



AGENDA

**PLANNING COMMISSION
THURSDAY, DECEMBER 3, 2020 6:00 PM**

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – November 5, 2020
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application # 2020-5514; 704 Waggoner Road; Applicant Matt Kirk (EMH&T); Final Plat (Spring Hill Farm)
2. Zoning Code Text Amendments

E. OTHER BUSINESS

F. ADJOURNMENT



MINUTES

PLANNING COMMISSION THURSDAY, NOVEMBER 5, 2020 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst, Benner
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – September 17, 2020

Minutes Stand Approved.

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2020-5462; 750 Rosehill Road; Applicant John Spagnolo; Major Site Plan (Rose Hill Townhome Development)

Ms. Carson: Jennifer Carson, 7051 White Butterfly Lane, Reynoldsburg. I came to speak tonight because of the proposed town homes being built on Rosehill's property, Rose Hill schools property, Rose Hill Road. I live on White Butterfly. My big concern is the flooding issue that could potentially happen and how that will be addressed to be sure that it doesn't happen again. I've lived here the majority of my life. I can remember in the 70s being in elementary school, in my neighborhood that I live in now. But in Briarcliff, being underwater, the same thing happened to us March 20th at 8 a.m., my basement filled with three feet of water. I don't want to do this again. I don't want it to happen again. So I need this to either not happen at all or be done correctly to avoid any flooding potential for our area. We went as far as losing our homeowner's insurance and having to go to a state plan because we had such a high claim. Thank you.

Mr. Zollars: Thank you. Brandi Meyers, are you in here, please come forward and state your name and address.

Minutes Acceptance: Minutes of Nov 5, 2020 6:00 PM (APPROVAL OF MINUTES)

Ms. Meyers: My name is Brandi Meyers, 1014 Kings Charter Ln. So basically, I just I just came up to talk because I didn't; there really was no chance for us to ask questions about this or anything, because a lot of us thought this was going to be a senior housing project. I just saw this last night on the agenda when somebody shared it and was surprised because my answer was once a senior housing place. And then we were told it's not going to be. Didn't even know that the code had changed so that that became residential over there. I just have a few questions that maybe they'll address when they do their presentation. I kind of thought we would listen to that and then ask a question. But if you guys aren't taking questions, I guess I'm not really sure why you're not taking questions.

Mr. Bowsher We're taking questions. You can ask your questions now and we'll make sure that we're writing them down and asking the developers, the developers are behind you and there will be listening as well. So if there's questions that they can answer when they come up onto their part, they can. What we wanted to do is make sure that all the residents had their time to speak ahead of time. So that way, all of the questions, comments and concerns could be heard before they spoke.

Ms. Meyers: OK, so basically I live right off Rosehill Road and, you know, I kind of wonder what the effect of the storm water basin would be on the environment. You know, the Blacklick Creek is right back there. There's hardly any wooded areas anymore on Rosehill Road. That's probably one of the last areas that backs up there to Civic Park. That area back there behind the school floods all the time. My daughter used to go to Rosehill, so I just remember wet sopping back there where they would play during recess. The land over there where that site is, is like a big mound. So I just wonder, what kind of effect is that going to be when they flatten that? Like, is that going to be more flooding because it gets flattened? I don't know. I mean, I'm not an engineer, so questions like that. I also want to know if they do have a storm water basins there, if anybody's looked at the statistics on drownings that have happened lately and those not just the kids but animals, there's other effects of having those. I just was hoping somebody could look at those statistics. I have other questions, but maybe they'll be answered when they do their thing.

Mr. Zollars: OK, thank you very much. OK, do you want to read us the emails, please?

Ms. Wheeler: Yes, thank you. Have one emailed comment..... I am Allan Atwood and live at 7076 Roundelay Road North in Reynoldsburg. My comments pertain to the proposed town home development on Rosehill Road. I'm very concerned with development that will impact the residents who live in or near the FEMA flood plain in this area of the city. I do not understand how a project of this size can be built only on the few acres that are not in the floodplain. And without raising the elevation of the acreage that is in the floodplain, I do not support any project that will raise the elevation of the land in the flood zone as it will only make things worse for we residents just below. Two city officials have told me that water retention ponds are proposed and if they are minimally effective, the plan will likely be approved.

Flooding events in this area are increasing in frequency and severity and the situation is quite dangerous for us. It is laughable that retention ponds will protect our lives and property. I beg of you to put off approving this project until we residents are shown that all FEMA rules will be followed and that the elevation of the land in the floodplain will not be raised. Finally, a previous city council discussions on this specific property make it clear that this project is untenable. The following quote is from the Minutes regular meeting Reynoldsburg City Council March 23rd, 2020, director Bowsher. The Mayor brought up a good point. Most of that land is pretty much worthless as it lies back to the creek. Their willingness to basically partner with the city and to donate that other for parkland and a trail extension to Civic Park. Knowing that legitimately, because of the FEMA flood maps, you can only build on the three front acres with the required set back that we would have from Rosehill. There is no apartment complex in the world that would fit within this zoning code that could even be allowed to be built there under those stringent conditions because of how small the plot that they can even put onto there. I reject any comment about anybody being worried about apartment complex. I know this is very valid. If we were taking a look at all 10 acres, absolutely. I would have a lot of concern with that. However, it's three acres. There's no way that an apartment complex to come in on three acres because of the required twenty four units per acre and actually turn a profit. Therefore, no one is coming in. If this does not go through at this juncture, why in just a few short months is the city now willing to entertain such a dangerous project that could harm its citizens? Please do not approve this project. Thank you.

Mr. Zollars: OK, thank you for that and for Mr. Atwoods involvement. OK, so that is a live and email questions. We're done with that portion. I'm assuming these four gentlemen down here, James, Bud, John and Tim. All right, whoever is speaking, come up and say your name and address for the record and then go ahead.

Mr. Sheffler Bud Sheffler with Sheffler and Company address is 1712 Mount Nebo Road Sewickley, PA. The project team is representing the developer, John Spagnolo, representing MVR Ryan Homes, Jim Hill and Tom Kamandi. Jim will speak in a minute. The project will briefly obviously located on Rosehill Road just north of the elementary school. There are two parcels involved, a three point one three acre parcel and a ten point six three acre parcel totaling thirteen seventy five. The three acre parcel is zoned SR suburban residential, the 10 acre parcel is zoned residential medium. The project, as proposed, contains 76 single family attached town homes that will be for sale units. There are two entrances proposed on Rosehill Road, the northern entrance will be full access, the southern entrance is limited to right in, right out. The units that are in the middle will be their garages and front doors facing northern access route. There is trail connectivity from the school to the northern boundary. The project is proposing significant landscaping along both the southern and northern boundaries, as well as along the internal streets. There'll be a center community mailbox location and some guest visitor parking is proposed. Storm water management is proposed as a surface impoundment located in the bottom right corner. We'll get into a little more comments about storm water in a minute. All other utilities are available on the site and will be extended as needed,

sanitary sewer is located south of the storm water impoundment. Jim Hill is going to speak about the units proposed.

Mr. Hill: I don't know if you have the elevation drawing in front of you? Good evening, council members are finding commission members excuse me, my name is James Hill. I'm with MVR Ryan Homes offices at 8351 North High Street in Columbus, Ohio. Our Reynolds brand will be building our Wexford model in this community. It's a base model of sixteen hundred fifty eight square feet. And with extensions and finishing additions to the lower levels, we'll reach almost 2200 square feet. We're anticipating having some natural materials on the front and we're very excited about the site itself. Reynoldsburg is an awesome market, great infill community, and we're very excited about the opportunity. With that I principally just like to answer any questions you may have about our architectural style or our product.

Mr. Hicks: What approximately square foot square footage would these units be? How big are the other bases?

Mr. Hill: 1658 and then we have a four foot extension that would bump it out to 1850 without finishing out the lower level. If you finish at the lower level with that four foot extension, which is basically the back in the master. Then you get up to roughly 2196 square feet.

Mr. Hicks: I know a lot of home builders kind of advertise the starting at sort of number. And then, you know, obviously there's normally a lot of options and things. What do you think where your median price point would be throughout the community where you'd start and where you think a lot of these units would end up in regards to final sales price?

Mr. Hill: Yeah. Right now, our model, based on what we understand it the cost to be, we're anticipating having product in there that's going to be starting in roughly around two hundred forty thousand dollars. And our end anticipation is that people will be taking somewhere between, oh, 10 and 20 thousand dollars' worth of options. The four foot extension on the back is an extremely popular option. And we've actually had the developer engineer each one of the pads so that we could do that because we expect typically to get a take rate of that around 70, 80 percent.

Mr. Hicks: I had one other question about the buildings specifically in a packet. We got some elevations; the fronts look very nice with a lot of see a lot of Ryan homes with sort of the gingerbread architectural details, which are very nice. There will be some side elevations and a lot of these are attached, but there will be on the ends of buildings and then on the rear elevations specifically, a lot of the elevations are going to be facing the school to the south there. On the plans I don't necessarily see any detail for window trim. And that was something that we've talked about on this board quite a few times. With the new code is to just ensure that we do have some level of foresighted architecture with some window trim around the windows and

doors. Well, first of all, I'll give you a chance to answer, is there like three and a half inches a window and door trim around these drawings as submitted or not?

Mr. Hill: No, there isn't there not submitted with any trim on the on the rear or sides?

Mr. Hicks: OK.

Mr. Hill: I mean, you know, we'd like to dress up the front because it does give people a sense of pride of ownership. The other thing is just it's a cost element to. You know, that sort of foresighted architectural can quickly drive these units in the upper 2s, close to 290 and that's not a price that we feel will generate sufficient demand for us to be able to achieve our business objectives. We're not 20 a year builder. We're 40 to 50 a year builder when we do a townhome. That requires some compromise on the architectural features, we're happy to do what we can on the front. If there's a suggestion that as you're coming into the community that maybe we should do a stone weatherboard or something like that on those surfaces that are facing the road, I mean, we'd certainly entertain that. As far as the school goes, I'm not sure, but I believe that we have some screening that's planned. So really people are not going to be staring into that product. I think you saw a little bit of it there. As far as the ones facing the park, I should say. You know, we want to make sure that those people have some sort of support. It's a beautiful site and that's a beautiful product. I love that product. I might even buy one of those here.

Mr. Zollars: I have a question. I can't read these. What is the height of these? Can you blow these up or do you know? I can't see the numbers.

Mr. Hill: Thirty five.

Mr. Zollars: The pitch? OK, thank you. Mr. Furst, you have anything?

Mr. Furst: No.

Mr. Hicks: I have some other questions about the site, but I wasn't sure if we were going to go into more detail about the site. Obviously, there's a lot of concern in the community, and I think a lot of that is driven by we have a recent experience with the first week of April or end of March of this year with pretty severe flooding in Reynoldsburg. So I'd appreciate if the developer go into a little bit about how this works with the flood plain. And then my other question and comment, I'll just get them all out there and knock them out; is having the two curb cuts on Rosehill, all the other multifamily communities, at least, that I saw along Rosehill only have one entrance. And trying to limit how many curb cuts there are on a main road, I think is generally preferred for safety purposes. Understanding you have to have fire access and all that, but we'll talk about that. Then my third comment would be one of the big things that we're trying to push in and in Reynoldsburg and it's I've been identified in our comprehensive plan is pedestrian access to places and in you have a sidewalk or some sort of connection on the front of the project, but there doesn't appear to be

any sidewalks within the project. So that would be a big concern of mine just to provide internal pedestrian access for your residents to get to and about throughout the neighborhood. So those would be my site comments just get them all out of the way.

Mr. Sheffler Back to the building and the building which proposed our twenty four foot wide. So they'll have two car garage ability for two cars in the driveway. There's limited room along the frontage for additional sidewalk due to cars potentially blocking the sidewalk as the plan as proposed.

Mr. Hicks: If you don't mind the how long are your driveways.

Mr. Sheffler: The minimum driveways are twenty three feet to the back of the curb. Some units will be set back a little bit further. So some will be twenty five, twenty six.

Mr. Hicks: Well, twenty three is pretty good length. I know that, you know, F1 or F350 super duty or some mega truck like that, may be a little tight getting in there and have access. But I think, even the for example, the Redwood community that's in Reynoldsburg still manages to find enough room to have a sidewalk.

Mr. Sheffler It definitely was an item of discussion. The conversation early was due to the vehicles in the driveways and the potential parking. It's something we'll definitely look at for the planning commission.

Mr. Hicks: OK.

Mr. Zollars: When you said, look into it, that you'll look into it or....

Mr. Sheffler Yes, evaluate locations internally to the plan, that maybe we can supplement information to Andrew to say here are some potential locations where we can have more connectivity of sidewalks in the plan.

Mr. Zollars: Thank you.

Mr. Sheffler The impoundment, as shown, is a raised impoundment, we are proposing some screening along the boundaries to the east. The impoundment that you see will have an access road from the main streets in the plan to get vehicle access over to the pond. It will be a retention basin, if you could go to the next slide. It says storm water. The very next slide. Thank you. Definitely in the planning of this project, we recognize the ongoing storm water issues that have taken place in the Blacklick Creek watershed. Our layout that we're proposing is entirely outside the Blacklick Creek floodway. We are proposing no obstructions to the floodway. That's important for us. I know the basin on the other side of Blacklick Creek was in the floodway. Disconnecting our basin from the floodway in flood elevations was an important part of the initial design. We're connecting our site underground to provide also not limiting the watershed from the school property that also is storage for the

flood. Next slide. We've talked to EMH&T about the location of the basin as shown outside the floodway, and we're assured that we're on the same path with the engineers of the city. The new storm water management facility will completely manage the development. Runoff from the development will be captured and taken into the facility, not combined with floodwaters, which is important. The basin will store the hundred year storm event and function independently by the use of backflow prevention, other methods that will keep the floodwaters out of the basin. The basin embankment is designed above the 100 year flood elevations. Additionally, we've sized the basin in such a manner that it will immediately improve or reduce the pre to post development conditions downstream of the site, the basin can basically store two times the 100 year storm on our site. So it's a significant reduction in the peak. Since it will not release during floodwaters, it also will hold that and bypass once the flood is bypassed, then the basin will have the ability to release. And of course, the last item is we'll obviously work with the city engineers on the final version of all of these analysis and calculations to prove that the watershed in the downstream properties are unaffected. Additionally, I want to point out that we, if could go back a slide or two. I wanted to point out that there is no clearing, no efforts to reduce vegetation within the floodway. No efforts to do anything in the floodway other than meander an access road to the surface. So that area will remain as greenspace.

Mr. Benner: Just quickly, you're saying you are adding trees down there?

Mr. Sheffler Where the basin is we are proposing some landscape screening along the residence to the east. So they're not looking...

Mr. Benner: So you're not taking anything down, you will be adding some?

Mr. Sheffler We will be adding some there, some additional screening. So they're not just seeing the impoundment slope.

Mr. Furst: So the nearby residents have brought up that the current existing site has a large mound on it right now and we don't have an elevation map of the property in front of us. Can you talk to how the grading works? With all of the grading, then be directing any sort of downhill flow towards the retention pond?

Mr. Sheffler Everything as designed will basically be gently sloped from Rosehill drive towards the point of the development at the cul de sac. All of the roof drains, all of the streets, driveways will all be collected in the surface, storm water collection facility conveyed underground to the pond. So there's very limited release of untreated water back into the floodway of Blacklick Creek, which is basically just the river yards below the slope up against the floodway. We're also; the school property, we're not affecting how that watershed works today. So by the location of the pond, so it'll be gently sloped about a one percent slope from Rosehill Road towards the cul de sac.

Mr. Furst: Thank you.

Mr. Hicks: Would you be able to address the traffic, the entrance and the two entrances?

Mr. Sheffler As proposed of course, we have the right in right out access close to the school. We have looked at an opportunity to dead end that street, let's say, into a hammerhead situation. If the planning commission chooses an option like that, there's also an option that we, I think we put a slide in there, right, Andrew, at the very end, I think. We've also looked at instead of a hammerhead, we looked at a parallel roadway from the Southern Access. Along the center, units and tie that entrance back into the northern access as an alternate option. So if the planning commission and City feel that, you know, that limited access is not a desirable location, we have options for interconnectivity.

Mr. Hicks: Just to go into a little bit more detail, I appreciate you bringing some different options to the table. That's excellent. You have your current layout, which that southern entrance to right and right out. You said one option would be a hammerhead sort of turnaround area. And that would be I'm looking at this unit 42 to kind of come at the end of unit forty two and forty one.

Mr. Sheffler Yeah.

Mr. Hicks: OK, so right there and then what was the third option?

Mr. Sheffler The third option would be to turn the road along unit forty one and provide interconnectivity, take away some of the green space along Rosehill Road with us rotating the axis.

Mr. Hicks: And you may have to maybe move some buildings a little bit.

Mr. Sheffler Slightly. Yeah.

Mr. Hicks: But that would complete a full loop then?

Mr. Sheffler That would complete a full loop. It would put a little more traffic at a little more difficult turning at our intersection if you're coming up that loop road along forty one and turning left, you potentially might be blocking the lane, which was not necessarily our first choice, of course for access into the property. So the hammerhead, I think, is more of a desirable option if the planning commission chooses that the limited access is not preferred.

Mr. Zollars: Additional questions up here?

Mr. Sheffler Anything for the developer?

