



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY DECEMBER 12, 2016**

COMMITTEE MEETING: 7:30 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Luzader
Safety: Chmn Long, Cicak, Luzader, Spalding
Service: Chmn Clemens, Luzader, Spalding, Cicak
Finance: Chmn Cotner, Long, Clemens, Skinner

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Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – November 28, 2016
4. Discussion
 - a. ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT #174723 - (6748 E. Main Street; Proposed Use – Auto Sales); Applicant, Augustin Munyemana; Business: IR&BA Coffee, LLC. (First Reading 11/28/2016).
 - b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (Second Reading 11/14/2016, Planning Commission 11/3/2016, Held from Service Committee 11/28/2016).
 - c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (Second Reading 11/14/2016, Planning Commission 11/3/2016, Held from Service Committee 11/28/2016).



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY NOVEMBER 28, 2016**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding
ABSENT: Joseph

2. Approval of Agenda

Mr. Clemens: I'd like to hold items c and d and send them back to Committee.
Second by Mr. Luzader
All in favor to vote Aye.

All voted Aye, Agenda amended.

3. Approval of Minutes

a. Service Committee – Committee Meeting – November 14, 2016
Minutes stand approved.

4. Discussion

a. Liquor Permit Request 7601 E. Main Street

Lt. Wright: 7601 E. Main Street was the We Joy Sing and now they're a catering called Linzy's at the White House.

Mr. Clemens: Is this the big one on the corner?

Lt. Wright: That's the big white house on the corner correct sir. We did a background on the person, Claudia Williams for an interview, she's never been cited or arrested for alcohol related offenses, no felony convictions, has never owned a liquor permit and it is a new permit not a transfer from the previous one. There is no indication or nothing in here that would prevent her from getting this permit.

Mr. Clemens: Any questions?

No action taken.

Minutes Acceptance: Minutes of Nov 28, 2016 7:30 PM (Approval of Minutes)

b. Liquor Permit Request 1735 Brice Road

Lt. Wright: That's the Pop A Top. Wanting to renew a liquor permit, they've always been cooperative with the police any time that we go there. He does have a permit on high street and did have 2 underage sales on high street and said he couldn't trust the managers so he closed that location. He states he's never been arrested and has a clean record. Making no changes to the store except moving the counter to the rear so he's not making changes to anything different alcohol related and there is no reason to deny this request.

Mr. Clemens: Any questions for the Lt?

No action taken.

- c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (Second Reading 11/14/2016, Planning Commission 11/3/2016).

RESULT:	ITEM HELD	Next: 12/12/2016 7:33 PM
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- d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (Second Reading 11/14/2016, Planning Commission 11/3/2016).

RESULT:	ITEM HELD	Next: 12/12/2016 7:33 PM
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- e. Ordinance Accepting an Unrecorded Deed of Easement (1.050 Acre Sanitary Sewer Easement) from Reynoldsburg One LLC. (Second Reading 11/14/2016 - Amend to Redraft Date of 11/16/2016 Requested).

Motion to amend to redraft date of 11/16/2016 by Councilman Clemens. Second by Councilman Luzader. All voted Aye by voice vote. Motion carries.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 11/28/2016 7:45 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

Minutes Acceptance: Minutes of Nov 28, 2016 7:30 PM (Approval of Minutes)

Board of Zoning and Building Appeals**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: December 12, 2016**TO: Eric Snowden, Planning & Zoning Administrator Board of
Zoning and Building Appeals****RE: 6748 E. Main St.; Application #174723; Applicant: Augustin
Munyemana; Business: IR&BA Coffee, LLC; Special Exception Use
Permit - Auto Sales. (First Reading 11/28/2016).**

6748 E. Main St.; Application #174723; Applicant: Augustin Munyemana; Business: IR&BA
Coffee, LLC; Special Exception Use Permit - Auto Sales

CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Section 1139
BOARD OF ZONING & BUILDING APPEALS
APPLICATION

