

the area transitions from the downtown core to the residential neighborhoods.

While these areas are generally well maintained, 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 as the housing crises hit this area hard with foreclosures.

### Recommendations

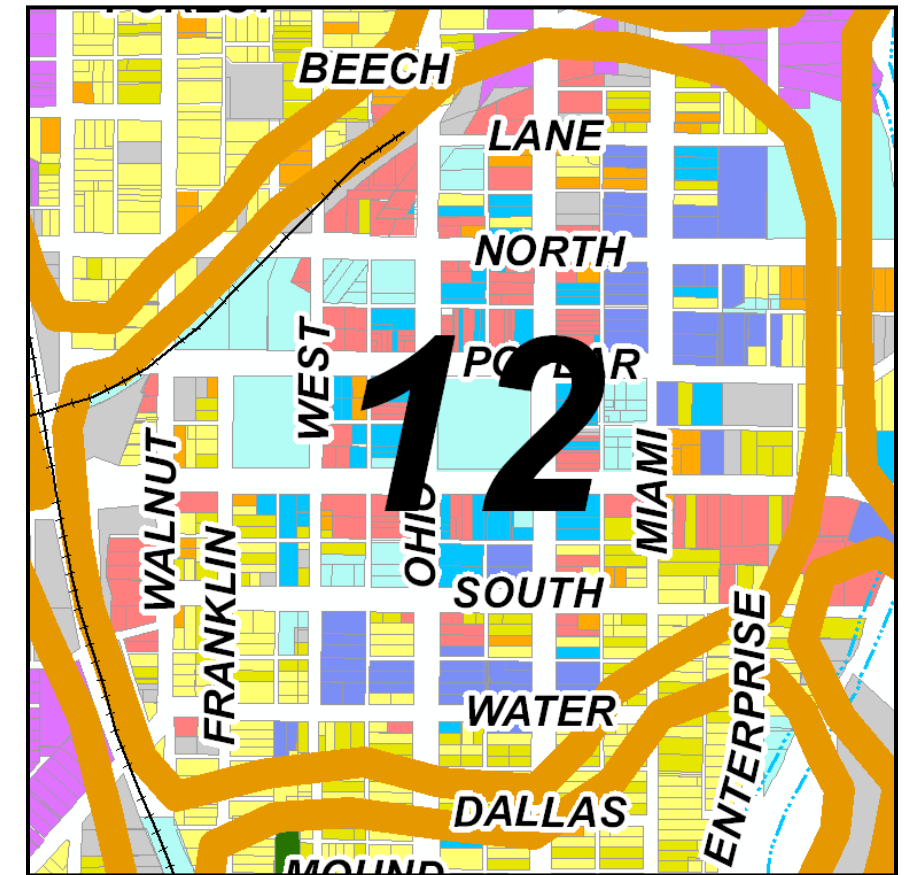
1. These neighborhoods play a vital role in the heightened use and revitalization of the downtown and should continue to be promoted and preserved by the City as historic, well maintained, residential areas of the City.
2. Aggressively enforce property maintenance requirements. Consider neighborhood sweeps where city departments (health, fire, police, zoning) visit individual neighborhoods collectively to cite code offenders.
3. Develop a CRA to help with housing reinvestment.
4. Improve street lighting and street trees to improve the visual quality of the neighborhoods.

5. Where teardowns are absolutely necessary, infill development should reflect the character of the surrounding properties and strive to meet market demand.
6. 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.
7. Pursue CDBG grants to revitalize neighborhood infrastructure. Although not defined by HUD to be LMI, income surveys could be developed locally to certify the area as such. Also, CDBG resources could be used to repair infrastructure designated as “blighted” by city council.

### Appropriate Land Uses

- 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

### Policy Area 12



### Existing Character

Characterized by beautiful turn of the century and older multi-story buildings, Policy Area 12 provides a distinct economic resource and a center for community activities and identity, and is also the County seat of Shelby County. The area is generally established by Lane Street in the north, the Great Miami River to the east, Dallas Street to the south and Walnut Street to

the west. Courthouse Square, a National Register Historic District, is located at the center of the downtown area. The area is well connected from a pedestrian and vehicular standpoint with an extensive sidewalk and grid street system.

