passed 8-3-81)

1145.02 Accessory uses.

Only the following accessory uses shall be permitted in this District:

- (a) Uses customarily incident to all principal permitted uses;
- (b) One name plate for each dwelling indicating the name of the occupant; and
- (c) Temporary buildings and uses for construction purposes not to exceed 12 months.

(Case 336, 9-30-73; Ord. 81-O-08, Passed 8-3-81; Ord. No. 2019-O-2398, § 1, 10-14-19)

1145.03 Height standard.

No building shall exceed two and one-half stories or 35 feet in height.

(Ord. 81-O-08, Passed 8-3-81)

1145.04 Area standard.

All lots shall have an area, frontage and yard requirements as follows:

			*Front	Side Yard Widths		Rear
	Lot (square feet)	Lot Frontage (feet)	Yard Depth (feet)	Least Width (feet)	Sum of Least Width (feet)	Yard Depth (feet)
Dwellings	20,000	100	35	15	30	50

* The front yard shall be measured from the established right-of-way lines as shown on the legal Official Thoroughfare Plan.

²³Cross reference(s)—Residential care and social service facilities as special use—See § 1135B.01; Planned Residential District—See Ch. 1171, 1172; Zoning general provisions—See Ch. 1181; Exceptions and modifications—See Ch. 1183; Parking and loading—See Ch. 1185; Signs—See Ch. 1189; Accessory buildings—See Ch. 1191; Trailers, trucks and recreational vehicles—See Ch. 1193.

The existing zoning code of Huber Heights is unclear and confusing. When zoning codes are unclear, it can lead to:

- Uncertainty for property owners.
- Longer review times.
- Inconsistent decisions.
- Frustration for residents and businesses.
- Undesired development outcomes.

This document provides an example of a zoning district from the existing Huber Heights Zoning Code. The current code structure can be challenging to navigate, as it contains numerous cross-references and lacks a clear organizational framework.

1133.04 Traditional Neighborhood District (TN)

USES

Only the following uses are permitted in this district. No lot may have more than one principal use.

(In the list below, "C" indicates a use that is conditionally permitted. "A" indicates a use that may be accessory to a principal use. For more details, see the Comprehensive Use Table and use-specific standards in Chapter 1135.)

Agricultural

- Neighborhood Agriculture (A)

Industrial

- Artisan Manufacturing

Institutional

- Government Services (C)
- Religious Place of Worship
- School (C)

Parking

- Small Surface Parking (A)
- Structured Parking (C) (A)

Recreation and Leisure

- Conservation Recreation
- Indoor Recreation or Leisure (C)
- Large Outdoor Recreation (C)
- Medium Outdoor Recreation
- Restaurant or Bar
- Small Scale Outdoor Recreation

Residential

- Dwelling

Retail

- Large Retail (C)
- Small Retail

Sales

- Automotive Sales (C)
- Commercial Sales (C)

Services

- Animal Care (C)
- Automotive Services (C)
- Car Rental Services
- Commercial Services (C)
- Family Care Services
- General Personal Services
- Professional Services

PURPOSE

The Traditional Neighborhood District intends to support medium-density residential uses in well-connected, walkable neighborhoods.

DEVELOPMENT STANDARDS

Front Setback	8 ft. min.; 30 ft. max.
Side Setback	3 ft. min.
Rear Setback	30 ft. min.
Structure Height	35 ft. max.
Impervious Coverage	65% max.

PARKING LOCATION

No parking area may be situated closer to the front lot line than any front-facing exterior wall of any principal structure(s) on the same lot, except in the case of through-lots. If the parking area is located on a lot that does not contain a principal structure, refer to the parking area regulations in Section 1137.03 (b).

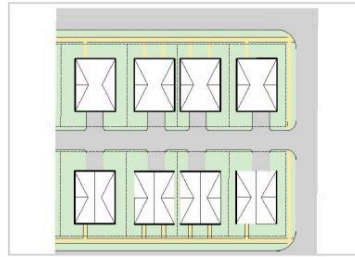


Figure 9: An illustrative graphic showing a possible development pattern in the Traditional Neighborhood District.

A clear zoning code should have:

- Plain, consistent language.
- Logical organization.
- Clear use permissions.
- Objective, measurable standards.