Mr. Bowsher I just want to speak a little bit further on some of the storm, especially for our residents that are already here. I know that the mayor takes this very seriously. My name is Director Bowsher and I know our service director takes this very seriously as well. I think what you're finding is the current two parcels that they're looking at building on. There's a great deal of sheeting effect not from here, but also not only from that site, but also sites further up to the north of the city of Reynoldsburg just does not control. So when that sheeting effect happens and there's lots of water and there's nowhere for it to go, it just drains right into the creek. And it was just naturally how it's supposed to happen. Unfortunately, back in the 60s and 70s when your homes were built, it was built and some of them in the floodway, certainly in the floodplain and way too close. So what the developers are actually proposing, it actually helps in a few different ways. The main one is, is because now instead of just a green sheet of land where the rain is falling and it's falling right into the creek and then it's back filling around your homes, all of that water that's just going to go into the creek is actually going to go into that detention pond and stay there until after the major flooding event has happened and then it can slowly go into the creek as necessary. So you're actually going to see a direct, immediate impact because of the development. I know a lot of people are fearful of the development and won't increase the water amount that's there. But in terms of this, this is actually going to really help. We're seeing this in a lot of different areas among the city where there's cornfields or there's other green spaces that are next to homes and they're seeing a lot of backfill. We're getting a lot more rain. There is certainly climate change that's happening. And you're the direct result of that, unfortunately. But I think with this development, it's actually going to help mitigate quite a bit.

Mr. Sheffler And to build on that, a little bit of handwritten thank you is it's not only designed to function that way for improvement for the higher the hundred year storm events that you hear. As the creek is rising, even for smaller events, the way we have this designed with backflow prevention and the ability to store up to the hundred year and beyond storms is we can even attenuate release later from the we'll call it the more summertime rainfall events of an inch or two. And as that creek rises, we have the ability to shut that off and store. So it's going to function more for all of the storms, not just a flood.

Mr. Zollars: Thank you. Questioners and the questions, comments, any motion one way or the other on this matter?

Mr. Hicks: Yeah, I'd like to make a motion. I think I'll make a motion with a few conditions. And just before I get into trying to lay those out, I wouldn't mind just a quick conversation. I think it's pretty clear in our plan that we wanted pedestrian connectivity and, you know, we've seen it in other developments, but I think the sidewalk is within the community, even if it's only on one side of the street, not on both sides, but at least on one side of the street, you just have to in Reynoldsburg. The second would be that my preference would be that the southern entrance. That's right and right out currently be changed to a hammerhead dead end. I mean, I think even the person that buys unit forty two or whatever it is at the end of that

would prefer that rather than having the traffic there and less curb cuts, the better on a lot of our main corridors. The third would be a door and window trim on the, the doors and windows on the buildings. That's something that we've discussed at length and you know, part of having new comprehensive plan, a new code and we're very appreciative of new development is making sure that and here at Planning Commission make sure that the developments maintain a high level of quality in the neighborhood and that it's a lot of units all run along the school there. We appreciate the screening and putting all that into development. But I think in the big picture of a big project is a relatively minimal cost to add a little door and window trim around all those windows. So those would be I would recommend approval and those would be my three conditions.

Mr. Zollars: Commissioners, everyone on the same page here?

Mr. Benner: I truly have no issue with that right then right out. I understand curb cuts are undesirable, so to speak, but being on the curb the way it is, it seems to me that that would make it the safest that it could be rather than just having one way and one way out. I don't know. The whole thing concerns me traffic wise. As far as that curve and the speed of traffic on Rosehill Road, I would give up the curb cut to maintain the right in the right out. Sidewalk I'll go along with I don't have a problem with that. I'm not really comfortable telling them they should spend more money to do window trims so that the kids on the playground see a better looking.

Mr. Hicks: I was going to look it up before we got in the meeting. I ran out of time, but I thought that was something we had implemented in the new code that you had to have at least vinyl window and door trim around the doors and windows.

Mr. Zollars: Are you going to look at that, Mr. Bowsher? OK, just one second on that one.

Mr. Furst: Is it possible that if it's not required by code, could we compromise at least, you know, because they are going to have some screening to the north and the south? Could we compromise at least be maybe on those interior units where they'd be facing the internal roadway?

Mr. Benner: I think the sidewalk idea makes sense, although that also changes their plans as far as driveways and things are concerned, unless they can put it across where there's no unit, the connectivity is a big deal. I'm not crazy about curb cuts either, but I really think in this instance that it fits.

Mr. Zollars: Mr. Cullinan, you have an opinion?

Mr. Cullinan: I think for the curb cuts, I could go either way just with making that long dead and turn around and also the fire department, I'm not sure if they've weighed on this, you know, or not with the architecture. I think maybe if we can do along Rosehill, the same as those front faces are, there's a compromise from trying

to have everything all the way around look the same, just at least that front part and that's only three units that were talking about.

Mr. Zollars: Developers, you guys are amenable to these options? Well, mainly on the window package and sidewalks? Yes.

Unknown Inaudible

Mr. Zollars: Please.

Unknown I guess by the time you put aside one in there and you ramp it up, it's kind of just a concrete. On the open space, we could definitely say.... When you actually build it. (Speaker was not at the mic and this is the only words that were picked up)

Mr. Zollars: OK, with that, where does that leave your motion, Mr. Hicks?

Mr. Hicks: Well, I guess what we're talking about there then was maybe trim around the windows on all the fronts along Rosehill, but not on the rears of the units. What would you like to see, Keith? So I'd be OK with that. I mean, I think it's something that if it's not in our code and we're doing some of these cleanups that we need to get that included. I just think that. You hate to see projects where all you see is vinyl, you know, for a little bit of an incremental cost, that makes a big difference.

Mr. Furst: So, Mr. Hicks, do I understand you're OK with the two curb cuts, maybe some trim along Rosehill and then a sidewalk proposal approved administratively, assuming it would provide pedestrian access as a kind of where we leave us?

Mr. Hicks: Yeah, I think as long as it provides sidewalk access for each unit.

Mr. Zollars: All right, well, if you could, Mr. Hicks, put down emotionally and get this moving.

Mr. Hicks: All right. I'd like to move that we move.

Mr. Shook: Real quick before you make the motion, Mr. Hicks. As part of your motion, Commissioner Hicks, I would ask that you add a condition that your approval is subject to the approval of the board in building zoning appeals because one of the parcels has suburban residential zoning designation.

Mr. Hicks: I'd like to make a motion for approval under the following conditions, the first being that the applicant received approval from the board of zoning and building appeals for a conditional use permit.

Mr. Shook: So attach single family housing such as this is a conditional use in the suburban residential district. It's a permitted use in RM, but on that portion of this proposed development that's in that SR district, they will need to have that

conditional use.

Mr. Hicks: Conditional upon them receiving approval from the board of zoning and building appeals for a conditional use. Secondly, that the applicant work with staff to provide sidewalk connectivity to all the units within the community. Thirdly, that the applicant add door and window trim to all of the building elevations that face Rosehill Road.

Mr. Zollars: What about the curb cut?

Mr. Hicks: I'm fine with that.

Mr. Zollars: OK. All right, so we have that.

Mr. Benner: I'll second that.

Mr. Zollars: OK, thank you. Would you call the roll, please?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	REFERRED [UNANIMOUS]	Next: 11/19/2020 6:30 PM
MOVER:	Steven Hicks, Commissioner	
SECONDER:	Keith Benner	
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

- Application #2020-5461; 1170 Lancaster Avenue; Applicant Laurie Gunzelman; Major Site Plan (The Oliver)

Mr. Hentz: My name is Richard Hentz 7433 Bryden Road. I've lived on Bryden Road for 50 plus years. It's a nice, quiet neighborhood and it is zoned the old Reynoldsburg neighborhood district. Amazingly, we have quite a few second generation and longtime homeowners in this area. My father, John Hentz, was the chairman of the Planning Commission in the late 50s and 60s and oversaw the planning of Huber all the way from Haft after Brice Road. This rezoning to fit someone's agenda is unethical and wrong to plan a three story complex in the middle of a single homes. Really? Yes, we have over 500 signatures against this. Is anyone listening to the neighbors, the people who really live here, the ones who will have to deal with this five acre and 90 apartment, three story, vacant site plan? It doesn't sound like it. The Hollenballs that live on Bryden just due south of it. What will they look at? They'll have floodlights coming right into their property to the north. The guy has lost his sunshine and view 20 feet from me to you, three stories, and people on Gibson just to the east, no more sunsets for them. I agree with the last meeting that these apartments would look good, but at 256 and Livingston, the vacant land there on the northwest corner, has been there a long time, just not on Lancaster Avenue. And from the minute some decisions from your September 17th meeting, it seemed like all you really want to go through. You really want this to go

through? You gave the developer a second chance on his incomplete application, is supposedly possession of the property still has not shown up on the Franklin County Auditors Books. The developer stated on September 17th he has possession of the property. This application shall be posted for review by the public 30 days prior to the commission meeting. Can you present an application for a property you don't own? Quite obvious to us, the petition concerned adjoining residents that most of the commission has already made up their decision and are more concerned with how pretty it's going to be the materials and the color of these three story apartments and the lighting concerns that's going to flood the neighbors. The walking path through a residential lot is going to be another zoning variance?

Mr. Zollars: Mr. Hentz, have to cut you off. Thank you for your comments. Next up was Brett Luzader.

Mr. Luzader: Thank you, Brett Luzader, 1116 Gibson Road. Thank you, Chairman Zollars, members of the commission. I would like to take a look at the words, shall. The words shall, when used in laws and regulations is to express what is mandatory as in it shall be unlawful to carry firearms in this building. There is by reference in the recently enacted zoning code when addressing applications and permits. The development handbook. In this handbook, it states a major site plan application shall be submitted 30 days prior to the regularly scheduled meeting of the Planning Commission. Application 2020-5462 refers to Rosehill Road, but it was actually submitted on 10-15. Application 2020-5461 for 1117. Lancaster Avenue was submitted on ten. Twenty one. It has not been 30 days for either one of these applications. I contend that these applications should be held until the next meeting. To give the public ample time to review these applications and plans and for adequate discussion. Furthermore, the new zoning code was designed to particularly address residential medium development. Quote, the purpose of the residential medium zone is to complement single family residential development. The Oliver project, being three stories tall, does not complement the existing single family homes in that area. Thank you.

Mr. Zollars: Thank you, Mr. Luzader.

Mr. Fee: Thank you. My name is Tom Fee, 7367 East Bryden Road. I think the fact that apartments are planned on every north south road between Rosehill Hill and Taylor. I mean, it's just a huge increase in Population, the schools are getting overcrowded. My daughter just was in 9X last year and they were shoulder to shoulder in the school. The traffic is going to be horrible on Lancaster Avenue. I live coming down Lancaster Avenue to turn left on Bryden. I mean, there's so many times where I'm getting into left turning lane and people are trying to pass me as I do that. There's going to be even more cars when that happens. And then, I understand that the main street corridor between the Bridge and Waggoner Road is going down to one lane, going each way. That's not true?

Mr. Bowsher No.

Mr. Fee: OK, OK. All right, well, the big thing now is the last meeting Mr. Oliver said that he purchased Robert Wilson's house and he did not. He was under oath when he said that. There is no record of a sale on the 1070 Lancaster Avenue property and he said that he purchased that as well. I think, with his tax liens Ten LLC companies. He's trouble. We don't need a neighbor like that. Thank you.

Mr. Zollars: OK, thank you, Mr. Fee. Allison Fee.

Miss. Fee: I'm Allison Fee, I live at 2367 East Bryden Road. I'm a Reynoldsburg high school student and with apartments coming in. That's going to be a lot more students coming and you know how overcrowded the schools are now, a lot. You guys haven't been in school for a while, I'm guessing. OK, this is coming from a young Reynoldsburg citizen. I just think it's a bad idea because of how many kids we already have and Reynoldsburg, it's going to be even worse. It's not a good idea.

Mr. Zollars: Thank you very much. All right. Last on the live is Amy Fee.

Mrs. Fee: I'm Amy Fee, I live at 7367 Bryden Road as well. I know that everybody's come up and just kind of discussed their dismay in all of this, and I just feel like we don't have anybody elected up here to speak to about our concerns. And, you know, we have a five hundred signatures on a petition and I guess the next step would be to go to the city council meetings and address the new zoning laws and or and just, you know, I don't know anybody that was on this committee that passed how things are done now. With everything I see and I hear, it just sounds like people don't want more apartments and Reynoldsburg and we're just kind of tired of having that name that we're Rentalsburg. That's pretty much all I have to say, but I just wanted you all to know that there are a lot of people out there who are voters and are not happy about this, so thank you for your time.

Mr. Zollars: Thank you. OK, that's it for the in-person discussion. Do we have email comments?

Ms. Wheeler: No, I do not.

Mr. Zollars: OK, very good. All right, I'm going to see. Mr. Shook, would you chime in on this 30 day notice, please?

Mr. Shook: Yeah, I actually discussed that with Mr. Luzader by phone, I think it was yesterday. The development handbook that is available online at this time is the development handbook that was created under the former zoning code. The current zoning code does not mandate that an application be submitted 30 days prior to a meeting. Although I have discussed, of course, with the development department the importance of updating the development handbook to reflect the current zoning code. However, I would note, of course, and we've discussed this as well, that the Planning Commission rules do require that an application be submitted 30 days prior

to a meeting. Those are your rules. You can choose to suspend those rules if you want. You can choose to enforce that rule if you so choose.

Mr. Zollars: OK, thank you very much. I hope that addresses Mr. Luzader's questions concerning, one of his concerns anyways. OK. So there's not a comment, Ms. Gunzelman, would you come up here and talk? Also please state your name and address for our records.

Ms. Gunzelman: Thank you so much for being able to come to you this evening to present The Oliver project, which is something that we've been working very hard on with the development office and taking a lot of the comments and concerns into consideration. The project, as it is, is a residential neighborhood that provides a variety of different living types, both for sale and for lease. The diverse range of housing options provides different price points and different unit sizes. The intent and the planning of this project was to create a walkable neighborhood that ties itself physically to the surrounding community so that it really is something that everyone in the area can enjoy. It's not meant to be isolated or independent from the rest of the community. We also know that it supports the goals of the medium density requirements or suggestions that was posted into the zoning code. Again, looking for a diverse range of housing options, walkable communities, and presenting itself as with amenities that could be used by others in surrounding neighborhoods. Right now, the property that was purchased by Michael was a tax exempt property. Once this development begins and starts to sell, those will create tax revenues for the City of Reynoldsburg for improvements to the schools that sound like they need to have some additions to. I know a really good architect that might be able to help you with that. The site development, if we want to go to the next slide, it has 32 town homes, two bedrooms and three bedroom units and fifty six apartments with a mix of one and two bedroom units.

Mr. Zollars: I'm sorry to interrupt. Has your presentation changed since the last one?

Ms. Gunzelman: No, it's the same thing.

Mr. Zollars: OK, we can skip that a little bit.

Mr. Furst: Any changes made that you could inform us of?

Ms. Gunzelman: Oh, there's very few changes other than if we want to go straight into the civil drawings.

Mr. Zollars: Yeah. Let's address the changes from the last meeting, please.

Ms. Gunzelman: OK, if you want to flip down. So the other changes or additions or improvements that we've had. If we go straight to the civil drawings, basically what we've added is if you go to the next sheet is a site drawing that has the right of way

noted names and addresses of the properties of adjoining neighbors, zoning of the property and adjacent of the property that we're developing, as well as the adjacent properties location of the proposed building setbacks. That's the topography lines. Also of note is the permeable pavers, which is assisting with storm water runoff and green infrastructure. The next site drawing that we're presenting is the grading plan, which basically demonstrates a fairly level site. The topography is nearly; it does slope to the southwest, and our finished floor elevations are fairly similar between all the different townhouse units. So it just reinforces the fact that it is a pretty flat site. Our next civil drawing is the site utility drawing, which shows the existing conditions of existing site utilities and also our proposal for connecting to the city water supply with a six inch line and our sanitary sewer with a 12 inch connection. Then we will also work with the local electric provider to provide the electric for the property. The next drawing would be the traffic and parking plan, which demonstrates the location and width of each of the brand new drives, as well as the existing drives locates all of the parking spaces of which we don't need any variances for. It also shows basic curbs and things like that for sidewalks and access in and around the development. Then I'm not sure what your next image is, but we did also do a facility demand worksheet which shows the site storm water and water pressure. We've got twenty thousand six hundred and forty gallons per day use. The pressure required of 60, which is a standard 60 PSR, which is the standard requirement. We have sanitary sewer anticipated flow of twenty thousand six hundred and forty gallons. We also performed an observation for the traffic. So the drawing that she has up right now also shows the storm water detention that we will add to the property. We are working with this city's engineer on that, Ryan, and we have a few alternatives to that he is reviewing to see which is the best direction for this piece of parcel, and what would be the best for the City of Reynoldsburg and the proposal. Then the traffic study our engineer was able to obtain from MORPC the peak hours of operation, that volume of eight thousand thirty five. We are estimating that our particular property will generate at the morning hours 50 and the evening hours 60. So therefore, they provided a written proposal demonstrating that typical traffic studies are required, that are more involved when they reach an average of one hundred travel units per period. We're not at one hundred or maxes at 80. Therefore, they believe that a further traffic study is not required and is not warranted as part of the application. I don't know if there's anything else on that particular area. We did add some screening for the dumpster and the landscape drawings, as well as locating existing and new trees on the landscape drawing, we identify the differences for existing trees that had to be removed and trees that we were replacing. So there were eight trees that we have to remove and there's eight trees that would be replaced. That's what you got there.

Mr. Zollars: OK, commissioners, questions, comments?

Mr. Furst: Ms. Gunzelman, because it was brought up during public comment. Can you state for the record, the current owner of the property? Is it Mr. Oliver?

Ms. Gunzelman: Mr. Oliver is the current owner, and we did supply those

documents to the city for review.

Mr. Furst: Awesome. Thank you.

Mr. Bowsher He did supply those documents and they did submit for a lot split, which is why it's not on the county auditor, because at its current rate, there's no lot to split. They're only buying half of the parcel. Therefore, a lot split needs to be required before it would be updated on the county auditor's sheet. So until that's approved administratively via the city, it's not going to show up on the auditor's website.

Mr. Shook: Just real quick, I want to just correct the name of the owner. Mr. Bowsher is correct. The transfer has taken place. The name of the new owner is Principal Properties LLC. My understanding is that Mr. Oliver's, the representative for the LLC, I assume that's correct, Principal Homes LLC.