Application #: 174723
Permit #:
Date Submitted: 8/19/16
Fee Amount: \$350.00
☒ Paid: M/C

I. PROPERTY INFORMATION

Property Address: 6748 E. MAIN ST. REYNOLDSBURG, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): GBS Reynoldsburg LLC
Contact Email:
Contact Phone Number: 614-419 0425

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: IRIBN Coffee LLC Contact Name: AUGUSTIN MUNYEMANA
Contact Phone Number: 614-861-9262 Contact Email: MARATHON2008CO@YAHOO.COM
Description of Use: GAS AND CONVENIENCE STORE

IV. APPLICANT INFORMATION

Applicant Name: AUGUSTIN MUNYEMANA Applicant Address: 6748 E. MAIN ST REY, OH 43068
Applicant Phone Number: 614-861-9262 Applicant Email: marathon2008co@yahoo.com
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

Variance (☐ Non-Residential (\$450) / ☐ Residential (\$100)):

☒ Special Exception Use Permit (\$350): auto sales
☐ Other:

Applicant shall submit ten (10) copies of application and materials to the Planning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: [Signature] Date: 8-19-16
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:	Zoning Information	BZBA Meeting	City Council Meeting
	Zoning District: <u>CC</u>	Date: <u>10/20/16</u>	Date: _____
	☐ Historic District	☐ Approved as Submitted	☐ No Action Taken
	☐ CC Overlay	☐ Approved w/ Conditions	☐ Approved as Submitted
	Add'l Approvals Req'd	☐ Tabled	☐ Approved w/ Conditions
	☐ Planning Commission	☐ Denied	☐ Denied
	☐ DRB	Planning Admin.: _____ Date: _____	Clerk of Council: _____ Date: _____

Attachment: Application #174723 (1589 : 6748 E. Main St.; Application #174723; Applicant: Augustin Munyemana)

Hello. We would like a special exception for our location at 6748 E. Main Street, Reynoldsburg, OH 43068. This building is a small strip that has ample parking and a drive that goes completely around the building. The parking in the back has a fence and trees that would shield any trucks parked around the back. The trucks parked out back would leave plenty of room for fire and emergency vehicles to move around. We would like to be able to park five to six rental trucks out back. They would not be seen by any one driving by.