This document provides an example of a zoning district page from a previous zoning code rewrite completed by ZoneCo for Portsmouth, Ohio. A well-structured and thoughtfully designed zoning code enhances usability, making it more accessible and understandable to the public.

Huber Heights Today

Huber Heights is a city with strong residential neighborhoods, regional connectivity, and growing opportunities. Its zoning ordinance should reflect:

- Established residential neighborhoods.
- Key commercial corridors and centers.
- Employment areas.
- Parks, schools, and civic investments.
- Redevelopment and infill opportunities.
- Beautiful open and natural spaces.

The city is well positioned to support reinvestment in commercial corridors, new housing options across the housing continuum, improved site design and walkability, and more streamlined processes.

Comprehensive Plan

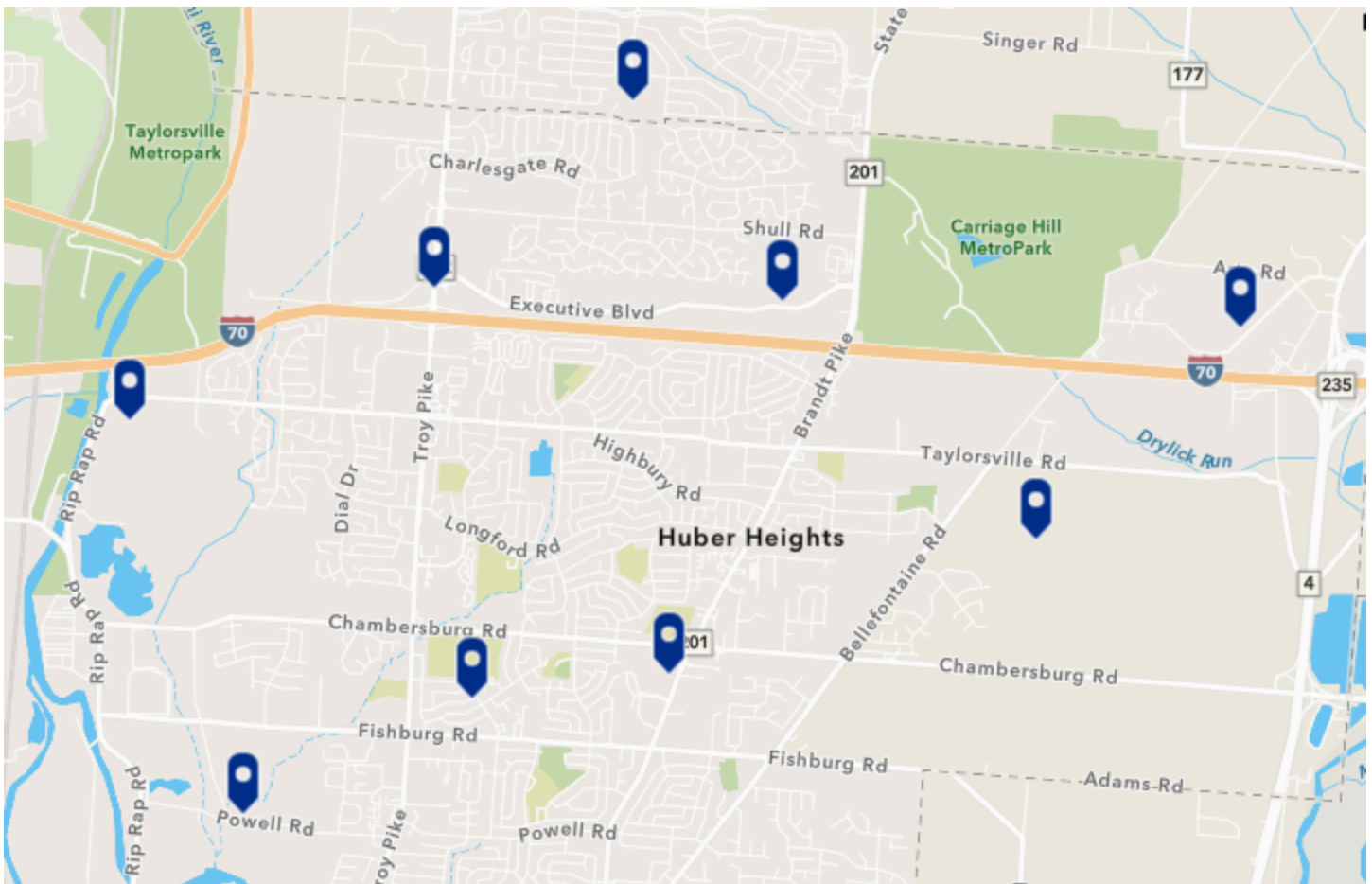
Huber Heights adopted an updated [comprehensive plan](#) in 2023. Through numerous in-person engagement events and surveys, a set of eight community focused development goals were identified. The zoning ordinance rewrite is guided by these goals.