Mr. Zollars: Thank you, everybody, for that one. Thank you, Mr. Furst. Good question.

Mr. Hicks: I just wanted to state the last time the applicant was here that I was supportive of the project. I appreciate and understand. I mean, I think Mr. Furst and I live just down the road from this project. So we will be and in the neighborhood and neighbors and I understand the concern of neighbors on a new project and something that's changed, something you've been used to seeing an empty field there next to the church for a long time. Then there's a proposal to dramatically change that. I think people just need to be open minded that this can be a really good change for Reynoldsburg. I think the project is very high quality with high quality materials that will not hurt people's property values in the area, it will most likely increase their property values, and to just be mindful that Reynoldsburg is going through changes. For the most part, that's going to be a good thing. We've seen a dramatic amount of change in this community since I moved here eight years ago. When I bought my house on south of Main Street in Old Reynoldsburg eight years ago, it was vacant. The house next door to me was vacant and was infested with raccoons. There were people that were selling drugs in the alley in the back there. It was a rough place. We decided that we thought there was a lot of potential here in Reynoldsburg that eventually this could be a really nice area. I think we're continuing to see that trend. It's going to come with maybe some growing pains as we're going through all this. But ultimately, I think we're Reynoldsburg is going is a better place and projects like this are helping us get there. The only other thing, and I brought it up in the last meeting, is that there's a serious shortage in housing in Central Ohio. Every suburban community is feeling a lot of these same pressures where neighbors are upset because there's development going on in their backyard. But for all the projects that are going on, there's not nearly enough people want to move here because there's jobs here in Columbus. There are other parts of Ohio that are not so fortunate that don't have jobs. So when we're concerned about traffic, I understand it's frustrating. Nobody likes sitting in traffic, but there's no traffic in

some towns in Ohio, and it's because they're dying. And that's not a position that we want to be in. So we have to find ways to manage the traffic, but we need to accommodate growth. And this is a very high quality project. So I just hope everybody can ride through this and we're going to see that Reynoldsburg changing in a positive direction. So, I'm supportive of the project.

Mr. Zollars: Thanks, anyone else up here have any questions or comments? If not, I'd entertain a motion for one way or the other.

Mr. Hicks: I'd like to move for approval as submitted.

Mr. Furst: I second.

Mr. Zollars: OK, we have the first and second. Can we get the roll call, please?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan. Yes, Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Alex Furst, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

E. OTHER BUSINESS

1. 2021 Meeting Calendar

Meeting's scheduled for 2021 will stand as submitted.

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator



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

Application/Case#:

Date Submitted:

Fee Amount:

☒ Paid: check
00239

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

SPRINGHILL FARM SECTION 1

Description of Location:

704 WAGGONER ROAD

Parcel ID#(s):

060-009329

Number of Lots:

56

Present Zoning:

SR

Present Use:

VACANT

Complete Where Applicable:

Engineer/Surveyor: EMH&T - MATT KIRK

Builder/Developer: M/S HOMES OF CENTRAL OHIO, LLC

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/S HOMES OF CENTRAL OHIO, LLC

Property Owner Address(s):

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO, 43219

IV. APPLICANT INFORMATION

Applicant Name:

EMH&T - MATT KIRK

Applicant Address:

5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Applicant Phone Number:

614-775-4131

Applicant Email:

MKIRK@EMH&T.COM

I. PROJECT TYPE



Subdivision Without Plat
(\$150 Residential/\$250 Non-Residential)



Preliminary Plat
(\$750 + \$50 per lot)



Final Plat
(\$750 + \$50 per lot)



Plat Modification/Vacation
(\$500)

56 lots

Applicant Signature: Matt Kirk

Date: 9 Nov 20

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

- ☐ Historic District
☐ CC Overlay

Planning Com. Meeting

- Date: 12/3/2020
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date:

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

\\20200572.DWG (SHEETS\PLAT\20200572-VS-PLAT-SEC1.DWG plotted by JASTON, JOHN on 10/21/2020 10:04 PM last saved by JMASTON on 10/21/2020 12:14:26 PM Xrefs: 20200572-CS-REFR-N.DWG & 20191117-VS-PLAT-01.DWG & 20200572-CS-REFR-N.DWG

Attachment: 20200572-VS-PLAT-SEC1 (Appr 2020-0514, 704 Waggoner Road, Matt Kirk (EMH&T))

SPRING HILL FARM SECTION 1

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Sections 5 and 6, Township 16, Range 20, Refugee Lands, containing 22.225 acres of land, more or less, said 22.225 acres being comprised of a part of that tract of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deed of record in Instrument Number _____, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SPRING HILL FARM SECTION 1"**, a subdivision containing Lots numbered 1 to 56, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all of Clark Drive, Marilyn Court and Oldham Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20 ____.

Signed and Acknowledged
In the presence of:

**M/I HOMES
OF CENTRAL OHIO, LLC**

By _____
**TIMOTHY C. HALL JR.,
Area President**

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20 ____.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of _____, 20 ____.

Chairman, Planning Commission
Reynoldsburg, Ohio

Approved this ____ day of _____, 20 ____.

City Engineer and Director of Public Service
Reynoldsburg, Ohio

Approved and accepted this ____ day of _____, 20 ___, by Ordinance No. _____ wherein all of Clark Drive, Marilyn Court and Oldham Drive shown dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, _____ Reynoldsburg, Ohio Mayor _____ Reynoldsburg, Ohio

Transferred this ____ day of _____, 20 ____.

Auditor, _____ Franklin County, Ohio

Deputy Auditor, _____ Franklin County, Ohio

Filed for record this ____ day of _____, 20 ____ at _____ M. Fee \$ _____

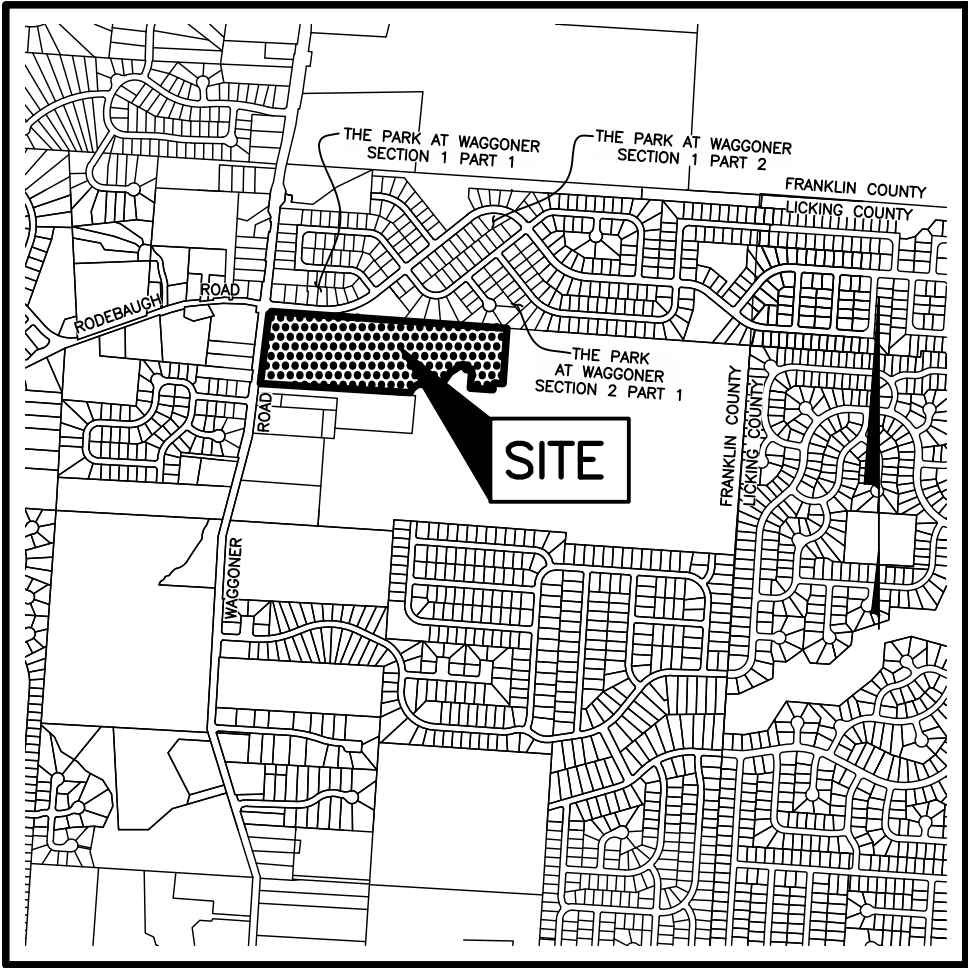
Recorder, _____ Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20 ____.

Deputy Recorder, _____ Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY

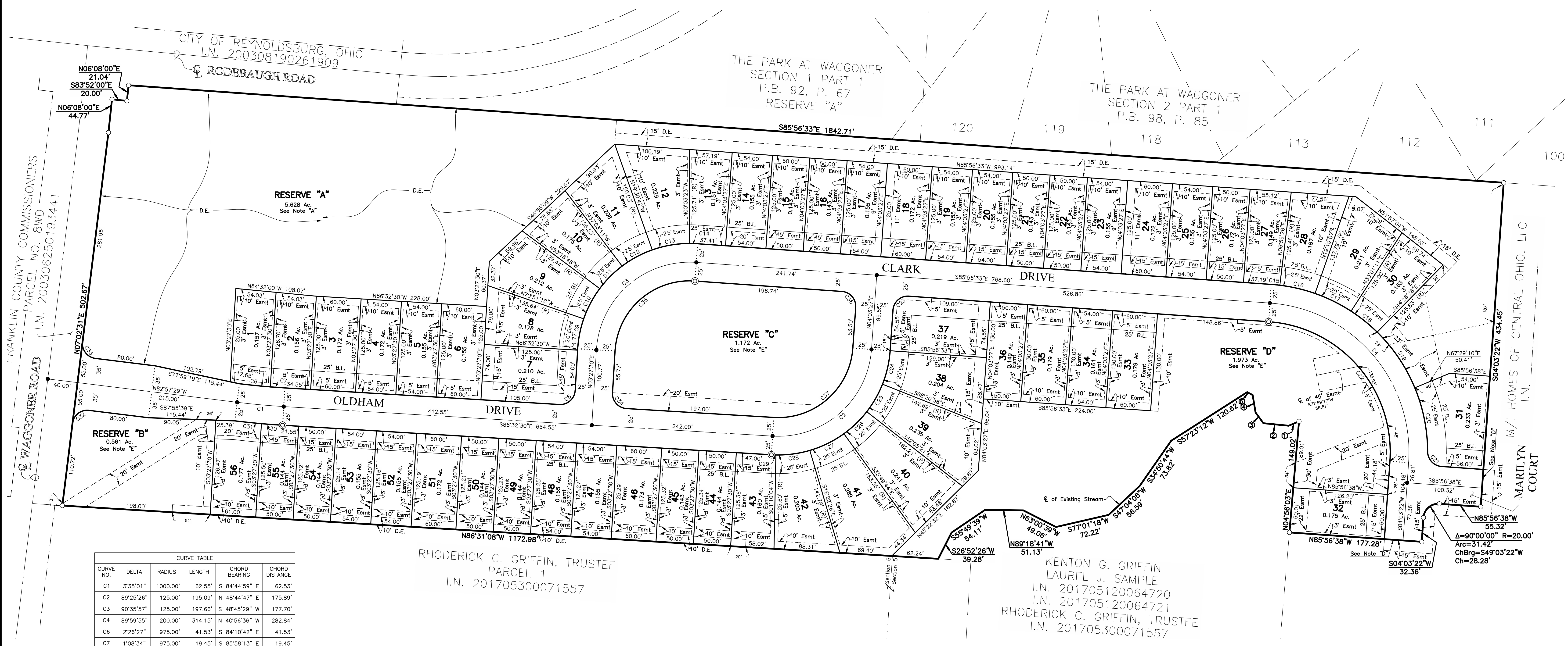


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

SPRING HILL FARM SECTION 1



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3°35'01"	1000.00'	62.55'	S 84°44'59" E	62.53'
C2	89°25'26"	125.00'	195.09'	N 48°44'47" E	175.89'
C3	90°35'57"	125.00'	197.66'	S 48°45'29" W	177.70'
C4	89°59'55"	200.00'	314.15'	N 40°56'36" W	282.84'
C6	2°26'27"	975.00'	41.53'	S 84°10'42" E	41.53'
C7	1°08'34"	975.00'	19.45'	S 85°58'13" E	19.45'
C8	90°00'00"	20.00'	31.42'	N 48°27'30" E	28.28'
C9	15°41'12"	150.00'	41.07'	S 11°18'06" W	40.94'
C10	17°32'29"	150.00'	45.92'	S 27°54'57" W	45.74'
C11	16°15'37"	150.00'	42.57'	S 44°49'00" W	42.43'
C12	17°32'29"	150.00'	45.92'	S 61°43'03" W	45.74'
C13	19°27'19"	150.00'	50.93'	S 80°12'57" W	50.69'
C14	4°06'50"	150.00'	10.77'	N 87°59'58" W	10.77'
C15	2°55'59"	225.00'	11.52'	N 84°28'33" W	11.52'
C16	12°19'41"	225.00'	48.41'	N 76°50'43" W	48.32'
C17	13°42'04"	225.00'	53.80'	N 63°49'51" W	53.68'
C18	11°25'16"	225.00'	44.85'	N 51°16'10" W	44.78'
C19	23°02'43"	225.00'	90.50'	N 34°02'11" W	89.89'
C20	22°18'45"	225.00'	87.62'	N 11°21'27" W	87.07'
C21	85°44'34"	20.00'	29.93'	S 43°04'21" E	27.21'
C22	89°59'55"	175.00'	274.88'	N 40°56'36" W	247.48'
C23	90°00'00"	20.00'	31.42'	S 49°03'27" W	28.28'
C24	17°35'35"	150.00'	46.06'	N 12°51'15" E	45.88'
C25	16°15'37"	150.00'	42.57'	N 29°46'51" E	42.43'
C26	16°15'37"	150.00'	42.57'	N 46°02'28" E	42.43'
C27	19°27'19"	150.00'	50.93'	N 63°53'55" E	50.69'
C28	17°32'29"	150.00'	45.92'	N 82°23'49" E	45.74'
C29	2°17'26"	150.00'	6.00'	S 87°41'13" E	6.00'
C30	1°35'25"	1025.00'	28.45'	S 85°44'47" E	28.45'
C31	1°59'36"	1025.00'	35.66'	S 83°57'17" E	35.66'
C32	9°00'00"	20.00'	31.42'	S 52°02'31" W	28.28'
C33	9°00'00"	20.00'	31.42'	S 37°57'29" E	28.28'
C34	9°00'00"	20.00'	31.42'	S 41°32'30" E	28.28'

NOTE "A": All of Spring Hill Farm Section 1 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0356K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	22.225 Ac.
Reserves "A", "B", "C" and "D"	9.334 Ac.
Acreage in lots	9.661 Ac.
Acreage in public rights-of-way	3.230 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 1 is out of the following Franklin County Parcel Number:

Parcel Number 060-009329	22.225 Ac.
--------------------------	------------

NOTE "D": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "E" - RESERVES "A", "B", "C" AND "D": Reserves "A", "B", "C" and "D", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Spring Hill farm subdivisions for the purpose of open space.