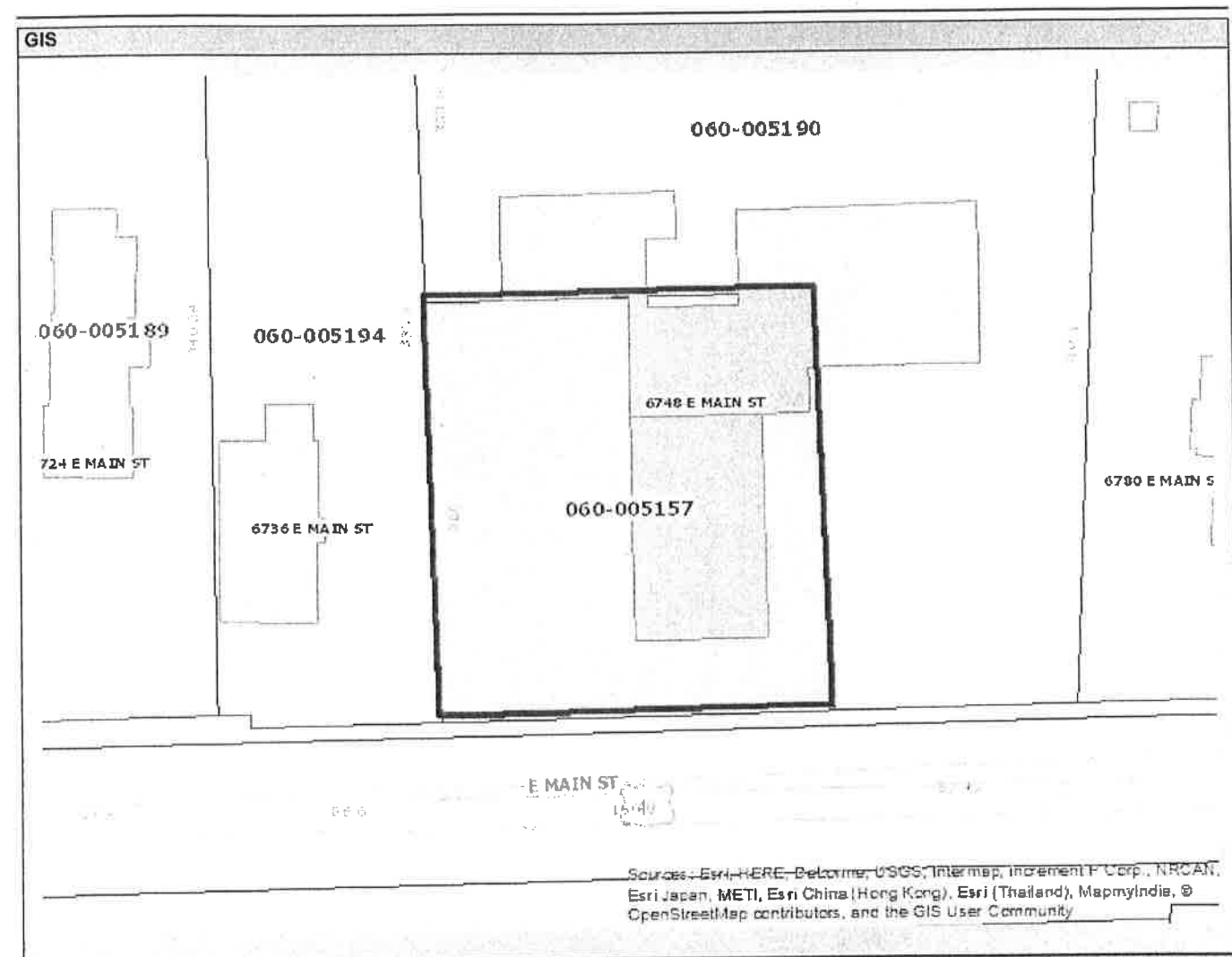
Thank You,

Augustin Munyemana
8-19-16



MAP(GIS) Generated on 07/27/2016 at 11:28:58 AM

Parcel ID	Map Routing No	Owner	Location
06000515700	0600106D 04800	G B S REYNOLDSBURG LLC	6748 MAIN ST E