- **Goal 1: Foster transit supportive densities.**
 - Improve viability of transit and walkable infrastructure by allowing higher densities along transit routes, the proposed recreation trail called the Loop, and in identified city centers.
- **Goal 2: Encourage a mix of housing types.**
 - Allow for a broad set of housing types, particularly within walking distance of schools, employment, retail, and parks
- **Goal 3: Encourage a mix of uses.**
 - Allow broader and more flexible use categories with greater mixing permitted between commercial, light manufacturing, institutional, recreational, and residential uses.
- **Goal 4: Decrease the overall number of residential districts.**

- Reduce and simplify residential zoning districts to maximize the mixing of housing types across the City
- **Goal 5: Eliminate barriers to density.**
 - Reduce or eliminate minimum lot sizes, unit sizes, and parking minimums
- **Goal 6: Expand homeowner choices.**
 - Establish a universal by right allowance for accessory dwelling units (ADUs) and most home-based businesses
- **Goal 7: Make traditional neighborhood development the default.**
 - Establish new form-based standards for development that encourage safe, walkable, and human-scaled buildings fronting streets and public spaces
- **Goal 8: Reduce reliance on zoning variances and Planned Unit Developments.**
 - Revise zoning such that City staff may approve the majority of development and site plan proposals with clear, achievable development and subdivision standards while reserving the types of applications that require actions by Planning Commission and/or City Council for the most unique of cases.

Future Development Patterns

The Huber Heights Comprehensive Plan lays out multiple different types of Development Patterns for the City. These Development Patterns establish character areas to convey the City-wide vision and values for the built environment. The interactive map below shows the Development Patterns, and explains the purpose of each, as determined by the Comprehensive Plan.



Ohio Rail Development Commission | Esri | TomTom | Garmin | SafeGra... 2 km Powered by Esri



Live Local Center

The long-term vision for the Live Local Center is for it to be a gathering place that caters to local residents, providing them with daily needs as well as a wide range of...



Work Center

The long-term vision for the Work Center is to attract light manufacturing with complementary residential and amenities to be strategically incorporated into a...



Play Center

This center is envisioned as a regional destination that leverages existing assets like the Rose Music Center, Kroger Aquatic Center, Sinclair Community College, and...



Riverfront Center

The Riverfront Center will likely be the most long-term City center to be developed, but it represents a key opportunity for Huber Heights to leverage its proximity to...



Regional Commercial

The Regional Commercial pattern encompasses big box stores, chain restaurants, and national and regional employers. As redevelopment becomes necessary,...



Northtown

the Northtown pattern is most characterized by its detached, one to two-story homes. Going forward, emphasis should be placed on completing and improving...



Southtown

Southtown's character is driven by its residential neighborhoods, predominately detached, one and two-story brick homes. As redevelopment and right-of-way...



East Villages

This area is currently made of a mix of rural-scale residential, agricultural uses, and wooded areas. New residential development is anticipated for undeveloped...



Estates

The Estates development pattern recognizes the areas at the City's western and eastern edges that are more rural-scale residential, where lot sizes are more than a...



What does process of writing the new zoning code look like?

Six objectives for the new zoning code were identified in the Diagnostic Report. These objectives are based on the findings and recommendations of the Comprehensive Plan.

Zoning Modules

The zoning code rewrite process consists of four semi-sequential modules:



Diagnostic

The Diagnostic module focuses on a thorough review and analysis of the city's current zoning and maintenance codes in relation to the updated Land Use Plan. This process includes a detailed assessment of the existing code to identify strengths, gaps, and areas that require improvement. A Steering Committee meeting will be held to gather input. The consultant team will then develop a Diagnostic Report, analyze potential zoning revisions, and refine recommendations with city staff. The phase will conclude with the finalization of the Diagnostic Report, identification of new zoning districts, and updates to the table of contents for the new code structure. Ongoing meetings and administrative tasks will ensure coordination and regular updates will be provided on the project website.