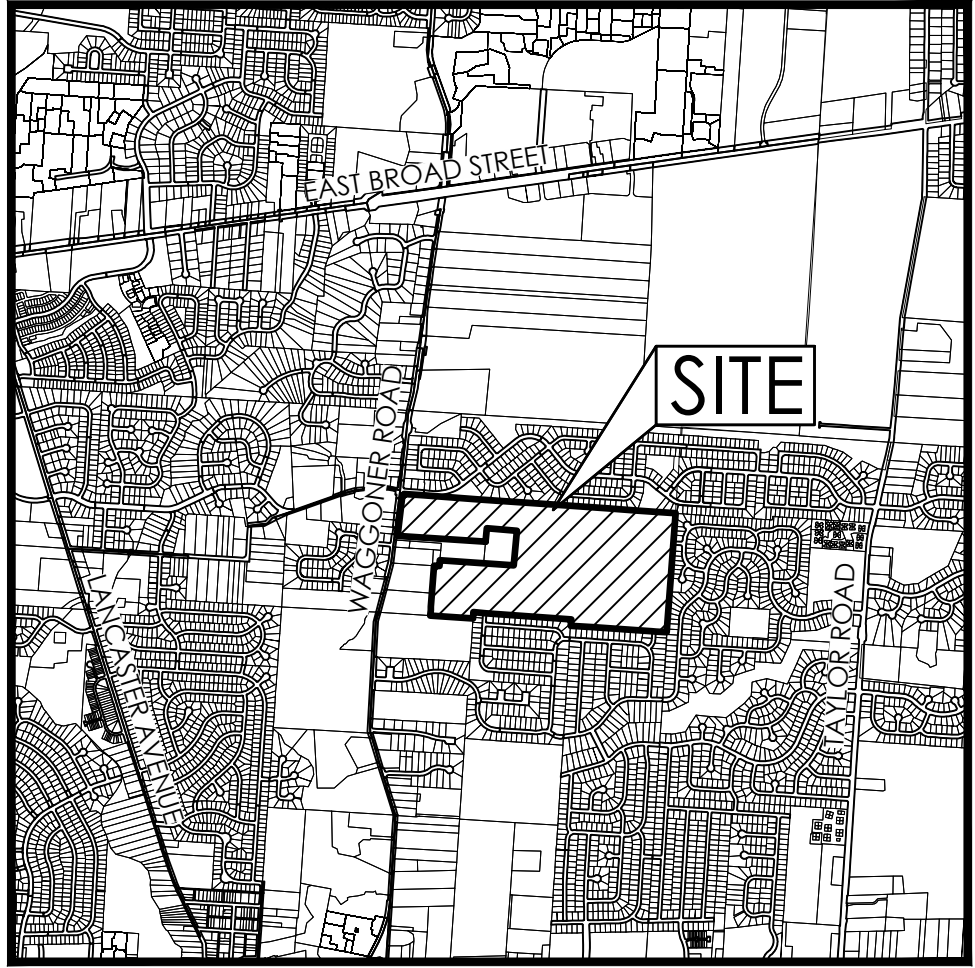
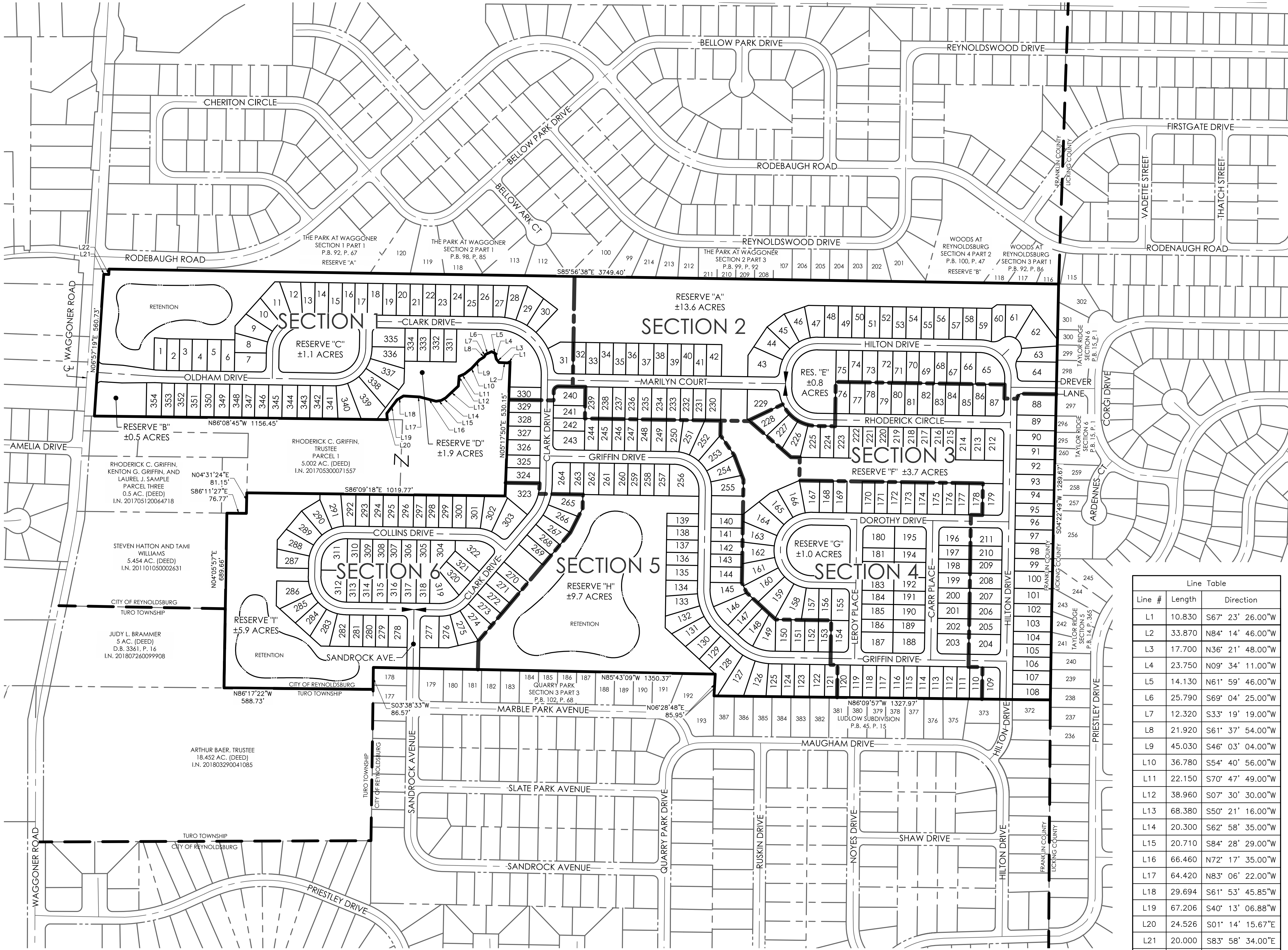
NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "G": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 1, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



Line Type Legend	
	Existing Property Line
	Existing R/W Line
	Existing R/W Centerline
	Existing Easement Line
	Proposed Subdivision Boundary Line
	Proposed Lot Line
	Proposed R/W Line
	Proposed R/W Centerline
	Proposed Easement Line

- ① S67°23'26"W 15.01'
- ② N84°14'46"W 33.87'
- ③ N36°21'49"W 17.70'
- ④ N09°34'11"W 23.75'
- ⑤ N61°58'47"W 8.25'



LOCATION MAP
NO SCALE

SITE STATISTICS:

TOTAL ACREAGE:	±118.2 ACRES
TOTAL NUMBER OF LOTS:	354
50' X 125' LOTS:	120 LOTS
54' X 125' LOTS:	134 LOTS
60' X 125' LOTS:	100 LOTS
TOTAL GROSS DENSITY:	±3.00 LOTS/ACRE
TOTAL OPEN SPACE PROVIDED:	±38.2 ACRES (32.3%)
RESERVE "A":	±13.6 ACRES
RESERVE "B":	±0.5 ACRES
RESERVE "C":	±1.1 ACRES
RESERVE "D":	±1.9 ACRES
RESERVE "E":	±0.8 ACRES
RESERVE "F":	±3.7 ACRES
RESERVE "G":	±1.0 ACRES
RESERVE "H":	±9.7 ACRES
RESERVE "I":	±5.9 ACRES
ZONING:	SR (SUBURBAN RESIDENTIAL)
SCHOOL DISTRICT:	CITY OF REYNOLDSBURG

DESIGN STANDARDS :

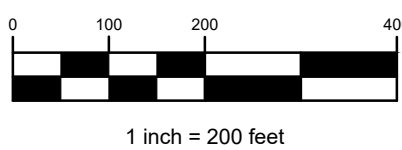
MINIMUM LOT AREA:	
50' WIDE LOTS:	6,000 SQ. FT.
54' WIDE LOTS:	6,750 SQ. FT.
60' WIDE LOTS:	7,200 SQ. FT.
MINIMUM LOT WIDTH:	
(AT THE BUILDING LINE)	50 FT, 54 FT & 60 FT
SETBACKS:	
MINIMUM FRONT YARD:	25 FT.
(AT THE BUILDING LINE)	
MINIMUM SIDE YARD:	5 FT EACH SIDE (10 FT. TOTAL)
MINIMUM REAR YARD:	30 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.

NOTES:

- NOTE "A": ALL OF SPRING HILL FARM IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 39049C0356K, EFFECTIVE DATE JUNE 17, 2008.
- NOTE "B": 5' SIDEWALKS SHALL BE PROVIDED PARALLEL AND ON BOTH SIDES OF THE ROADS WITHIN THE PROPOSED RIGHT OF WAY.
- NOTE "C": RESERVES "A"-"I" OPEN SPACES / STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE SPRING HILL FARM HOMEOWNERS ASSOCIATION.
- NOTE "D": ALL CONTOURS SHOWN HEREON ARE SET AT TWO FOOT INTERVALS.
- NOTE "E": ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO DEVELOPMENT.

Line Table		
Line #	Length	Direction
L1	10.830	S67° 23' 26.00"W
L2	33.870	N84° 14' 46.00"W
L3	17.700	N36° 21' 48.00"W
L4	23.750	N09° 34' 11.00"W
L5	14.130	N61° 59' 46.00"W
L6	25.790	S69° 04' 25.00"W
L7	12.320	S33° 19' 19.00"W
L8	21.920	S61° 37' 54.00"W
L9	45.030	S46° 03' 04.00"W
L10	36.780	S54° 40' 56.00"W
L11	22.150	S70° 47' 49.00"W
L12	38.960	S07° 30' 30.00"W
L13	68.380	S50° 21' 16.00"W
L14	20.300	S62° 58' 35.00"W
L15	20.710	S84° 28' 29.00"W
L16	66.460	N72° 17' 35.00"W
L17	64.420	N83° 06' 22.00"W
L18	29.694	S61° 53' 45.85"W
L19	67.206	S40° 13' 06.88"W
L20	24.526	S01° 14' 15.67"E
L21	20.000	S83° 58' 34.00"E
L22	21.410	N05° 53' 49.00"E

GRAPHIC SCALE



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REVISIONS	
DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3648
emht.com

MI HOMES
Move Up
mihomes.com
3 Easton Oval Loop
Columbus, Ohio 43219
Phone: (614) 392-7720

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
SPRING HILL FARM
INDEX PLAN

LOCATED IN:
SECTIONS 5 AND 6, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
APRIL 27, 2020	20191171
Scale	Sheet
1"=200'	1/12

Proposed Zoning Code Text Amendments Overview November 2020

Section 1103.15 Brice & East Main Street and East Main Street Insight Districts

- Section 1103.15(II) - Make 'Dwelling-Multi-Unit Building,' 'Private Club,' and 'Daycare Center' a conditional use in Insight Districts (p 41)
- Section 1103.15(II) - Make 'Religious Assembly' a permitted use in BMD, all 'Overnight Lodging' and all 'Event Center' a permitted use in Insight (p 41)
- Section 1103.15(III) - Remove maximum side yard setback and maximum rear yard setback in BMD; Amend minimum side and rear yard setbacks in BMD; Amend maximum front yard setback in BMD (p 45)
- Section 1103.15(III) - Amend minimum and maximum height in BMD (p 46)
- Section 1103.15(III) - Remove maximum side yard setback and maximum side yard setback aggregate in EMD (p 47)
- Section 1103.15(III) - Amend maximum density in EMD (p 47)
- Section 1103.15(III) - Amend minimum and maximum height in EMD (p 48)

Section 1103.17 Suburban Residential Zone (SR)

- Section 1103.17(II) - 'School-Primary & Secondary' a permitted use (p 52)
- Section 1103.17(III) - Amend accessory building location in Suburban Residential Zone (SR) to align with Section 1105.05 (p 54)
- Section 1103.17(III) - Remove garage design standards and reference Section 1105.05 (p 54)

Section 1103.19 Residential Medium Zone (RM)

- Section 1103.19(III) - Amend maximum building height (p 57)

Section 1103.21 Community Commercial Zone (CC)

- Section 1103.21(II) - Make following uses permitted: Adult-Oriented Businesses, Beverage - Brewing, Event Center, Food Service- Bakery & Quick Serve/Fast Food With Drive Thru, all medical uses, all retail uses, all office uses, Indoor/Outdoor Recreation, Live Theatre, Meeting Facility, Movie Theater, Museum, Visual Arts Center (p 60-61)
- Section 1103.21(II) - Make following uses conditional: Dwelling - Two-family, Private Club, Research Facility, Shooting Range, all vehicular uses (p 61)
- Section 1103.21(III) - Remove maximum front yard setback, maximum side yard setback, and maximum side yard setback aggregate in CC Zone (p 62)
- Section 1103.21(III) - Amend parking location in CC Zone to allow front yard parking (p 63)

Section 1103.23 Innovation Zone (I)

- Section 1103.23(II) - Make following uses permitted: Financial Services and Banking, Health and Wellness - Clinic, Manufacturing - Light, all medical uses, Museum, Office - Professional Services, School - College, Visual Arts Center (p 65-66)
- Section 1103.23(II) - Make following uses conditional: Indoor/Outdoor Recreation Enterprise, Private Club, Food Sales - Farm Market and Small Format Grocery, Self-Store Storage, School-Primary & Secondary, Tattoo Establishment, all Vehicular Sales, Shooting Range, (p 66)

Section 1105.01 Off-Street Parking and Loading

- Section 1105.01(C) - Amend language re: parking of RVs (p 125)
- Table 1105.01A - Detached single-family requires 2 off-street parking spaces (p 130)

Section 1105.03 Signs

- Section 1105.03(C)(ix) - Add sign area formula for wall signs in commercial/mixed-use zones (p 139)
- Section 1105.03(D) - Add language stating supplemental signs are exempt from zoning sign permits (p 140)
- Section 1105.03(D) - Amend display of banners timeline and amend max size (p 140)
- Section 1105.03(D) - Add 'Window Sign' as supplemental sign type exempt from permitting and remove all 'Window Sign' subsections from Section 1105.03(C) (p 140)
- Section 1105.03(C)(x) - Add 'Monument Sign' as permitted principal sign type in commercial/mixed-use zones (p 139)

Section 1105.05 Accessory Structures

- Section 1105.05(B) - Addition of garage design standards (p 144)

Section 1105.07 Landscaping and Buffering

- Section 1105.07(B) - Submittal of landscape plan and/or tree survey at the discretion of PZA (p 144)
- Section 1105.07(C) - Zoning certificate not required for addition of pervious surface (p 144)

Section 1105.13 Supplementary Use Conditions

- Section 1105.13(K) - Submittal of traffic study for drive thru establishments at the discretion of PZA or BZBA (p 169)
- Section 1105.13(I) - Zoning permit not required for roof-mounted solar panels (p 169)

Section 1107 Non-Conformities

- Section 1107.11 & 1107.13 - Amend non-conforming discontinuation timeline to 3 months (p 178)

Section 1109.11 Zoning Certificate

- Section 1109.11(B) - Zoning certificate does not have to be issued if there are open building or property maintenance code violations (p 189)

Section 1109.19 Site Plan and Design Review

- Section 1109.19(C & F) - Amend submittal requirements for Standard Site Plan and Major Site Plan (p 197-198)
- Section 1109.19(K) - Change appeal timeline to 30 days for consistency with Section 1109.21(G) (p 199)

Section 1109.21 Certificate of Appropriateness

- Section 1109.21(B) - Change COA deadline to 14 days prior to Planning Commission meeting (p 200)

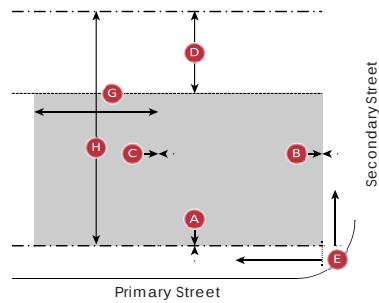
REYNOLDSBURG ZONING CODE

SECTION 1103.13 OLDE REYNOLDSBURG NEIGHBORHOOD DISTRICT (ORD-N)



Image: Aerial view of the Old Reynoldsburg Neighborhood District

Key for Diagrams



Lot Line

Setback Line

Buildable Area

A. INTENT

Because of its location adjacent to the in the Olde Reynoldsburg Neighborhood District (ORD-N) future development should support a more diverse range of housing options and should be well integrated with surrounding uses while allowing for more compact development to accommodate smaller household sizes, an aging population, and a growing number of households without children. Multi-unit buildings with common open spaces are encouraged where appropriate. Developments may include a range of housing options with different price points and styles including stacked flats, higher density single-family, row houses, and apartments. Reduced setbacks, improved streetscapes, and smaller blocks all contribute to improved walkability.

B. ALLOWED BUILDING TYPES

The building types allowed in the ORD-N are limited to the following, which shall be placed on lots with minimum dimensions sufficient to accommodate the minimum building type and setback dimensions. See Chapter 1103.27 (Building Types) for detailed design standards.

ALLOWED BUILDING TYPES

Detached Single-Family Building	Small Flex Retail Building
Attached Single-Family Building	Institutional Flex Building
Duplex Building	Community Center Building
Multi-Unit Building	

C. BUILDING PLACEMENT

Setback

Front	5' min	A
Side Street, corner lot	10' min	B
Side	5' min	C
Rear	30' min	D
Lot Coverage	70%	

Building Form

Lot Width	3540' min	G
Lot Depth	NA	H
Lot Frontage	3540' min	E

Notes

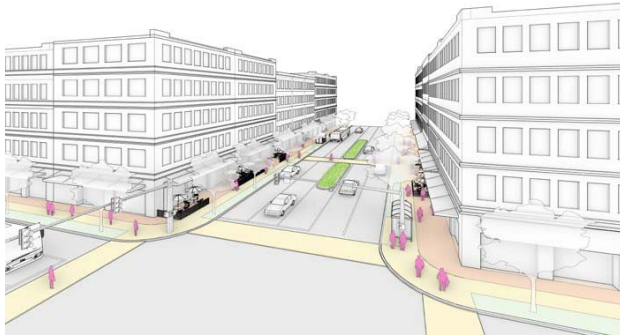
All floors must have a primary ground-floor entrance facing the primary or side street.

Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades.

Any buildings over 75' in width must be articulated with a demising line or designed to read as a series of buildings no wider than 75' each.

REYNOLDSBURG ZONING CODE

SECTION 1103.15 BRICE & EAST MAIN STREET AND EAST MAIN STREET INSIGHT DISTRICTS



Example Development Pattern in Brice & East Main Street District



Example Development Pattern in East Main Street District

I. Purpose and Intent

Brice and East Main Street and the East Main Street Insight Districts are intended to create compact, mixed-use, walkable environments, remove regulatory barriers, and encourage the establishment of local enterprises (e.g. Main Street businesses, start-up makers and other platforms such as shared work spaces, community hubs, and markets). By creating this type of physical environment and reducing regulatory barriers in these two Insight Districts, investors and start-up businesses will be more likely to deploy capital. This will, in turn, enhance community character and

allow existing businesses and residents to remain along with newer uses.

The Brice and Main Street Insight District is intended to be more of an urban, mixed-use zone or Transit oriented Development (TOD) that centers around a transportation hub or multi-modal transportation and leverages the area's proximity to major public transportation routes.

The East Main Street Insight District is intended to serve as a transportation corridor lined with compact, mixed-use, development and with standards to address the transition area where each corridor abuts adjoining neighborhoods.