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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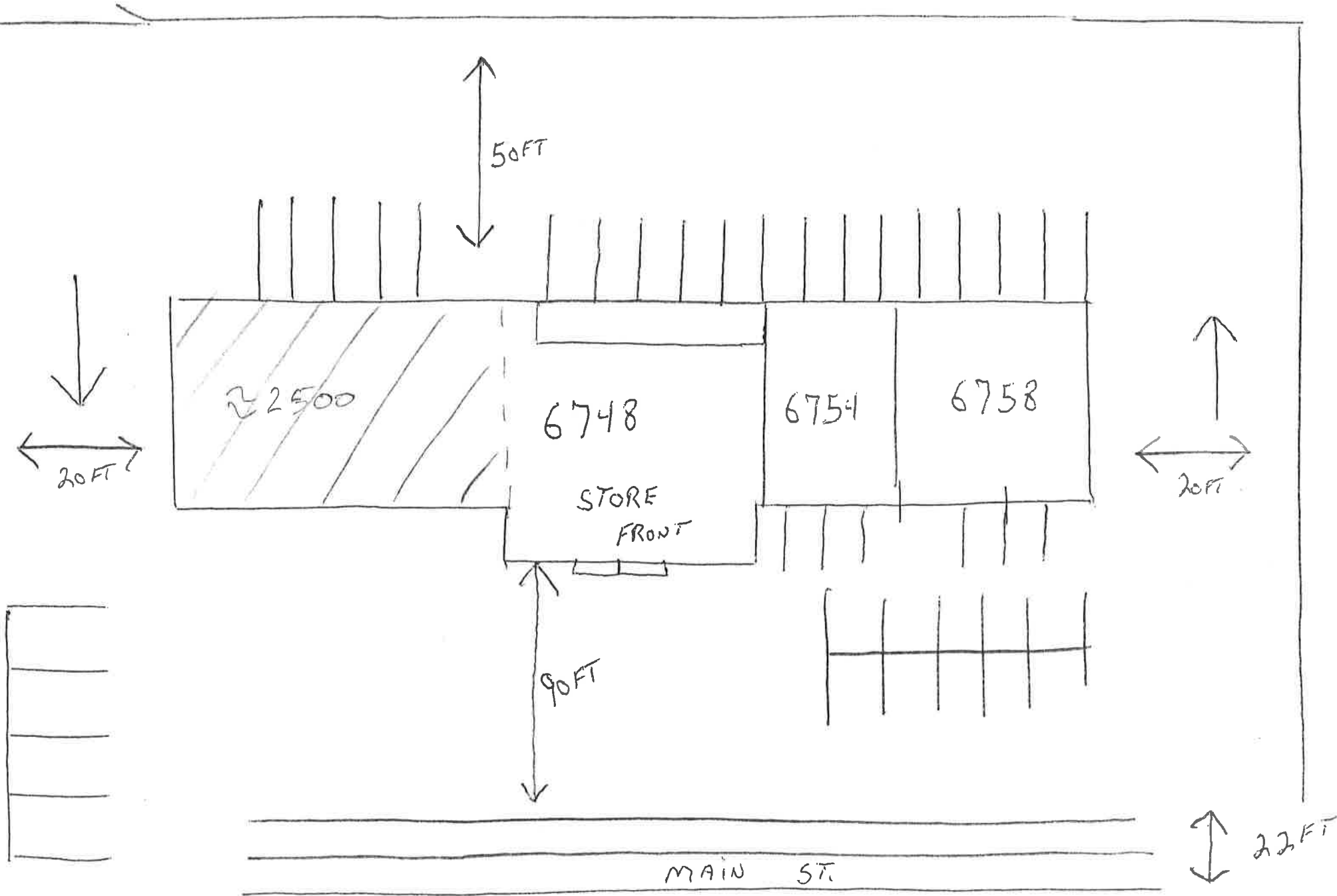
6748 E. MAIN ST

Keg = 51 spaces

BUILDING SQUARE FT 10145

PARKING SPOTS 37

4.a.a



Development Department**Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST**

DATE: **December 12, 2016****TO:** **Service Committee****RE:** ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE
CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs
and Graphics; and Chapter 1196 Community Commercial Overlay.
(Second Reading 11/14/2016, Planning Commission 11/3/2016, Held from
Service Committee 11/28/2016).

See the attached materials for details.

- Staff Reports

- Proposed Amendments

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196
Community Commercial Overlay.



**REYNOLDSBURG
PLANNING & ZONING DIVISION**

**STAFF REPORT:
CODIFIED ORDINANCE
AMENDMENT**

CODE SECTION: Various Sections – Electronic or LED signage at Gasoline Stations.

BACKGROUND: Staff becomes periodically aware of provisions in the Planning & Zoning Code that require revision. Staff has observed inconsistencies in the restrictions on electronic or LED signage for gasoline station uses, and proposes to implement some basic Citywide requirements to allow such signage.

SUMMARY OF MAJOR REVISIONS:

SECTION 1181.08 - SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS

Staff proposes to enact this new section, in order to exempt gasoline stations from the requirements of the Sign Code that prohibit electronic signage. Staff proposes to restrict such exemptions to ground signs and limit the area to one third of ground sign's area.

SECTION 1196.11 – GRAPHICS

This section of the Community Commercial Overlay chapter provided special signage requirements for the Community Commercial Overlay District, including an exemption from changeable copy restrictions that was not content-neutral. Several of the provisions are redundant, given the provisions of Chapter 1181 – Signs and Graphics, and Staff proposes to repeal them accordingly.