Calibration

The Calibration module aims to refine and organize the standards for zoning districts, including parking regulations. The process includes staff meetings, meeting with the Steering Committee, and public engagement to gather feedback on proposed adjustments to zoning standards. A master calibration table will be created to align existing and revised zoning districts with the updated Land Use Plan.



Codification

The Codification module will focus on developing the updated zoning code chapter by chapter, ensuring they align with the Land Use Plan and previous calibration efforts. An updated zoning map will also be created for staff review. There will also be bi-weekly staff meetings, an in-person Steering Committee meeting, and a work session with public officials to review zoning districts, code updates, and property maintenance regulations. Graphics and formatting will be incorporated into the draft, followed by chapter-by-chapter revisions based on staff feedback.

Adoption

The Adoption module is the final phase of the project, where all revisions are made, and the code adopted by the City of Huber Heights.

Diagnostic Report

In the Diagnostic Report, Objectives for the new zoning code were developed based on the goals from the Comprehensive Plan. These objectives will be used when creating the new code.

Objective A: Zoning should allow development densities that support pedestrian activity and transit use.

Comprehensive Plan Goal

The community clearly and strongly advocated for increased alternatives to reliance on automobiles by setting their Mobility Plan as a primary goal of the 2023 Comprehensive Plan. Expanding biking and walking networks were by far the most desired measure to improve regional connectivity. The mobility goals are supported by data that indicates the need for and benefits of transportation options.

Analysis of Existing Zoning

Existing zoning largely segregates land uses, which creates automobile dependency for residents in their daily activities because neither jobs, shopping, offices, or

housing are located in close proximity to each other. Housing is largely isolated in low-density neighborhoods, which makes traveling by car the most expedient way to get around.

Objective B: Zoning should foster development that enhances the existing community character.

Comprehensive Plan Goal

The Comprehensive Plan identifies patterns of past community development, and recommends future development that will complement and enhance the character of what exists today. The goal is to strengthen existing neighborhood and development areas by developing community centers with mixed-uses and higher densities, and fostering appropriate infill

development on vacant parcels to strengthen neighborhoods utilizing existing infrastructure.

Analysis of Existing Zoning

There is a mismatch between the Comprehensive Plan's identification of 9 unique areas within Huber Heights, and the current zoning code which has 26 different zoning districts. Many of the existing zoning districts date back to 1981, and the zoning regulations do not correspond to the existing development patterns identified in the Comprehensive Plan. Most of the existing zoning districts are single-use districts, and the lot size and setback criteria will not facilitate the higher-density, mixed-use growth the Plan envisions. For example, many of the areas designated to become community centers are currently broken into 5 or 6 distinct zoning districts which require buffers and setbacks between them.

Objective C: Zoning should support Infill Development.

Comprehensive Plan Goal

The Comprehensive Plan calls for infill development on sites that are already served by existing streets, water, sewer and other infrastructure. Infill development also supports the goal for increased density. New development in older neighborhoods can encourage investment in neighboring properties.

Analysis of Existing Zoning

The existing residential zoning districts are tightly regulated and may not allow for infill or redevelopment on lots that do not meet the district dimensional standards. Further, infill development of missing middle housing, such as cottage clusters and 2-4 unit buildings, which can be compatibly integrated into lower-density neighborhoods is not allowed in most of the residential zoning districts. Missing middle housing types are typically smaller size and are desirable for smaller households and seniors who want to downsize but stay in the community.

For commercial and employment areas, vacant or underutilized sites should be identified for infill potential. Sites that are too small for non-residential uses should be considered for residential development to provide housing options in close proximity to jobs and services.

Objective D: Zoning should foster development that activates key street corridors.

Comprehensive Plan Goals

The Mobility Plan, a key component of the Comprehensive Plan, envisions the development of the Loop, a 14.5 mile continuous trail that circles through Huber Heights. The Comprehensive Plan notes that mixed uses at higher densities are compatible with the goals for “complete streets”, or streets that are pedestrian-friendly. Higher-density mixed-use zoning along these street corridors would help activate these streetscapes, could provide more housing density in areas with transit and other mobility options.