DISTRICTS AND ZONES

Regulations found in the Insight Districts that are unique to both zones include:

- Transit supportive development standards: Walkways connecting streets to buildings and locating buildings or pedestrian plazas close to transit stops can set up development to accommodate future transit.
- On-site facilities for pedestrian, bike, and vehicular travel: Standards for bike parking and pedestrian access, particularly within 1/4 mile or not more than 1/2 mile of a transit stop.
- Adjusted regulations for nonconforming buildings and uses: Leaves the nonconforming section of the zoning code intact on nuisances but more lenient on improvements and adaptive re-use.
- Right-sized application fees: Fees are adjusted to reflect the policies of the community. Infill and suburban retrofit is a priority, fees in those environments should be less.
- Adjust front setback regulations: Amend front setback regulations to specify setback ranges instead of just minimums.
- Reduced parking requirements for affordable housing: The reduction depends upon the urban/ suburban context and public transportation access.
- Reduced minimum parking requirements: Requiring more parking than is necessary is a financial barrier to development, wastes site area for parking, and increases impervious surface.

REYNOLDSBURG ZONING CODE

II. Insight District Uses

The following uses are either permitted or conditional uses as indicated in the following table:

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
ANIMAL SERVICES			
Boarding/Kennel		C	
Shelter		C	
Veterinary	P	P	
COMMUNITY FACILITIES			
Community Facility - Activity Center	P	P	
Community Facility - Outdoor Recreation	P	P	
Community Facility - Park	P	P	
Community Facility - Public Health Safety	P	C	
Community Facility - Trail	P	P	
CONGREGATION			
Event Center - Private Events and Conferences	P	P	
Event Center - Public Meetings and Conventions	PG	P	
Religious Assembly	<u>P</u>	P	
CULTURAL			
Library	P	P	
Live Theater	P	P	
Movie Theater	P	P	
Museum	P	P	
Visual Arts Center	P	P	
DWELLING			
Dwelling - Assisted		C	
Dwelling - Attached Single-Family	C	C	
Dwelling - Group	C		
Dwelling - Multi-Unit Building	CP	CP	
Dwelling - Multi-Unit Building Complex	CP	CP	
Dwelling - Developmental Disability	C		
FOOD AND BEVERAGE			

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
Bakery - Retail	P	P	
Beverage - Brewing and Distilling	P	P	Produces less than 15,000 barrels.
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	P	P	
Beverage - Retail Sales	P	P	
Food Sales - Farm Market	P	P	
Food Sales - Large Format Grocery	P	P	At least 25,00 sq. ft. of gross floor area with at least 1,000 sq. ft. devoted to fresh produce
Food Sales - Small Format Grocery	P	P	5,000 to 25,00 sq. ft. of gross floor area with at least 500 sq. ft. devoted to fresh produce
Food Service - Commissary/Bakery	P	P	
Food Service - Deli	P	P	
Food Service - Fast Casual Restaurant	P	P	
Food Service - Full Service Restaurant	P	P	
Food Service - Quick Serve/Fast Food With Drive Thru	C	C	See 1105.13(K)
Food Service - Quick Serve/Fast Food Without Drive Thru	P	P	
EDUCATION			
School - College/University	P	P	
School - Secondary	C	C	
School - Trade	C	C	
HEALTH / WELLNESS			
Health and Wellness - Clinic	P	P	
Health and Wellness - Fitness Facility/Gym	P	P	
Health and Wellness - Massage	P	P	
Health and Wellness - Physical Therapy	P	P	

Commented [EW1]: • Child Day Care - Center (S 1105.13(G))- Conditional Use in BMD & EMD

REYNOLDSBURG ZONING CODE

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
MANUFACTURING / PROCESS / INNOVATION			
Manufacturing - Artisan	P	P	
Research Facility/Laboratory	P	P	
MEDICAL			
Medical - Clinic	P	P	
Medical - Emergency Services	P	P	
Medical - Full Service Hospital	P	P	
Medical - Office	P	P	
Medical - Outpatient and Urgent Care	P	P	No overnight visits; ambulance services may not be provided
Medical - Psychiatric Facility - Standalone	C	C	
Medical - Standalone Emergency Services	C	C	
OFFICE			
Office - Corporate	P	P	
Office - Data Processing/Call Center	P	P	
Office - Professional Services	P	P	
PERSONAL SERVICES			
Clothing Services - Tailor	P	P	
Financial Services and Banking - with drive thru	C	P	See 1105.13(K)
Financial Services and Banking - without drive thru	P	P	
Personal Care and Beauty Services	P	P	
REPAIR SERVICES			
Vehicular Repair - Light		C	
RECREATION			
Indoor Recreation Enterprise	C	C	
Outdoor Recreation Enterprise	C		
Private Club	C P	C P	
Shooting Range - Indoor Only		C	

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
Studio - Art	P	P	
Studio - Gymnastics/martial arts	P	P	

SALES AND EXHIBITION

Antique Shop	P	P	80 percent of goods must be 30 years or older or have collectible value.
Auction Facility		C	Excludes livestock and motor vehicle auctions.
Gallery - Art	P	P	
Garden Center - Indoor and Outdoor		C	
Retail - Convenience with gasoline		P	
Retail - Convenience without gasoline		P	
Retail - Large Format		P	
Retail - Medium Format	P	P	
Retail - Pharmacy	P	P	
Retail - Shopping Center - Enclosed	P	P	
Retail - Shopping Center - Outdoor	P	P	
Retail - Small Format	P	P	

TOURISM / VISITING

Overnight Lodging - Bed and Breakfast	P	<u>P</u>	
Overnight Lodging - Boutique Hotel	P	<u>P</u>	Fewer than 30 rooms
Overnight Lodging - Hotel	P	P	
Overnight Lodging - Limited Service	<u>P</u>	P	
Overnight Lodging - Resort	P	P	

UTILITY FACILITIES

Power Substation Facility		C	
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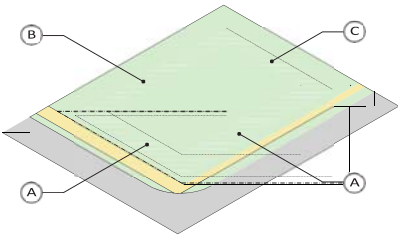
Allowable Use	P
Conditional Use	C

REYNOLDSBURG ZONING CODE

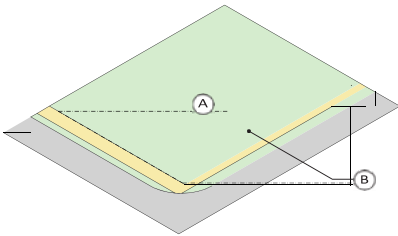
III. Insight District Development Standards

The Brice and Main District includes the more urban attached typologies with off-street parking in a garage, driveway, or parking lot, in addition to instances of on-street, parallel parking.

A. Lot Dimensions and Setbacks



B. Lot Coverage

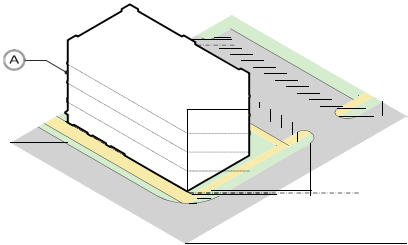


LOT DIMENSIONS	LOT SIZE (MIN./MAX SQ. FT.)	NA
	LOT WIDTH (MIN./MAX.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	A FRONT YARD SETBACK (MIN. FT.)	5 from ROW
	A FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	B SIDE YARD SETBACK (MIN. FT.)	10 from lot line; 30-10 feet between buildings
	B SIDE YARD SETBACK (MAX. FT.)	20 feet from lot line; 40 feet between buildings 20 feet from lot line; 40 feet between buildings
	B SIDE YARD SETBACK (MIN./MAX. AGGREGATE. FT.)	NA
	C REAR YARD SETBACK (MIN. FT.)	10 feet from lot line; 30-10 feet between buildings
	C REAR YARD SETBACK (MAX. FT.)	20 feet from lot line; 40 feet between buildings 20 feet from lot line; 40 feet between buildings
		A

LOT COVERAGE/ OPEN SPACE	A LOT COVERAGE (MIN.)	50%
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	80%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	100%
	OPEN SPACE (MIN.)	30%
LANDSCAPE REVIEW	OPEN SPACE (MAX.)	50%
	LANDSCAPE AND NATURAL BUFFERS	NA
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	12
	DENSITY (MAX. UNITS PER ACRE)	NA

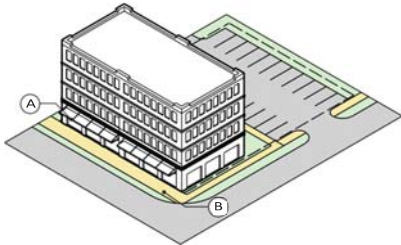
DISTRICTS AND ZONES

C. Height and Parking



HEIGHT	A	BUILDING HEIGHT (MIN. FT.)	3522
		BUILDING HEIGHT (MAX. FT.)	75; 40 townhouse; 60 apartment building; 100
ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION		NP
	ADU HEIGHT (MAX. FT.)		NP
	ACCESSORY BUILDING HEIGHT (MAX. FT.)		NP
PARKING LOCATION	LOCATION		Interior of the development or structured parking
SIGN REGULATIONS	PERMITTED SIGN TYPES		Commercial uses only - Any two of the following: Awning, Monument, Projecting, Wall
DESIGN	DESIGN STANDARDS		Facade of natural materials similar in design, materials and color to majority of buildings in development; at least 60% ground floor transparency
	SITE PLAN STANDARDS		See Chapter 1109.19 and Supplemental Regulations below.

D. Frontage



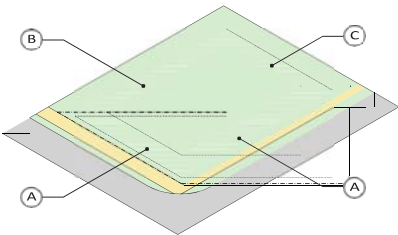
ELEMENT	SHOPFRONT	A
	PATIO	B

REYNOLDSBURG ZONING CODE

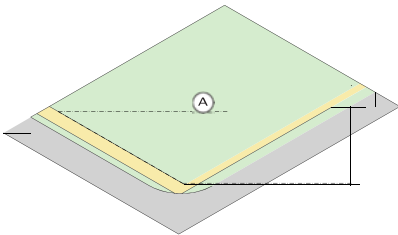
III. Insight Zone Development Standards

The East Main Street District includes urban and some suburban typologies (Section IV Building Typologies) with off-street parking, driveway, or parking lot, in addition to instances of on-street, parallel parking.

A. Lot Dimensions and Setbacks



B. Lot Coverage



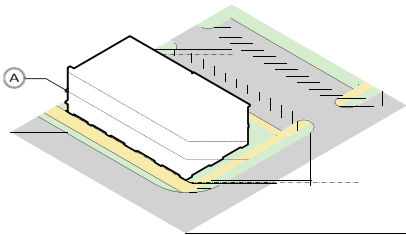
LOT DIMENSIONS	LOT SIZE (MIN./MAX SQ. FT.)	NA
	LOT WIDTH (MIN./MAX.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	A FRONT YARD SETBACK (MIN. FT.)	5 ft from ROW
	A FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	B SIDE YARD SETBACK (MIN. FT.)	5 from lot line; 10 feet between buildings
	B SIDE YARD SETBACK (MAX. FT.)	10 feet from lot line; 20 feet between buildings
	B SIDE YARD SETBACK (MIN. FT.)	20 ft
	C REAR YARD SETBACK (MIN. FT.)	30
	C REAR YARD SETBACK (MAX. FT.)	NA

LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	50%
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	80%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	70%
	OPEN SPACE (MIN.)	30%
	OPEN SPACE (MAX.)	50%
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	YES
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	8
	DENSITY (MAX. UNITS PER ACRE)	NA 24

DISTRICTS AND ZONES

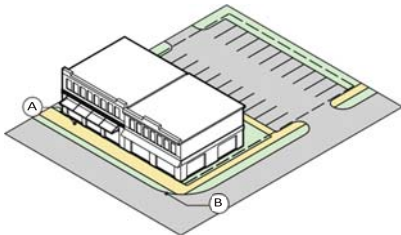
INSIGHT ZONE SUPPLEMENTAL REGULATIONS

C. Height and Parking



HEIGHT	A	BUILDING HEIGHT (MIN. FT.)	3522
		BUILDING HEIGHT (MAX. FT.)	60; 40 townhouse75
ACCESSORY STRUCTURE DIMENSIONS		ACCESSORY BUILDING LOCATION	NP
		ADU HEIGHT (MAX. FT.)	NP
		ACCESSORY BUILDING HEIGHT (MAX. FT.)	NP
PARKING LOCATION		LOCATION	Rear or side yard, well-screened; private garages; structured parking
SIGN REGULATIONS		PERMITTED SIGN TYPES	Commercial uses only - Any two of the following: Awning, Monument, Projecting, Wall
DESIGN		DESIGN STANDARDS	Facade of natural materials similar in design, materials and color to majority of buildings in development; at least 60% ground floor transparency
		SITE PLAN STANDARDS	See Chapter 1109.19 and Supplemental Regulations below.

D. Frontage



ELEMENT	SHOPFRONT	A
	PATIO	B

REYNOLDSBURG ZONING CODE

IV. Building Typologies

Buildings in the Brice and Main District (BMD) and East Main Street District (EMD) ~~may~~**shall** be developed in accordance with the following typologies.

BUILDING TYPOLOGIES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)
DETACHED SINGLE-FAMILY BUILDING		
ATTACHED SINGLE-FAMILY BUILDING	X	
DUPLEX BUILDING		
MULTI-UNIT BUILDING		X
MULTI-UNIT COMPLEX BUILDING	X	X
SMALL FLEX RETAIL BUILDING	X	X
MEDIUM FLEX RETAIL BUILDING	X	X
LARGE FLEX RETAIL BUILDING	X	
INSTITUTIONAL FLEX BUILDING		X
BED AND BREAKFAST BUILDING		
SCHOOL AND INSTITUTIONAL BUILDING		
COMMUNITY CENTER BUILDING		
OFFICE BUILDING	X	X
OFFICE-CORPORATE BUILDING		
RETAIL LARGE FORMAT BUILDING		
INDUSTRIAL BUILDING		
WAREHOUSE BUILDING		
PRIMARY SCHOOL BUILDING		
COMMUNITY ACTIVITY CENTER BUILDING		
EVENT CENTER BUILDING		

DISTRICTS AND ZONES

The following supplemental regulations shall apply to all development in the Brice and Main Street and East Main Street Insight Zones. The intent of these regulations to promote the development of the City's auto-oriented corridors to allow for more residential development and access to employment opportunities. The standards and guidelines set forth herein are not intended to stifle innovative design. Instead, these regulations should serve as minimum standards and guidelines to ensure that new development and redevelopment advances the purposes described under this section.

V. Transit Supportive Development

- A. Enable bus stops, pullouts, shelters, and appropriate road geometry.
- B. Retail, office, institutional buildings provide convenient access to transit:
 - (1) Walkways connecting streets to buildings;
 - (2) Within ½ mile of transit stop: Bicycle facilities, including bicycle racks and areas for storing scooters; and
 - (3) At major transit stops:
 - i. Buildings located within 20 feet or provide pedestrian plaza;
 - ii. Reasonably direct connection to buildings;
 - iii. Accessibility for disabled persons;
 - iv. Easement or dedication for shelter if transit provider requests;
 - v. Lighting;
 - vi. Accommodations for seating or leaning;
 - vii. Bicycle facilities, including bike racks and areas for storing scooters.

VI. Exceptions and Reductions in Parking Standards

- A. There is no minimum number of required automobile parking spaces for uses within Brice and Main Street and East Main Street Insight Zones. The applicant may propose a parking standard that is different than the standard under 1105.01 Off-Street Parking and Loading for review and action by the Planning and Zoning Administrator.
 - (1) Site has a bus stop with frequent transit service located adjacent to it, and the site's frontage is improved with a bus stop waiting shelter, consistent with the standards of the applicable transit service provider: Allow up to a 20 percent reduction to the standard number of automobile parking spaces;
 - (2) Site has dedicated parking spaces for carpool or vanpool vehicles: Allow up to a 10 percent reduction to the standard number of automobile parking spaces;
 - (3) Site has dedicated parking spaces for motorcycles, scooters, or electric carts;
 - (4) Site has more than the minimum number of required bicycle parking spaces: Allow up to a 5 percent reduction to the number of automobile parking spaces.

VII. Lot Coverage Bonus

- A. The Planning and Zoning Administrator, subject to review, may approve increases to the lot coverage standards as follows:
 - (1) Lot coverage may increase by up to one-half square foot for every one square foot of proposed automobile parking area to be contained in a parking structure, either above or below leasable ground floor space (e.g., residential, commercial, or civic use),

REYNOLDSBURG ZONING CODE

not to exceed a 20 percent increase in allowable coverage.

- (2) Lot coverage may increase by up to one-half a square foot for every one square foot of proposed parking area paving that uses a City-approved porous or permeable paving material (i.e., allowing stormwater infiltration).
- (3) Lot coverage may increase by up to one-half a square foot for every one square foot of City-approved water quality treatment area (e.g., vegetative swale or bio-filtration) to be provided on the subject site.
- (4) In approving increases in lot coverage under subsections i-iii of this section, the City may require additional landscape buffering or screening, above that which is required by other provisions of this code, and may impose reasonable conditions of approval to ensure the ongoing maintenance of parking areas and surface water management facilities.
- (5) Notwithstanding the lot coverage increases authorized by this section, all other development standards of this chapter, and other applicable provisions of this Code, must be met.