The historical significance of this area is a characteristic that needs to be maintained and enhanced. Two significant historical properties on North Street have announced major expansions: the Amos Memorial Public Library and the Ross Historical Center (Shelby County Historical Society Museum). Although plans for the historic society expansion are on hold, the expansion of the library is well underway and will be completed in 2017. Other recent development and redevelopment efforts include a new facility for the Police Department where period style architecture was used to mirror the design of the existing City Hall building.

In recognizing the influences of heavy truck traffic moving through this Policy Area, ODOT and City officials jointly worked to relocate the truck route around North Street. The bridge over the Great Miami

River, on North Street, was recently designed and replaced by ODOT.

Zoning for this Policy Area is primarily B-5 Court Square business. This zoning district is surrounded to the north, east and west by R-3 Multi-Family Residence and to the south, east and west by B-1 Local Business and B-2 Local Business. R-2 Single and Two Family Residence zoning is located in the southern most portion of this Policy Area.

#### Recommendations

1. Encourage private investment by retooling the City's existing CRA that governs the downtown area. It is recommended that City officials could provide 100%, 15 year property abatements to qualifying projects.
2. Work with Sidney Alive and the Land Bank to target and tear down of dilapidated and deteriorated buildings. In cases where buildings and structures must be torn down, infill development should be similar in materials, size and design to the surrounding buildings and structures.

3. Key community assets within this Policy Area should be connected over time with visual cues, signage, and way-finding tools. Connections between these elements will help bind the community together and will increase Sidney's attractiveness as a social gathering place.
4. This area contains the highest percentage of single family residential properties currently being used as rentals, and should be targeted for additional inspection to ensure code compliance.
5. Tap into CDBG funds to replace blighted infrastructure. This area is LMI-eligible.
6. Improve lighting in public areas and use the alleys to create a well-lit and safe means to connect the downtown assets, to include the River Corridor.
7. Recruit businesses to the downtown that were noted as "gap" business in the Market Analysis (*See Chapter: Economic Growth*).
8. Promote a mixed use environment including promoting multiple uses in one building (e.g. commercial or service use on lower floors of buildings and residential units above).
9. Continue to utilize the downtown footprint as the preferred location for social events.

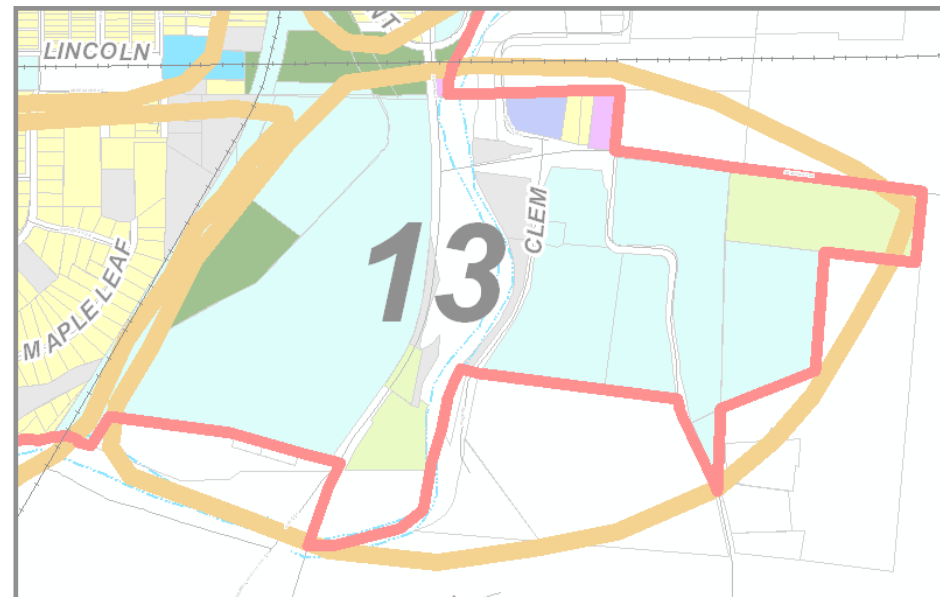
10. Existing parking spaces should be clearly marked as public or private. A remote or non-adjacent parking area for downtown employees should be pursued so that prime parking spaces are readily available for customers. Having mutual agreements with owners of parking adjacent to the downtown may also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

### Policy Area 13



### 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.

### 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.

### Appropriate Land Uses

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