Analysis of Existing Zoning

Existing zoning does not extend along corridors, or foster cohesive development patterns that create a unique

identity and activate streetscapes. There is an opportunity to further several of the comprehensive plan goals along appropriate street corridors by assigning a “corridor zoning” to: encourage higher densities, promote mixed-use development, provide housing suitable for smaller households, and develop streetscapes that prioritize mobility via walking, biking and transit.

Objective E: Zoning should encourage a mix of housing types to provide for the needs of smaller households and seniors.

Comprehensive Plan Goal

The Comprehensive Plan documents significant demographic shifts: the median age increased 7.2% (to 40.3), multi-generational households grew 73.7%, household sizes decreased, and earnings remained largely stagnant. These conditions indicate a growing need for

residents to age in place, for a broader range of housing types, and for housing that is more affordable. The Comprehensive Plan explicitly calls for the City to “Expand housing options” and “Promote a wide range of housing types and price points”.

Analysis of Existing Zoning

The existing zoning code does not allow accessory dwelling units (ADU’s), contains relatively large minimum lot sizes in several districts, and limits multi-family development to specific districts. The current code’s home occupation regulations (Section 1181.26) limit employee and customer visits, which may not reflect the realities of modern remote and hybrid work. The planned development overlay process (Title Seven) adds complexity and cost that may discourage innovative housing types.



Objective F: Zoning should promote a mix of residential, retail, restaurant and office uses in appropriate locations.

Comprehensive Plan Goal

The Comprehensive Plan represents A fundamental shift from the traditional single use zoning districts to a more active, varied, and flexible approach to regulating development. As compared to current zoning which has 9 distinct almost exclusively residential zones, the comprehensive plan calls for variety of residential types within predominantly residential areas, the introduction of support retail and service uses within predominantly residential areas, and the introduction of residential development in what was traditionally exclusively common show and employment areas.

Analysis of Existing Zoning

The existing zoning districts highly segregate residential uses from commercial, industrial, and office uses, often calling for significant buffer areas between residential and non residential uses. With renewed interest in creating streetscapes and communities that are conducive to pedestrian activity and alternative ways of getting around, such as by using bicycles and scooters and increased use of transit, older segregated zoning districts no longer makes sense.

Objective G: Zoning and subdivision regulations should foster development according to traditional neighborhood design principles.

Comprehensive Plan Goals

The Comprehensive Plan recognizes that to encourage mobility by walking, biking, scooters and transit, the public realm which is largely comprised of the streetscape must be attractive, safe, convenient, and interconnected. The Comprehensive Plan looks to principles of traditional neighborhood design to accomplish its objectives.

Traditional neighborhood design principles are derived from past development practices that viewed the public realm of streetscapes, parks, and other outdoor areas as very important to community life. While derived from the past, these design principles are in many ways timeless because they relate to the human scale and experience. Traditional neighborhood design is for the pedestrian, not

the car. Amenities that enhance the pedestrian experience are deemed essential, and pedestrian and bicyclist safety and convenience are prioritized. The Comprehensive Plan strongly encourages traditional neighborhood design in The Riverfront Center and the East Villages which are largely undeveloped and provide the best opportunity to fully realize the benefits of development that is designed to encourage an active pedestrian community. These principles should also influence all new development, particularly on key corridors designated to be part of the community trail system.

Analysis of Existing Zoning

Historically the goal of existing single-use zoning districts was to segregate incompatible uses, particularly industrial and heavy commercial uses from residential uses, but zoning ended up being used as a tool to also segregate citizens based on socioeconomic differences. The result was large swaths of land largely devoid of community life and activity, as the zoning realized its intended effect of segregating members of the community. The Huber Heights zoning code is similar to most community codes that have not been re-examined given current citizen interest in placemaking, community identity, and healthy lifestyles. Rising costs of housing and transportation are also spurring reconsideration of zoning laws that contribute to high costs of living. The existing zoning code focuses more on permitted uses and much less on the appearance, quality and compatibility of development.

Objective H: Reduce reliance on variances and PUD's.