VIII. Building Height Transition

To provide for compatible scale and height relationships between new multi-story buildings and existing single-story dwellings, new buildings shall maintain a building height transition to adjacent single-story building(s), as follows:

- A. This standard applies to new and vertically expanded buildings and structures (in any zone) within 40 feet (as measured horizontally) of an existing single-story building with a height of 20 feet or less; and
- B. The building height transition standard is met

where the new or vertically expanded building or structure meets the following criteria:

- (1) The existing single-story dwelling is located within 40 feet of, and on the same side of the street as, the proposed structure.
 - (2) The height of the proposed structure is not more than 120 percent of the height of the subject single-story dwelling.
 - (3) Where the proposed structure is to be located between two existing single-story dwellings, the height of the proposed structure shall not exceed 120 percent of the average maximum height of both adjacent dwellings. For example, where the two adjacent dwellings have an average maximum height of 24 feet, the new or vertically expanded structure shall not exceed 28.8 feet in height.
- C. **Exception:** The building height transition standard does not apply when the approval body finds that the subject single-story buildings located within 40 of the subject site are redevelopable. "Redevelopable," for the purposes of this section, means a lot either has an assessed market value that exceeds the assessed market value of all improvements on the lot, based on the most recent data from the [name] County Assessor's Office; or the front yard of the subject lot is large enough that it could be subdivided based on the minimum lot size standards of the applicable zone.

DISTRICTS AND ZONES

SECTION 1103.17 SUBURBAN RESIDENTIAL ZONE (SR)

I. Purpose and Intent

A. The Suburban Residential (SR) Zone is intended to regulate all land in the city platted for medium-scale suburban single-unit residential development. The existing development pattern in the SR Zone is traditional single-family residential subdivisions with single-unit residential structures. The desired development pattern in the SR Zone is to accommodate multiple forms of single-family development, including attached single-family dwellings. New development in the SR Zone should also promote pedestrian connectivity and the retention of open space as an amenity. Where possible, new residential development should be connected to trail systems and within a half-mile walk from parks or significant open space.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

DISTRICT USES	
PERMITTED USES:	- Community Facility - Park - Community Facility - Trail - Dwelling - Detached Single-family - Library - Residential Model Home School - Primary School - Secondary
CONDITIONAL USES:	- Child Day Care - Center (See 1105.13(G)) - Child Day Care - In Home* - Community Facility - Activity Center - Community Facility - Outdoor Recreation - Community Facility - Public Health Safety - Dwelling - Assisted - Dwelling - Attached Single-Family - Dwelling - Developmental Disability - Dwelling - Group - Dwelling - Two Family - Golf Course - Private Club - Religious Assembly School - Primary School - Secondary - Studio - Art - Studio - Gymnastics/martial arts - Visual Arts Center

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** Subject to Home Occupation Regulations
(see 1103.13(H))*

DISTRICTS AND ZONES

SECTION 1103.17 SUBURBAN RESIDENTIAL ZONE (SR)

I. Purpose and Intent

A. The Suburban Residential (SR) Zone is intended to regulate all land in the city platted for medium-scale suburban single-unit residential development. The existing development pattern in the SR Zone is traditional single-family residential subdivisions with single-unit residential structures. The desired development pattern in the SR Zone is to accommodate multiple forms of single-family development, including attached single-family dwellings. New development in the SR Zone should also promote pedestrian connectivity and the retention of open space as an amenity. Where possible, new residential development should be connected to trail systems and within a half-mile walk from parks or significant open space.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

DISTRICT USES	
PERMITTED USES:	- Community Facility - Park - Community Facility - Trail - Dwelling - Detached Single-family - Library - Residential Model Home School - Primary School - Secondary
CONDITIONAL USES:	- Child Day Care - Center (See 1105.13(G)) - Child Day Care - In Home* - Community Facility - Activity Center - Community Facility - Outdoor Recreation - Community Facility - Public Health Safety - Dwelling - Assisted - Dwelling - Attached Single-Family - Dwelling - Developmental Disability - Dwelling - Group - Dwelling - Two Family - Golf Course - Private Club - Religious Assembly School - Primary School - Secondary - Studio - Art - Studio - Gymnastics/martial arts - Visual Arts Center

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** Subject to Home Occupation Regulations
(see 1103.13(H))*

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III. Development Standards

The Suburban Residential Zone includes the traditional suburban single-family detached and attached typologies with off-street parking in a garage, driveway, or parking space.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	50
	LOT WIDTH (MAX. FT.)	NA
	LOT DEPTH (MIN. FT.)	100
	LOT FRONTAGE (MIN. FT.)	50
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	20
	FRONT YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. FT.)	8
	SIDE YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	20
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	NA
	REAR YARD SETBACK (MIN. FT.)	30
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	NA
	BUILDING HEIGHT (MAX. FT.)	35
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	60%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	NA
	OPEN SPACE (MIN.)	NA
	OPEN SPACE (MAX.)	NA

DISTRICTS AND ZONES

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	Rear yard, 35 feet from all any lot lines, 10 feet from the house
	ADU HEIGHT (MAX. FT.)	24; provided height of ADU does not exceed height of principal structure
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	15
PARKING LOCATION	LOCATION	Driveway leading to private attached or detached garage; no front yard parking
SIGN REGULATIONS	PERMITTED SIGN TYPES	Temporary signs only
DESIGN	DESIGN STANDARDS	Single-family building types; Porch permitted to encroach up to 6" beyond front building facade. Garage doors must be located at least three feet behind front building line. For garage requirements, please see Section 1105.05.
	SITE PLAN STANDARDS	For subdivision requirements, see Chapter 1111

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REYNOLDSBURG ZONING CODE

III. Development Standards

The Residential Medium Zone includes the traditional suburban single-family detached, attached, two-family, townhouse, and apartment building typologies with off-street parking in a garage, driveway, or parking space.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	50
	LOT WIDTH (MAX. FT.)	NA
	LOT DEPTH (MIN. FT.)	100
	LOT FRONTAGE (MIN. FT.)	50
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	24
	DENSITY (MAX. UNITS PER ACRE)	24
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	20
	FRONT YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. FT.)	8
	SIDE YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. AGGREGATE FT.)	20
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	NA
	REAR YARD SETBACK (MIN. FT.)	30
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	NA
	BUILDING HEIGHT (MAX. FT.)	35 single-family; two-family; townhouse; 42 apartment building 5 single-family; two-family; townhouse; 60 apartment building
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	60%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	NA
	OPEN SPACE (MIN.)	NA
	OPEN SPACE (MAX.)	NA

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Attachment: RM Zone (Zoning Code Text Amendments)

DISTRICTS AND ZONES

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	Same as primary
	ADU HEIGHT (MAX. FT.)	NA
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	20
PARKING LOCATION	LOCATION	Driveway leading to private attached or detached garage; rear yard
SIGN REGULATIONS	PERMITTED SIGN TYPES	Temporary signs only; monument sign for each frontage
DESIGN	DESIGN STANDARDS	Single-unit attached and detached building types; For garage requirements, please see Section 1105.05.
	SITE PLAN STANDARDS	See site plan review, Chapter 1109.19
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

DISTRICTS AND ZONES

SECTION 11039.21 COMMUNITY COMMERCIAL ZONE (CC)

I. Purpose and Intent

A. The Community Commercial (CC) Zone is intended to promote development patterns and businesses that are consistent with larger retail and office-users, including companies with a workforce residing throughout the region that is seeking the convenience of access from heavily-traveled corridors. Existing development in the CC Zone is comprised of traditional large lot retail development with surface parking. Future development patterns in the CC Zone should accommodate changes in retail and transportation, including smaller lots and smaller format retail uses.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

DISTRICT USES	
PERMITTED USES:	- Adult Day Care - Adult Oriented Businesses (Subject to Section 795.02 of Codified Ordinances) - Antique Shop (See definition) - Bakery - Retail - Beverage - Brewing and Distilling (See definition) - Boarding/Kennel - Child Day Care - In Home (See 1105.13(H)) - Clothing Services - Dry Cleaning with drive thru - Clothing Services - Dry Cleaning without drive thru - Clothing Services - Tailor - Community Facility - Park - Community Facility - Trail - Dwelling - Group - Dwelling - Multi-Unit Building Dwelling - Two-family - Dwelling - Developmental Disability - Event Center - Private Events and Conferences - Event Center - Public Meetings and Conventions - Financial Services and Banking - with drive thru (See 1105.13(K)) - Financial Services and Banking - without drive thru - Food Sales - Farm Market - Food Sales - Small Format Grocery - Food Service - Commissary/Bakery - Food Service - Deli - Food Service - Fast Casual Restaurant - Food Service - Full Service Restaurant - Food Service - Quick Serve/Fast Food Without Drive Thru - Food Service - Quick Serve/Fast Food With Drive Thru - Gallery - Art - Health and Wellness - Clinic - Health and Wellness - Fitness Facility/Gym - Health and Wellness - Massage - Health and Wellness - Physical Therapy Indoor Recreation Enterprise - Library - Live Theater - Manufacturing - Artisan - Medical - Clinic - Medical - Emergency Services - Medical - Full Service Hospital - Medical - Office - Medical - Outpatient and Urgent Care - Medical - Psychiatric Facility - Standalone - Medical - Standalone Emergency Services Medical - Clinic Medical - Office - Office - Professional Services - Outdoor Recreation Enterprise - Overnight Lodging - Bed and Breakfast (See definition) - Overnight Lodging - Boutique Hotel - Personal Care and Beauty Services Private Club
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DISTRICT USES (CONT.)	
PERMITTED USES:	• Meeting Facility • Movie Theater • Museum • Office – Corporate • Office - Data Processing/Call Center • Office - Professional Services • Religious Assembly • Retail - Small/Medium Format • Retail - Medium Format • Retail - Large Format • Retail - Pharmacy • Retail - Shopping Center - Outdoor • Retail - Small Format • School - Secondary • School - Primary • Shelter • Studio - Art • Studio - Gymnastics/Martial Arts • Veterinary • Visual Arts Center
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CONDITIONAL USES:	• Auction Facility • Beverage Sales - Liquor and Beer • Sit Down/Bar Establishment • Beverage Sales - Liquor Store • Child Day Care - Center (See 1105.13(G)) • Community Facility - Activity Center • Community Facility - Outdoor Recreation • Community Facility - Public Health Safety • Dwelling - Assisted • Dwelling - Multi-Unit Building Complex • Dwelling - Nursing • Dwelling - Two-family • Event Center - Private Events and Conferences • Event Center - Public Meetings and Conventions • Live Theater • Mortuary • Movie Theater • Museum • Private Club • Religious Assembly Research Facility and Laboratory • Retail - Convenience with gasoline • Retail - Convenience without gasoline • Shooting Range - Indoor • Vehicular Care Services - Major • Vehicular Care Services - Minor • Vehicle Care Services - Washes • Vehicular Repair - Heavy • Vehicular Repair - Light • Vehicular Sales - Automobiles
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Attachment: CC Zone (Zoning Code Text Amendments)

- [Vehicular Sales - Motorcycles](#)
- [Vehicular Sales - Boats](#)
- [Vehicular Sales -
Recreational Vehicles](#)
- [Visual Arts Center](#)

DISTRICTS AND ZONES

III. Development Standards

The Community Commercial Zone includes small and medium flex buildings, retail/large format, retail large restaurant building typologies, and off street parking.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	NA
	LOT WIDTH (MAX. FT.)	80
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	80
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	10
	FRONT YARD SETBACK (MAX. FT.)	20 NA
	SIDE YARD SETBACK (MIN. FT.) (EACH SIDE)	10
	SIDE YARD SETBACK (MAX. FT.)	20 NA
	SIDE YARD SETBACK (MIN. AGGREGATE, FT.)	20
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	40 NA
	REAR YARD SETBACK (MIN. FT.)	20
	REAR YARD SETBACK (MAX IN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	NA
	BUILDING HEIGHT (MAX. FT.)	45
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC.	70%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	70%
	OPEN SPACE (MIN.)	NA
	OPEN SPACE (MAX.)	NA

REYNOLDSBURG ZONING CODE

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	NP
	ADU HEIGHT (MAX. FT.)	NP
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	NP
PARKING LOCATION	LOCATION	Front, side, or rear yard Rear or side yard , well-screened
SIGN REGULATIONS	PERMITTED SIGN TYPES	Commercial uses only - Any two of the following: Hanging, Wall, Projecting, Monument
DESIGN	DESIGN STANDARDS	Small to Medium Commercial Building Types; Natural Materials or Hardie Panel on front and side facades
	SITE PLAN STANDARDS	NA
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

DISTRICTS AND ZONES

IV. Development Typologies

Buildings in the Community Commercial Zone (CC) ~~shall~~may be developed in accordance with the following typologies.

BUILDING TYPOLOGIES	COMMUNITY COMMERCIAL ZONE (CC)
DETACHED SINGLE-FAMILY BUILDING	X
ATTACHED SINGLE-FAMILY BUILDING	X
DUPLEX BUILDING	
MULTI-UNIT BUILDING	
MULTI-UNIT COMPLEX BUILDING	
SMALL FLEX RETAIL BUILDING	X
MEDIUM FLEX RETAIL BUILDING	X
LARGE FLEX RETAIL BUILDING	
INSTITUTIONAL FLEX BUILDING	
BED AND BREAKFAST BUILDING	
SCHOOL AND INSTITUTIONAL BUILDING	
COMMUNITY CENTER BUILDING	
OFFICE BUILDING	
OFFICE-CORPORATE BUILDING	
RETAIL LARGE FORMAT BUILDING	X
INDUSTRIAL BUILDING	
WAREHOUSE BUILDING	
PRIMARY SCHOOL BUILDING	
COMMUNITY ACTIVITY CENTER BUILDING	
EVENT CENTER BUILDING	

REYNOLDSBURG ZONING CODE

SECTION 1103.23 INNOVATION ZONE (I)

I. Purpose and Intent

A. Innovation (I) Zone incorporates a mix of industrial and office uses that will facilitate the creation of economic centers that will serve Reynoldsburg and surrounding communities. The existing development pattern in the I Zone is traditional, auto-oriented retail and commercial development. The desired development pattern includes the construction of signature industrial/flex buildings to facilitate access to I-70 and I-270. New construction should be well-designed and site plans should incorporate attractive landscaping, streetscape elements and signage. Pedestrian crossing should be incorporated throughout the zone.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

DISTRICT USES	
PERMITTED USES:	• Adult Oriented Businesses (Subject to Section 795.02 of Codified Ordinances). • Air Transportation Services • Antique Shop (See definition) • Auction Facility (See definition) • Beverage - Brewing and Distilling (See definition) • Beverage - Distribution • Beverage - Non-Alcoholic Production • Boarding/Kennel • Community Facility - Activity Center • Community Facility - Outdoor Recreation • Community Facility - Park • Community Facility - Public Health Safety • Community Facility - Trail • Equipment Repair - Heavy • Equipment Repair - Light • Event Center - Private Events and Conferences • Event Center - Public Meetings and Conventions • Financial Services and Banking - with drive thru (See 1105.13(K)) • Financial Services and Banking - without drive thru • Food Service - Commissary/Bakery • Food Service - Processing • Food Service - Production • Forestry • Garden Center - Indoor and Outdoor • Health and Wellness - Clinic • Health and Wellness - Fitness Facility/Gym • Indoor Enterprise • Library • Manufacturing - Artisan • Manufacturing - Heavy • Manufacturing - Light • Medical - Clinic • Medical - Emergency Services • Medical - Full Service Hospital • Medical - Office • Medical - Outpatient and Urgent Care • Medical - Psychiatric Facility - Standalone • Medical - Standalone Emergency Services • Museum • Office - Corporate • Office - Data Processing/Call Center • Office - Professional Services • Outdoor Enterprise

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Attachment: Innovation (Zoning Code Text Amendments)

DISTRICTS AND ZONES

DISTRICT USES (CONT.)	
PERMITTED USES:	- Plant Cultivation - Printing and Publishing Private Club - Religious Assembly - Research Facility/Laboratory <u>School - College/University</u> - School - Trade - Shelter Shooting Range - Indoor Only - Storage - Contractor - Storage - Commercial Gases Storage - Self-Store (See 1105.13 (F)) - Studio - Art - Studio - Gymnastics/martial arts Tattoo/Piercing Establishment - Vehicle Care Services - Washes - Vehicular Care Services - Major - Vehicular Care Services - Minor - Vehicular Repair - Heavy - Vehicular Repair - Light Vehicular Sales - Automobiles Vehicular Sales - Motorcycles Vehicular Sales - Boats Vehicular Sales - Recreational Vehicles - Veterinary <u>Visual Arts Center</u> - Warehouse - Large Format - Warehouse - Small Format
CONDITIONAL USES:	Child Day Care - Center - Community Facility - Detention and Corrections - Community Facility - Government Administration and Courts <u>Food Sales - Farm Market</u> Food Sales - Small Format Grocery <u>Indoor Recreation Enterprise</u> - Junk Storage and Sales - Mineral Extraction/Processing <u>Outdoor Recreation Enterprise</u> - Outdoor Processing - Agriculture - Outdoor Processing - Composting - Outdoor Processing - Concrete and Asphalt - Power Generation Facility - Power Substation Facility Private Club <u>School - Primary</u> <u>School - Secondary</u> <u>Shooting Range - Indoor</u> Storage - Self-Store (See 1105.13 (E)) - Storage - Vehicular and Boat Tattoo/Piercing Establishment <u>Vehicular Sales - Automobiles</u> <u>Vehicular Sales - Motorcycles</u> <u>Vehicular Sales - Boats</u> <u>Vehicular Sales - Recreational Vehicles</u>

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Attachment: Innovation (Zoning Code Text Amendments)

REYNOLDSBURG ZONING CODE

III. Development Standards

The Innovation Zone includes office, industrial, and warehouse typologies with on-street and off-street parking.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	200
	LOT WIDTH (MAX. FT.)	NA
	LOT DEPTH (MIN. FT.)	150
	LOT FRONTAGE (MIN. FT.)	80
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	10
	FRONT YARD SETBACK (MAX. FT.)	20
	SIDE YARD SETBACK (MIN. FT.) (EACH SIDE)	20
	SIDE YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	40
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	NA
	REAR YARD SETBACK (MIN. FT.)	40
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	35
	BUILDING HEIGHT (MAX. FT.)	75
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC.	70%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	NA
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	NA
	OPEN SPACE (MIN.)	NA
	OPEN SPACE (MAX.)	NA

DISTRICTS AND ZONES

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	Side or Rear Yards
	ADU HEIGHT (MAX. FT.)	NA
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	35
PARKING LOCATION	LOCATION	Front or side yards, well-screened
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any two: Wall; Monument, Awning
DESIGN	DESIGN STANDARDS	Natural materials on front facade
	SITE PLAN STANDARDS	NA
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

REYNOLDSBURG ZONING CODE

IV. Building Typologies

Buildings in the Innovation Zone (I) ~~may~~shall be developed in accordance with the following typologies.