1181.08 SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS.

Gasoline stations present several unique challenges for signage purposes due to the industry-wide requirement to advertise the price of fuels for sale. In order to address these unique challenges, ground signs on lots with gasoline stations shall be exempt from Section 1181.05(p), in order to allow electronic or LED signage. Exempted ground signs of this type be subject the following special regulations:

(a) The electronic or LED signage shall take up no more than one-third (1/3) of the sign area permitted by this Chapter.

(b) The electronic or LED signage shall consist of a solid background with only one illuminated color. This color shall not be included in number of permitted colors described in Section 1181.06.

(c) The graphics of such electronic or LED signage shall only be changed once per day.

(d) Such shall be subject to all other sign regulations of this Chapter, and of any applicable overlay district.

1196.11 GRAPHICS.

(b) The following types of signs are not permitted: exposed neon, ~~roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs,~~ changeable copy signs except at gasoline stations, consistent with the provisions of Section 1181.08~~(except fuel pricing signage)~~, signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.



**REYNOLDSBURG
PLANNING & ZONING DIVISION**

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(a) The electronic signage shall take up no more than one-third (1/3) of the sign area permitted by this Chapter.

(b) The electronic signage shall consist of a solid background with only one illuminated color per electronic panel. This color shall not be included in the number of permitted colors described in Section 1181.06.

(c) Such signs shall be subject to all other sign regulations of this Chapter, and of any applicable overlay district.

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(b) The following types of signs are not permitted: exposed neon, ~~roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs,~~ changeable copy signs except at gasoline stations, consistent with the provisions of Section 1181.08~~(except fuel pricing signage)~~, signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.

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REYNOLDSBURG PLANNING & ZONING DIVISION

STAFF REPORT: CODIFIED ORDINANCE AMENDMENT

CODE SECTION: Chapter 1171 & 1175 – Setbacks and Lot Coverages

BACKGROUND: Staff becomes periodically aware of provisions in the Codified Ordinances that need revision or the addition of text to make the intent of the Code more clear. Staff is proposing to clarify several sections of Chapter 1171 and Chapter 1175 that define how setbacks and lot coverages apply to lots generally, and add a regulation governing maximum impervious surface coverage.

SUMMARY OF MAJOR REVISIONS:

SECTION 1171.04 – GENERAL REGULATIONS FOR LOTS AND YARDS

Staff proposed to add subsections (i) and (j) to this section. Subsection (i) will provide a specific exemption for certain types of ADA accessible ramps to make small encroachments into front setbacks. Currently, variances are required for most ADA ramp additions to existing structures which causes significant delays to the project. Subsection (j) will add a maximum impervious surface requirement to all lots. Currently, there are no limits to the amount of paved surfaces. Staff also proposes to increase the flexibility of where decks can be located by allowing a 10FT encroachment into rear setbacks. These regulations are modeled of regulations from peer cities.

SECTION 1171.06 - ACCESSORY USE, ACCESSORY STRUCTURE

In a previous revision, Staff proposed language that exempted small accessory structures, those under 100SF, from zoning certificate review. This was based on model regulations from a peer city, and the intent was to reduce the burden on property owners by allowing small storage structures without review. Experience enforcing this Code is showing that 100SF is slightly too large, so staff is proposing to reduce the size to 50SF. This will continue to exempt small storage structures that don't warrant a zoning review, such as plastic lawn cabinets and garden hose storage boxes. These structures are more similar to furniture than they are to a structure.

SECTION 1175.06 - FRONT SETBACKS FOR BUILDINGS

The purpose of this chapter is to list the front setbacks for the various zoning districts. Staff is proposing to relocate two subsections to Section 1175.07, and enact a new subsection that clarifies the relationship of platted building lines for plats that existed prior to the enactment of the Zoning Code.