Comprehensive Plan Goal

The Comprehensive Plan specifically calls for reducing reliance on variances and PUDs (Comprehensive Plan, p. 68, 84). The frequent use of Planned Unit Developments (PUDs) is a symptom of the misalignment between zoning districts and market demand. While households are getting smaller, the zoning code does not allow diverse and smaller housing types and higher densities, such as small cottages, townhomes, condos, or apartments. The Planned Unit Development regulations (Title Seven, Chapters 1171–1179) require a multi-step approval process with Planning Commission and City Council review, adding time and cost. While the PUD process allows flexibility of uses and layouts, the development scheme is largely developer driven. With the goals and vision of the new Comprehensive Plan, the

community will adopt new zoning districts and regulations that clearly show the vision moving forward, and provide flexibility in uses and standards in the base zoning code eliminating the need to work around zoning district regulations via the PUD process.

Analysis of Existing Zoning

The variance and PUD processes permit development that does not conform to the underlying zoning district. The PUD and variance approval processes also require a public hearing and can lead to arbitrary or inconsistent decisions depending on who attends the meeting or the type of comments received at a hearing. Because the existing zoning code does not allow housing types that are in demand, developers have been utilizing the planned unit development (PUD) process to obtain approvals for development that is not otherwise allowed by the zoning code. However, the PUD process allows for each new development to be designed and evaluated on its own merits, without adhering to an overall vision for the community's growth and development.

Objective I: Support growth of employment areas with integrated and nearby housing.

Comprehensive Plan Goal

The Plan envisions a Work Center along Route 235/Valley Pike with light manufacturing, flexible office space, and complementary residential. It also calls for broadening economic development objectives and attracting employees and companies from technology sectors.

Analysis of Existing Zoning

The zoning code has 4 “employment” districts, EP - Employment Park, I-1 - Light Industrial and Mixed-Use, O-1 – General Office, and I-2 - Heavy Industrial, however no land is currently zoned EP or I-2. A few larger areas and many isolated lots are zoned I-1. A few isolated lots are zoned O-1. There is an area containing several lots zoned PEP on the south side of Executive Boulevard, west of Brandt Pike. A

few smaller areas are zoned PI – Planned Industrial, generally located adjacent to I-1 zoned property. There are also a few isolated lots zoned PI. The zoning map indicates fairly frequent application of office/light industrial zoning to an individual lot, and in some cases fairly small individual lots. Many uses that are allowed in the O-1 and I-1 zones are not incompatible with nearby residential uses, and would be reasonably included in a mixed-use zone that also allowed medium to higher density residential without buffers.

Structure of the New Code

The new zoning ordinance will likely be organized into a format similar to this:

1. General Provisions
2. Zoning Districts
3. Use Regulations and Standards
4. Generally Applicable Standards (Parking, Landscaping, Signs)
5. Nonconformities
6. Administration and Procedures
7. Definitions
8. Enforcement

Zoning Districts

Zoning districts establish the rules for land use and development standards. Each district typically includes:

- Permitted uses.
- Dimensional standards (setbacks, height, lot size).
- Site design standards.
- Special rules for certain uses.

Why This Matters

A consistent structure helps residents find answer faster, staff administer rules consistently, and applicants understand expectations early.

Important Note: Zoning Map Decisions

The rewrite may involve keeping the current zoning map with updated rules, or updating district boundaries, names, or categories. If map updates are proposed, they will be publicly reviewed and adopted through a formal process.



Who is involved?

Roles of the Zoning Code Rewrite

The City's Role

The City of Huber Heights is the main decision maker for the project. They will review ZoneCo's work, and give feedback to ensure the City is getting the code they desire.

ZoneCo's Role

ZoneCo takes care of the technical work of the zoning code rewrite. This includes reviewing the existing code, creating and adjusting standards and regulations, and writing the new zoning code.

The Community's Role

The community informs the process by sharing how existing rules affect them and what they want from the new code. Engagement opportunities are linked in the [Community Engagement](#) section of this site.



A Code Built for the Future

The zoning ordinance rewrite presents an opportunity to establish a more transparent, modernized regulatory

framework that supports:

1. Neighborhood stability
2. Reinvestment and redevelopment
3. Economic growth
4. Predictable development standards
5. A high-quality built environment

Thank you for being part of the process.



Community Engagement and Surveys

Residents and stakeholders are encouraged to share input on:

- Neighborhood character and housing concerns.
- Commercial corridor improvement rules.
- Redevelopment opportunities.
- Problem areas in the current code.
- Priorities for the new ordinance.