BUILDING TYPOLOGIES	INNOVATION ZONES (I)
DETACHED SINGLE-FAMILY BUILDING	
ATTACHED SINGLE-FAMILY BUILDING	
DUPLEX BUILDING	
MULTI-UNIT BUILDING	
MULTI-UNIT COMPLEX BUILDING	
SMALL FLEX RETAIL BUILDING	
MEDIUM FLEX RETAIL BUILDING	
LARGE FLEX RETAIL BUILDING	
INSTITUTIONAL FLEX BUILDING	
BED AND BREAKFAST BUILDING	
SCHOOL AND INSTITUTIONAL BUILDING	
COMMUNITY CENTER BUILDING	X
OFFICE BUILDING	
OFFICE-CORPORATE BUILDING	X
RETAIL LARGE FORMAT BUILDING	
INDUSTRIAL BUILDING	X
WAREHOUSE BUILDING	X
PRIMARY SCHOOL BUILDING	
COMMUNITY ACTIVITY CENTER BUILDING	
EVENT CENTER BUILDING	

DISTRICTS AND ZONES

SECTION 1103.25

OPEN SPACE/SCHOOLS ZONE (OS)

I. Purpose and Intent

A. The purpose of the Open Space/Schools (OS) Zone is to promote the health and well-being of the city's residents. Desired forms of development and open space preservation in these zones includes golf courses, ball fields, playgrounds, natural passive areas, and neighborhood pocket parks. Trails originating in these zones should serve as gateways to the city's key destinations, including Olde Reynoldsburg and other entertainment and dining epicenters. Institutional uses such as schools are also encouraged in these zones and will help to promote the growth and development of the city's school age population by providing access to adjacent open space opportunities.

II. Uses

A. The following uses are either permitted or conditional uses as indicated in the following chart:

	DISTRICT USES
PERMITTED USES:	• Camping • Community Facility - Activity Center • Community Facility - Government Administration and Courts • Community Facility - Outdoor Recreation • Community Facility - Park • Community Facility - Public Health Safety • Community Facility - Trail • Cultural • Event Center - Public Meetings and Conventions • Golf Course • Health and Wellness - Fitness Facility/Gym • Library • Museum • Plant Cultivation • Religious Assembly • School - College/University • School - Primary • School - Secondary • School - Trade • Visual Arts Center
CONDITIONAL USES:	• Cemetery • Forestry • Garden Center - Indoor and Outdoor

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COMMON REGULATIONS

Common Regulations

SECTION 1105.01 OFF-STREET PARKING AND LOADING

- A. Applicability.** Except as otherwise provided herein, these regulations shall apply under the following circumstances:
- i. The construction of a new building or structure;
 - ii. The substantial expansion of an existing building or structure;
 - iii. A change in the existing use to be conducted upon land or in a building or structure; and
 - iv. Whenever a building or use is changed in floor area, number of employees, number of dwelling units, seating capacity, or in a manner which otherwise creates a need for an increase in the number of parking or loading spaces, such spaces shall be provided for the entire increased use in conformance with the requirements of this article.
- B. Parking Requirements in Olde Reynoldsburg Commercial District (ORD-C), Brice and Main District (BMD) and East Main District (EMD).** Notwithstanding anything to the contrary contained herein, the parking requirements for any use conducted in the ORD-C, BMD, or EMD shall be determined based upon the applicable regulations set forth under Chapter 1105 hereof.
- C. Supplemental Parking Regulations in Residential Districts.** The provision of parking space, either open or enclosed, for the parking or storage of vehicles in a residential zoning district for residential uses shall be subject to the following:
- i. **Commercial Vehicles.** Trucks having dual tires on one (1) or more axles, or having more than two (2) axles, designed for the transportation of cargo and including tractor-trucks, trailers, and semi-trailers, shall not be permitted on a lot or parked on a street or alley in a residential zoning district.
 - ii. **Parking of Recreational Equipment.** The parking of recreational equipment and vehicles, including but not limited to travel trailers, motor homes, pickup campers, folding tent trailers, boats or boat trailers, and other similar recreational equipment and vehicles, semi-trailers, travel trailers, or other trailers or motor homes shall not be permitted on any street within the City,

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other than for the purpose of loading or unloading such equipment or vehicle. When located on property in a residential district for the purpose of loading or unloading, travel trailers, motor homes, boats or boat trailers, and other similar recreational vehicles shall not exceed a loading or unloading time of ~~48~~ consecutive hours. Residents shall be permitted to park a maximum of one (1) recreational vehicle on property located in a residential district if such vehicle is located in an enclosed structure OR all of the following requirements are satisfied for a vehicle parked or store outside of an enclosed structure:

1. Such recreational equipment and vehicles shall be stored or parked at least three (3) feet from any dedicated right-of-way and/or walkway and shall not be located within ten (10) feet of any property line.
2. Not more than one (1) item of recreational equipment shall be permitted to be stored outside on any property used for a residential purpose. All recreational vehicles must be registered and licensed (if applicable) to the resident of the property on which the items are parked or stored. Such recreational vehicle shall have a maximum height of fourteen (14) feet. For the purposes of this chapter, a boat stored on a boat trailer shall be deemed one (1) piece of recreational equipment.
3. Under no circumstances shall any recreational vehicle or equipment be occupied or used for living, sleeping, housekeeping, storage or business purposes.
4. No such recreational vehicle shall be parked in any manner in which such vehicle may be deemed, in the professional opinion of the Planning and Zoning Administrator, to obstruct the view of traffic in a manner that endangers the safety of motorists or pedestrian.

D. Conversion of Use. No parking or loading space (including a residential garage) which is required by this Zoning Code shall be removed or converted to another use unless the parking or loading requirement is satisfied by the existence or construction of an additional parking or loading space conforming to this Zoning Code.

E. Required Parking and Loading Spaces.

- i. **Required Parking Spaces.** Except as otherwise provided herein, the number of off-street parking spaces provided for a use shall not be less than set forth in the table identified as "Table 1105.01A: Required Parking Spaces." The number of parking and loading spaces required for a use shall be as determined by the Zoning Administrator in conformance with the provisions of this Zoning Code.
- ii. **Requirements for Unlisted Use.** For a use for which off-street parking requirements have not been specifically stated in this Zoning Code, parking and loading facilities shall be provided as determined by the Zoning Administrator to be sufficient for the parking and loading needs of the proposed use and structures, giving consideration to the following criteria:
 1. The number of off-street parking spaces required for a use listed in the table that is the most similar to the proposed use in terms of anticipated parking demand;
 2. The floor area of the proposed use;
 3. The anticipated number of employees and patrons; and
 4. Any evidence submitted regarding the parking demand for the same use on similar existing sites.

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All recreational equipment stored outside shall be screened from view from all contiguous dwellings by suitable screening that otherwise in compliance with the applicable regulations for the underlying district, as determined by the Zoning Administrator.

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notice to the sign owner to remove the abandoned panel and replace it with a blank. This shall not apply to signs maintained on lots that do not have any existing structure.

- i. Whenever the Planning and Zoning Administrator determines that a sign face in a multi-tenant sign is abandoned but other panels on the sign are not abandoned, he or she may issue a notice to the sign owner to remove the abandoned panel and replace it with a blank.

B. Special Sign Regulations for Gasoline Stations. Gasoline stations present several unique challenges for signage purposes due to industry-wide advertisement of the price of fuels for sale. In order to address these unique challenges, ground signs on lots with gasoline stations shall be permitted to incorporate electronic signage. Exempted ground signs of this type shall be subject to the following special regulations:

- i. The electronic signage shall take up no more than one-third (1/3) of the sign area permitted by this chapter.
- ii. The electronic signage shall consist of a solid background with only one illuminated color per electronic panel.
- iii. Such signs shall be subject to all other sign regulations of this chapter, and of the applicable zone or district.

SECTION 1105.05 ACCESSORY STRUCTURES

A. Generally Applicable Regulations for Accessory Uses and Accessory Structures. An accessory use or accessory structure shall be permitted in any district provided that:

- i. It is incidental to and customarily found in connection with the main use or main building permitted in the district;
- ii. It is subordinate to and serves the main use or building;
- iii. It is subordinate to the main use or building in ground area, floor area, extent, and purpose;
- iv. It is located on the same lot as the main building or main use which it serves; and
- v. It contributes to the comfort, convenience, or necessity of occupants, business, or industry of the main use or main building served.
- vi. Except as otherwise provided by this Zoning Code, a use or structure which is interpreted by the Planning and Zoning 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.
- vii. Except as otherwise provided in this Zoning Code, an accessory structure:
 1. 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;
 2. Shall not be located closer than ~~three~~ feet (3FT) to any rear lot line and not closer than three feet (3FT) to any side lot line;
 3. Shall not be located closer than ten feet (10FT) to a main building;
 4. Shall not occupy more than twenty percent (20%) of the required rear yard;

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5. 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;
 6. Except for accessory dwelling units, where permitted, shall not contain facilities for dwelling purposes; and
 7. Shall not exceed fifteen feet (15FT) in height.
- viii. For the purposes of this section, a storage building equal to or less than fifty square feet (50SF) in area, not permanently attached to the ground, is not considered a structure. Only one such storage building may be placed on a lot without a zoning certificate. Any additional buildings shall be considered accessory structures and subject to the provisions of this section. Storage buildings of this type shall be located behind the main structure and shall conform with the minimum lot line setbacks listed in this section.

B. Garage Standards

- i. All garages in a residential district facing the street shall not be located more than eight (8) feet in front of the front façade of the structure.
- ii. In the Suburban Residential District Only. No garage door or combination of garage doors facing the street shall occupy more than sixty percent (60%) of the width of the ground level façade.

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REYNOLDSBURG ZONING CODE

SECTION 1105.03 SIGNS

TABLE 1105.03A PERMITTED PRINCIPAL SIGNS BY ZONE AND DISTRICT

DISTRICT/ZONE	MONUMENT SIGN	PROJECTING SIGN	WALL SIGN	AWNING SIGN	WINDOW SIGN	ROOF SIGN
Olde Reynoldsburg Neighborhood District (ORD-N)	MU or NR					
Olde Reynoldsburg Commercial District (ORD-C)	X	X	X	X	✗	X
Brice and Main Street District (BMD)	X	X	X	X		
East Main Street District (EMD)	X	X	X	X		
Community Commercial (CC)	✗	X	X	X	✗	
Residential Zones (SR and RM)	NE or NR	NR				
Innovation Zone (I)	X	X	X	X	✗	
Sign Key: MU - Multi-Unit Development NR - Non-Residential Development, excluding home occupation NE - Neighborhood Entry Sign						

- A. Purpose and Applicability.** This section regulates the type, number, design, size, time of display, location, maintenance, and other characteristics of signs in order to: protect the public health, safety, and welfare in all zones and districts; promote clarity in sign communications; promote harmony between and among the physical characteristics of signs and the physical characteristics of surrounding land, structures, and other development features; and to promote attractive and orderly appearance in all districts. The provisions of this section shall apply to all existing signs, to all signs erected or installed after the effective date of this Zoning Code, and to any sign which replaces an existing sign or component thereof.
- B. Zoning Sign Permits Required.** Every sign, except those specifically exempted by the provisions of this section, shall only be erected or installed subsequent to and in conformance with the provisions of a zoning sign permit issued by the Planning and Zoning Administrator. The Planning and Zoning Administrator shall not be required to issue a zoning sign permit to any use or business that does not have a valid zoning certificate or that is otherwise not in compliance with the Zoning Code, Building Code or Property Maintenance Code. For the purposes of approving a sign in conformance with the Zoning Code, a zoning sign permit shall have the same effect as a zoning certificate.

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C. Signs Requiring Permits

- i. **Signs in Zones and Districts.** Signs shall be permitted in the respective districts as established in Table 1105.03A: Permitted Signs and as further provided in this section.
- ii. **Signs in Olde Reynoldsburg Districts.** Subject to the approval of the Planning and Zoning Administrator or the Planning Commission, as applicable, in conjunction with the certificate of appropriateness process required under Section 1109.21, signs shall be permitted in Olde Reynoldsburg Districts as established in Table 1105.03A and in conformity with the following specific provisions:
 1. **Residential Signs – Olde Reynoldsburg Commercial District (ORD-C) and Olde Reynoldsburg Neighborhood District (ORD-N).** One (1) monument sign per entrance may be located on a lot or lots within a multi-dwelling unit development within the ORD-C or ORD-N. When located in the public right-of-way, all such signs shall be subject to a perpetual maintenance agreement and shall not be internally illuminated.
 2. **Non-Residential Use or Mixed-Use Signs – ORD-C.** The following sign types shall be permitted to be displayed on structures or buildings utilized for non-residential or mixed-use purposes in conformity with the following specific provisions:
- iii. **Sign Lighting.** The following types of lighting shall be permitted in the ORD-C: exterior illuminated, gooseneck lighting, shadow lit, bulb surround – non-flashing or blinking, and bulb surround – flashing or blinking.
- iv. **Changeable Copy Types.** The following changeable copy types shall be permitted in the ORD-C: channel letters.
- v. **Principal Signs.** A maximum of two (2) of any combination of the following sign types shall be permitted per lot in the ORD-C in accordance with the following provisions:
 1. **Wall Sign.** One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable. Any wall sign located in accordance with this subsection shall be attached parallel to the building wall, mounted on a raceway, or painted directly on a wall, provided no wall sign shall extend outward from the building wall more than twelve inches (12"). Where a building is located on a corner lot, one (1) additional wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials.
 2. **Projecting Sign.** One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90) degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet. It shall not project more than three feet (3') from the building façade, and shall not use a guy wire or angle iron support structure unless within the plane of the sign. A projecting sign shall be located no less than nine feet (9') above the sidewalk or ground level. Any applicant requesting a permit for a projecting sign which

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extends over a public right-of-way shall provide for a hold-harmless agreement with the City.

3. **Roof Sign.** One (1) roof sign constructed of metal with a maximum surface area of eighty (80) square feet may be located on the roof of a principal structure located in the ORD-C. Such roof sign shall be setback a minimum of five feet (5') from the edge of the roof of the principal structure and may be illuminated with a direct light.

4. ~~**Window Sign.** Up to two (2) window signs no larger than fifteen percent (15%) of the surface area of the window or windows on which such sign or signs are placed. Any window sign located in accordance with this subsection shall be located on a window or windows on the front façade of the principal building.~~

- 5.4. **Awning Signs.** A maximum of one (1) awning sign may be permitted in accordance with the provisions set forth under this subsection. All new awnings, or changes to awning colors shall be subject to a design and site plan review. Removal and replacement of awning materials that does not involve changes to the awning support structures shall be considered a sign face change. Changes to awning lettering that involve no material or color changes shall not require a zoning sign permit. Awning lettering may not exceed sixteen inches in height (16").

- 6.5. **Monument Sign.** One (1) monument sign with a base constructed of brick may be installed in ~~the ORD-C EMD or BMD~~. The monument sign may be a maximum of six feet (6') in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10') from the front property line or easement line, as applicable.

- vi. ~~**Signs in East Main Street District (EMD) and Brice and Main Street District (BMD).** Subject to the approval of the Planning and Zoning Administrator or the Planning Commission, as applicable, in conjunction with the site plan and design review process required under Section 1109.19, signs shall be permitted in the EMD and BMD as established in Table 1105.03A and in conformity with the following specific provisions:~~

1. ~~**Sign Lighting (EMD).** The following types of lighting shall be permitted in the EMD: exterior illuminated, gooseneck lighting, shadow lit, internally lit, and bulb surround — non flashing or blinking.~~
2. ~~**Sign Lighting (BMD).** The following types of lighting shall be permitted in the BMD: exterior illuminated, gooseneck lighting, shadow lit, and bulb surround — non flashing or blinking.~~
3. ~~**Changeable Copy Types.** The following changeable copy types shall be permitted in the EMD and BMD: channel letters and scrolling. Changeable copy types are not permitted in the BMD.~~

- vii. ~~**Principal Sign Types.** A maximum of two (2) of any combination of the following sign types shall be permitted in the EMD and BMD in accordance with the following provisions:~~

1. ~~**Awning Signs.** A maximum of one (1) awning sign may be permitted in accordance with the provisions set forth under this subsection. All new awnings, or changes to awning colors shall be subject to a design and site plan review. Removal and replacement of awning materials that does not involve changes to the awning support structures shall be considered~~

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a sign face change. Changes to awning lettering that involve no material or color changes shall not require a zoning sign permit. Awning lettering may not exceed sixteen inches in height (16").