SECTION 1175.07 – SPECIAL REQUIREMENTS FOR CORNER LOTS

Currently, Section 1175.07 contains a redundant landscaping requirement that dates from a time prior to the enactment of Chapter 1181 Landscaping and Screen. This requirement is no longer needed because all non-paved areas are required by that chapter to be maintained as lawn or planting areas. Staff proposes to relocate the existing special regulations for corner lots to this section, and add text that clarifies the relationship between corner lots and alleys.

1143.03 SITE PLAN.

(a) Site Plans Required. Site plan review is required prior to the issuance of a zoning certificate for projects and developments that meet the following criteria. Site plans shall be submitted and reviewed as follows:

- (1) Major Site Plan. An application for major site plan review shall be submitted for review by the Planning Commission prior to issuance of a zoning certificate. Major site plan review shall be required if a development meets any two (2) of the following criteria:

1143.04 PLOT-GRADE-UTILITY PLAN.

(a) A plot-grade-utility plan shall be submitted to the Service Director of Public Service for review and approval prior to issuance of a zoning certificate for any development that qualifies for major site plan review ~~other than a single-family dwelling, two-family dwelling, or development within a Planned Development District with a previously approved plot-grade-utility plan on file.~~ The Director or City Engineer shall have the power to require a plot-grade-utility plan for minor or residential site plans upon finding that the scale of the project's infrastructure warrants review by the City. A plot-grade-utility plan shall only be approved subsequent to and in conformance with an approved site plan.

1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS.

(g) Decks. A deck is an accessory structure if not attached to a main building (such as a dwelling) and shall be subject to all lot coverage and setback requirements applicable to accessory structures. A deck is part of a main building if attached thereto and shall be subject to all lot coverage and setback requirements applicable to the main building, except that decks may encroach into a rear setback by up to ten feet (10FT).

(h) Patios shall be subject to the same rear and side yard setback requirements as accessory structures, as well as the maximum impervious surface coverage requirements contained in this section, and subject to maximum lot coverage requirements applicable to structures. Walkways with a width of four feet (4FT) or less and pervious surfaces are exempt from lot coverage requirements but shall be subject to side and rear yard setbacks. Patios may be placed in front of a main building and extend into a required front yard, but may not extend further than ten feet (10FT) from the front wall of the main building toward the front lot line in residential districts.

(i) Accessible Ramps. A ramp designed to provide an ADA accessible route to the front entrance of a building may be permitted in a required front yard provided that the floor of the ramp does not exceed five feet (5FT) from the finished grade at its highest point, no railing or other part of the ramp exceeds eight feet (8FT) from the finish grade, and that the area of the entire ramp shall not exceed one hundred-fifty (150SF). The Planning Administrator may approve a zoning certificate for a ramp that exceeds these requirements, upon determination that the characteristics of the existing building entrance requires a ramp with additional height or area in order to create an accessible path.

(j) The maximum coverage for all buildings, parking spaces, driveways, vehicular use areas, service areas, walkways or pedestrian areas, and other paved, hard, or impervious surfaces shall not exceed sixty percent (60%) of the total lot area of lots in residential districts. Such areas shall not exceed seventy percent (70%) of the total lot area of lots in all other districts. Walkways with a width of four feet (4FT) or less are exempt from lot coverage requirements but shall be subject to side and rear yard setbacks.

1171.06 ACCESSORY USE, ACCESSORY STRUCTURE.

(a) General.

(1) An accessory use or accessory structure shall be permitted in any district provided that:

- A. It is incidental to and customarily found in connection with the main use or main building permitted in the district;
- B. It is subordinate to and serves the main use or building;
- C. It is subordinate to the main use or building in ground area, floor area, extent, and purpose;
- D. It is located on the same lot as the main building or main use which it serves; and

E. It contributes to the comfort, convenience, or necessity of occupants, business, or industry of the main use or main building served.

(2) Except as otherwise provided by this Zoning Code, a use or structure which is interpreted by the Planning Administrator or by the Board of Zoning and Building Appeals to be an accessory use or accessory structure may only be established or constructed on a lot having a legally existing main use or main building.

(3) Except as otherwise provided in this Zoning Code, an accessory structure:

A. Shall not be located closer to any public right-of-way than the main building and shall not be located in the required front yard;

B. Shall not be located closer than six feet (6FT) to any rear lot line and not closer than three feet (3FT) to any side lot line;

C. Shall not be located closer than ten feet (10FT) to a main building;

D. Shall not occupy more than twenty percent (20%) of the required rear yard;

E. In residential districts, the lot coverage of accessory structures shall not be more than fifty percent (50%) of the finished floor area of the main structure, unless the lot has an approved agricultural use;

F. Shall not contain facilities for dwelling purposes;

G. Shall not exceed fifteen feet (15FT) in height.

(4) For the purposes of this section, a storage building equal to or less than ~~one hundred square feet (100SF)~~ fifty square feet (50SF) in area, not permanently attached to the ground, is not considered a structure. Only one such storage building ~~equal to or less than one hundred square feet (100SF)~~ may be placed on ~~the~~ lot without a zoning certificate. Any additional buildings shall be considered accessory structures as defined by this code and subject to the provisions of this section. Storage buildings ~~equal to or under one hundred square feet (100SF)~~ of this type shall be located behind the main structure and shall conform with the minimum lot line setbacks listed in this section.

1175.06 FRONT SETBACKS FOR BUILDINGS.

~~(e) Corner Lot Setbacks. On both frontages of a corner lot, the yards and setbacks shall conform with the front yard and setback requirements for the district. Where the provisions of 1175.06 establish different setback requirements due to different street types abutting the respective frontages, the more restrictive of the setback requirements shall be applied to both frontages, except in residential districts.~~

~~(f) Corner Lot Visibility. On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half feet (22') and ten feet (10') above the center line grades of the intersecting streets in the triangular area bound by the frontages of such corner lots and a line joining points along the frontages fifty feet (50') from the point of their intersection.~~

(e) In residential districts, where a building line has been established by a recorded plat and the building line is less than the minimum setback distance prescribed in this section, the front setback shall be that building line.

1175.07 COMMERCIAL FRONT YARD LANDSCAPING, SPECIAL REQUIREMENTS FOR CORNER LOTS.

~~The front yard of every lot in the commercial districts shall be improved as a landscaped area of grass and/or landscape plantings, illustrated on the plot grade utility plan and subject to approval by the Director of Public Service and the City Engineer. Driveways in the front yard shall not exceed thirty feet (30') in width and shall not be constructed parallel to the right-of-way.~~

(a) Corner Lot Front Setbacks. On both frontages of a corner lot, the yards and setbacks shall conform with the front yard and setback requirements for the district. Where the provisions of Section 1175.06 establish different setback requirements due to different street types abutting the respective frontages, setback requirement for each street type shall apply to that respective frontage.

(b) Corner Lot Fronting to Alley. Where a corner lot exists due to frontage on an alley, the lot line along the alley shall be considered a side lot line.

(c) Corner Lot Visibility. On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half feet (2.5FT) and ten feet (10FT) above the center line grades of the intersecting streets in the triangular area bound by the frontages of such corner lots and a line joining points along the frontages fifty feet (50FT) from the point of their intersection.

1175.08 SIDE AND REAR YARD REQUIREMENTS FOR NON-DWELLING USES ABUTTING RESIDENTIAL DISTRICTS.

(b) The minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping and screening are provided as approved by the ~~Design Review Board~~ Planning Commission. Screening shall be a masonry or solid fence between four feet (4'FT) and six feet (6'FT) in height maintained in good condition and free of all advertising or other signs. Landscaping may be provided in lieu of a wall or fence and shall consist of a strip of land not less than fifteen feet (15'FT) in width planted

with an evergreen hedge or dense planting of evergreen shrubs not less than four feet (4'FT) in height at time of planting. Either type of screening shall not obscure traffic visibility within twenty feet (20'FT) of an intersection.