2. ~~**Monument Sign.** One (1) monument sign with a base constructed of brick may be installed in the EMD or BMD. The monument sign may be a maximum of six feet (6') in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10') from the front property line or easement line, as applicable.~~
3. ~~**Wall Sign.** One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two and one-half (2.5) square feet per lineal foot of building façade or tenant space, as applicable. Any wall sign located in accordance with this subsection shall be attached parallel to the building wall, mounted on a raceway, or painted directly on a wall, provided no wall sign shall extend outward from the building wall more than twenty-four inches (24"). Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials.~~
4. ~~**Projecting Sign.** One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90) degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet. It shall not project more than three feet (3') from the building façade, and shall not use a guy wire or angle iron support structure unless within the plane of the sign. A projecting sign shall be located no less than nine feet (9') above the sidewalk or ground level. Any applicant requesting a permit for a projecting sign which extends over a public right-of-way shall provide for a hold harmless agreement with the City.~~

~~viii.vi.~~ **Signs in Residential Zones (SR and RM Zoning Districts).** Subject to the approval of the Planning and Zoning Administrator or the Planning Commission, as applicable, in conjunction with the site plan and design review process required under Section 1109.19, signs shall be permitted in the SR and RM zones as established in Table 1105.03A and in conformity with the following specific provisions:

1. **Sign Lighting.** The following types of lighting shall be permitted in RM zones: exterior illuminated and gooseneck lighting. Sign lighting is not permitted in SR zones.
2. **Changeable Copy Types.** Changeable copy types are not permitted in SR and RM zones.
3. **Principal Sign Types.** The following sign types shall be permitted in the SR and RM zones in accordance with the following provisions:
4. **Neighborhood entry sign.** One (1) or more permanent ground signs may be located on a lot or lots within a subdivision or multi-family dwelling development. When located in the public right-of-way, all such signs shall be subject to a perpetual maintenance agreement and shall not be internally illuminated.
5. **Flags.** Flags are permitted as a supplemental sign type in SR and RM zones.

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6. **Real Estate Signs.** One (1) freestanding real estate sign per lot frontage is permitted on premises for individual lots or building until such lots are sold or rented in accordance with the following provisions:
 - (a) Maximum Sign Face. Six (6) square feet.
 - (b) Maximum Height. Five (5) feet.
 - (c) Location Requirements. At least one foot from street right of way and at least five feet from side or rear lot lines.
 - (d) Time Restrictions. Sold signs shall be removed within five (5) calendar days from closing on the sale of the subject property.

7. **Temporary Signs.** Temporary signs are permitted provided that any temporary sign may have a maximum area of two (2) square feet and may be located a maximum of three feet (3') above grade. Any temporary sign located in accordance with these provisions shall be constructed of vinyl with metal supports.
- vii. Signs in Commercial and Mixed-Use Zones (BMD/EMD Districts, CC Zone, and Innovation Zone).** Subject to the approval of the Planning and Zoning Administrator or the Planning Commission, as applicable, in conjunction with the site plan and design review process required under Section 1109.19, signs shall be permitted in commercial and mixed-use zones as established in Table 1105.03A and in conformity with the following specific provisions:

ix.viii.

1. **Wall sign.** One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable. A wall sign shall be attached parallel to the building wall and shall not extend outward from the building wall more than fourteen inches (14"). A sign may be attached to a canopy, marquee or roof that projects beyond a structure provided that no part of such sign extends more than two feet (2') beyond such roof, canopy or marquee. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials.
2. **Projecting Sign.** One (1) projecting sign, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building and shall not extend beyond any other dimension of the wall. It shall not project more than four feet (4') from the wall, and shall not use a guy wire or angle iron support structure unless within the plane of the sign. A projected sign shall be located no less than eight feet (8') above the sidewalk or ground level and no closer than six feet (6') to a street's pavement or curb. Any applicant requesting a permit for a projecting sign which extends over a public right-of-way shall provide for a hold-harmless agreement with the City.
3. **Awnings.** Awnings may be permitted in addition to or in lieu of a wall sign. Where awnings are used as the primary sign identification, the standards for wall signs shall apply. All new awnings, or changes to awning colors in the design review districts shall be subject to a certificate of appropriateness. Removal and replacement of awning materials that does not involve changes to the awning support structures shall be considered a sign face change. Changes to awning lettering that involve no material or color changes shall not require a zoning sign permit. Awning lettering may not exceed twelve inches (12") in height.
- 4. Monument Sign.** One (1) monument sign with a base constructed of stone or brick may be installed in commercial or mixed-use zones. In the EMD or BMD the base shall be constructed of brick only. The monument sign may be a maximum of six feet (6') in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10') from the front property line or easement line, as applicable.

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- 4. ~~Ground signage.~~ See provisions in Table 1105.03A.
- x. ~~Signs in Innovation Zone (I).~~
- 1. ~~Wall sign. One (1) wall sign may be erected on the wall of a building which most nearly~~

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~~parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. A wall sign shall be attached parallel to the building wall and shall not extend outward from the building wall more than fourteen inches (14"). A sign may be attached to a canopy, marquee or roof that projects beyond a structure provided that no part of such sign extends more than two feet (2') beyond such roof, canopy or marquee. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets.~~

2. ~~**Projecting Sign.** One (1) projecting sign, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building and shall not extend beyond any other dimension of the wall. It shall not project more than four feet (4') from the wall, and shall not use a guy wire or angle iron support structure unless within the plane of the sign. A projected sign shall be located no less than eight feet (8') above the sidewalk or ground level and no closer than six feet (6') to a street's pavement or curb. Any applicant requesting a permit for a projecting sign which extends over a public right-of-way shall provide for a hold-harmless agreement with the City.~~
3. ~~**Awnings.** Awnings may be permitted in addition to or in lieu of a wall sign. Where awnings are used as the primary sign identification, the standards for wall signs shall apply. Removal and replacement of awning materials that does not involve changes to the awning support structures shall be considered a sign face change. Changes to awning lettering that involve no material or color changes shall not require a zoning sign permit. Awning lettering may not exceed twelve inches (12").~~
4. ~~**Window Sign.** Up to two (2) window signs no larger than thirty percent (30%) of the surface area of the window or windows on which such sign or signs are placed. Any window sign located in accordance with this subsection shall be located on a window or windows on the front façade of the principal building.~~
5. ~~**Monument Sign.** One (1) monument sign with a base constructed of brick may be installed in the EMD or BMD. The monument sign may be a maximum of six feet (6') in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10') from the front property line or easement line, as applicable.~~

~~34-IX.~~ **Signs in Open Space/Schools Zone.** Signs in the OS ~~Z~~zone shall be subject to review and approval by the Planning and Zoning Administrator or the Planning Commission, as applicable.

- D. **Supplemental Signs Non-Residential Districts.** In addition to the above-listed principal sign types, the following supplemental sign types ~~are exempt from zoning sign permits and~~ may be permitted in non-residential districts, as specified below, in accordance with the following provisions:
- i. **Banner Signs.** In all non-residential districts a maximum of one (1) banner sign may be permitted in accordance with the provisions set forth under this subsection. Banner signs shall be a maximum of ~~two feet (2') wide~~ thirty-two (32) square feet and shall be located a maximum of eight feet (8') above grade. The display of banners shall be allowed for no more than ~~one hundred and eighty-four (180)~~ forty-five (45) days per year, ~~which may include any combination of consecutive ten (10) day periods, twenty (20) periods, or forty (40) days periods.~~
 - ii. **Flags.** Flags are permitted as a supplemental sign type in all non-residential districts.

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- iii. **Sandwich Board Signs.** A maximum of one (1) sandwich board sign may be permitted in accordance with the provisions set forth under this subsection. Sandwich board signs shall have a maximum sign face area of six (6) square feet with a maximum board width of twenty-four inches (24") and a maximum board height of thirty-six inches (36"). Any sandwich board located in accordance with this subsection shall be constructed of wood and shall be displayed for a maximum of twelve (12) hours per day.
- iv. **Real Estate Signs.** Any combination of free-standing, wall or window real estate signs may be located upon any non-residential property for a total of three (3) signs, provided that such signs do not exceed the permitted dimensions for the corresponding sign-type in the zoning district that is applicable to the subject property. Notwithstanding anything to the contrary contained herein, if freestanding signs are not permitted in the zoning district applicable to the subject property, then one free-standing sign not exceeding seven (7) feet in height with a maximum sign face of twenty (20) square feet may be located upon the subject property. All real estate signs located in accordance with this subsection shall be removed within five (5) calendar days from closing on the sale of the subject property.
- v. **Window Sign.** Up to two (2) window signs no larger than thirty percent (30%) of the surface area of the window or windows on which such sign or signs are placed. Any window sign located in accordance with this subsection shall be located on a window or windows on the front façade of the principal building.
- vi. **Temporary Signs.** Temporary signs are permitted provided that any temporary sign may have a maximum area of two (2) square feet and may be located a maximum of three feet (3') above grade. Any temporary sign located in accordance with these provisions shall be constructed of vinyl with metal supports.

E. Generally Applicable Regulations for all Signs.

- i. **Sign height.** The height of a sign shall be measured from the finished grade which shall be defined as that point where the grade line intersects the front wall of the building. The height of a sign may not be artificially increased beyond the permitted height by placement of the sign on an earth mound.
- ii. **Sign setbacks.** Signs shall be located in conformity with the side and rear yard requirements of the applicable zone or district.
- iii. **Sign colors.** No sign requiring a permit under the provisions of this chapter shall contain more than four (4) colors, including black and white. Where a corporate logo is used, the logo shall count as one of the four (4) colors. Where a multi-tenant sign is present, no individual sign face panel may contain more than four (4) colors.
- iv. **Construction.** All signs shall be properly constructed and maintained to ensure that no safety hazard is created. All signs shall be built in conformity with the requirements of the Building Code and the procedures of the Building Division.
- v. **Location.** Except as otherwise provided in this Zoning Code, no sign or any part of any sign shall be placed in, over or extend into any public right-of-way.
- vi. **Lighting.** The level of illumination emitted or reflected from a sign shall not be so intense as to constitute a safety hazard to vehicular movement on any street from which the sign may be viewed, as determined by an average person. Illuminated signs shall be constructed and maintained so that the source of illumination is shielded or otherwise prevented from beaming directly onto adjacent lots or streets.
- vii. **Concealment of Wires and Components.** Irrespective of the sign type permitted under this section, all wiring and components of such sign shall be concealed from public view.

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- viii. **Contractor Identification.** All signs shall be plainly marked with the name of the person or company that installed the sign.
- ix. **Maintenance and Repair Required:**
 - 1. The owner of a sign shall repair, support, clean, repaint, or perform any maintenance service necessary to maintain the reasonable and proper appearance and condition of the sign. Whenever the Planning and Zoning Administrator determines a sign to be in need of repair, support, cleaning, repainting or other maintenance, he/she may issue a notice to the sign owner to complete the needed repairs or maintenance.
 - 2. All sign face panels shall be intact and free from cracks. No sign shall be permitted to exist without an intact face panel. Whenever the Planning and Zoning Administrator determines that a sign face is cracked or not intact, he/she may issue a notice to the sign owner to replace the sign face.
 - 3. If the Planning and Zoning Administrator determines that the existing condition of the sign creates an immediate hazard to the public health, safety or welfare, he/she shall issue a notice to the owner requiring the sign to be removed immediately.

F. Nonconforming Signs.

- i. An existing sign that does not meet the requirements of this chapter shall be deemed a nonconforming sign.
- ii. A nonconforming sign shall exist and be maintained in accordance with the following:
 - 1. The size and shape of the sign structure shall not be altered, except that sign face panels may be replaced.
 - 2. If damage occurs to a sign to the extent of sixty percent (60%) or more of either the structure or its replacement cost at the time of destruction, the sign shall be brought into compliance with the provisions of this Zoning Code.
- iii. A nonconforming sign shall not be structurally relocated or replaced, unless the new sign is in compliance with this chapter.

G. Abandoned Signs and Sign Faces.

- i. A sign or sign face shall be considered abandoned when:
 - 1. The sign or sign face remains after the discontinuance of a use. A use is considered to be discontinued if it is closed to the public for at least ninety (90) consecutive days.
 - 2. The sign or sign face is not maintained in accordance with the provisions of this chapter and the owner of the sign has not complied with notices to maintain the reasonable and proper appearance and condition of the sign.
- ii. Whenever the Planning and Zoning Administrator determines that a sign has been abandoned as defined in this chapter, the right to maintain and use such a sign shall terminate immediately. Physical removal of a sign may be accomplished pursuant to the nuisance abatement procedures and ordinances of the City.
- iii. Whenever the Planning and Zoning Administrator determines that a sign face is abandoned as defined in this chapter but the existing sign conforms to the Zoning Code, he/she may issue a

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notice to the sign owner to remove the abandoned panel and replace it with a blank. This shall not apply to signs maintained on lots that do not have any existing structure.

- iv. Whenever the Planning and Zoning Administrator determines that a sign face in a multi-tenant sign is abandoned but other panels on the sign are not abandoned, he or she may issue a notice to the sign owner to remove the abandoned panel and replace it with a blank.

H. Special Sign Regulations for Gasoline Stations. Gasoline stations present several unique challenges for signage purposes due to industry-wide advertisement of the price of fuels for sale. In order to address these unique challenges, ground signs on lots with gasoline stations shall be permitted to incorporate electronic signage. Exempted ground signs of this type shall be subject to the following special regulations:

- i. The electronic signage shall take up no more than one-third (1/3) of the sign area permitted by this chapter.
- ii. The electronic signage shall consist of a solid background with only one illuminated color per electronic panel.
- iii. Such signs shall be subject to all other sign regulations of this chapter, and of the applicable zone or district.

SECTION 1105.05 ACCESSORY STRUCTURES

A. Generally Applicable Regulations for Accessory Uses and Accessory Structures. An accessory use or accessory structure shall be permitted in any district provided that:

- i. It is incidental to and customarily found in connection with the main use or main building permitted in the district;
- ii. It is subordinate to and serves the main use or building;
- iii. It is subordinate to the main use or building in ground area, floor area, extent, and purpose;
- iv. It is located on the same lot as the main building or main use which it serves; and
- v. It contributes to the comfort, convenience, or necessity of occupants, business, or industry of the main use or main building served.
- vi. Except as otherwise provided by this Zoning Code, a use or structure which is interpreted by the Planning and Zoning 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.
- vii. Except as otherwise provided in this Zoning Code, an accessory structure:
 1. 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;
 2. 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;
 3. Shall not be located closer than ten feet (10FT) to a main building;
 4. Shall not occupy more than twenty percent (20%) of the required rear yard;

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5. 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;
 6. Except for accessory dwelling units, where permitted, shall not contain facilities for dwelling purposes; and
 7. Shall not exceed fifteen feet (15FT) in height.
- viii. For the purposes of this section, a storage building equal to or less than fifty square feet (50SF) in area, not permanently attached to the ground, is not considered a structure. Only one (1) such storage building may be placed on a lot without a zoning certificate. Any additional buildings shall be considered accessory structures and subject to the provisions of this section. Storage buildings of this type shall be located behind the main structure and shall conform with the minimum lot line setbacks listed in this section.

SECTION 1105.07 LANDSCAPING AND BUFFERING

A. Purpose and Intent. These standards are intended to establish landscaping regulations that:

- i. Improve the aesthetic appearance of setback areas, common open space areas, public rights-of-way and off-street vehicular parking areas;
- ii. Encourage the preservation of existing trees and natural features;
- iii. Promote compatibility among different land uses;
- iv. Promote the use of generally accepted landscape design principles; and
- v. Protect public health, safety and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening unsightly areas, preserving the integrity of neighborhoods and enhancing pedestrian and vehicular traffic and safety.

B. Application. ~~The Planning and Zoning Administrator may require a~~ landscape plan and/or tree survey ~~shall be required to be submitted~~ in conjunction with any application for a zoning certificate, a variance, a conditional use permit, a similar use determination, a subdivision plat, or a site plan and design review approval. Such landscape plan and/or tree survey shall include the following:

- i. The present location, size, and description of all existing major trees, with a designation of existing major trees sought to be removed.
- ii. ~~The~~ location, size and description of landscaping materials proposed to be placed on the lot in order to comply with this section.
- iii. The location and size of any structures presently on the lot, and those proposed to be placed on the lot.
- iv. The proposed location and description of screening to be placed on the lot in order to comply with this section.

C. General Landscape Provisions.

- i. ~~When required by the Planning and Zoning Administrator, No zoning certificate, variance, conditional use permit, similar use determination, subdivision plat or site plan and design approval shall be granted until~~ a landscape plan ~~shall be~~ approved in

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thirty (30) days of the receipt of such written request.

SECTION 1109.21 CERTIFICATE OF APPROPRIATENESS—OLDE REYNOLDSBURG DISTRICTS.

- A. **Certificate of Appropriateness (COA).** A certificate of appropriateness must be obtained prior to commencing new construction or any exterior remodeling, reconstruction or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg Districts. The Planning and Zoning Administrator shall not issue a zoning certificate prior to the Planning Commission's review and approval of a certificate of appropriateness in accordance with the provisions of this chapter. The Planning and Zoning Administrator shall review all zoning certificate applications for projects within the design review districts exempted from a COA by this section or any other section of this Zoning Code, for compliance with the standards of Section design guidelines adopted by the Planning Commission or City Council. If in the professional opinion of the Planning and Zoning Administrator, the proposed project does not meet those standards or design guidelines, a certificate of appropriateness from the Planning Commission shall be required.
- B. **Application for COA.** All applications and attachments for a COA shall be made to the Planning and Zoning Administrator at least ~~thirty-fourteen (30) 14~~ days prior to a regularly scheduled meeting of the Planning Commission.
- C. **Exception to COA.** A certificate of appropriateness shall not be required in the case of customary building maintenance activities that do not alter the building material types or exterior colors.
- D. **COA Review.** The Planning Commission shall review an application for a COA to determine if proposed new construction or alteration to an existing non-residential structure promotes, preserves and enhances the overall architectural character and integrity of the Olde Reynoldsburg Neighborhood District or Olde Reynoldsburg Commercial District, as applicable, and to endeavor to assure that the proposed structure or alteration would not be at variance with existing non-residential structures within such district. In considering the new construction or alteration, the Planning Commission shall evaluate the application based whether the proposal:
 - i. Enhances the attractiveness and desirability of the district;
 - ii. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
 - iii. Improves residential amenities in any adjoining residential neighborhood.
 - iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
 - v. Satisfies the applicable guidelines set forth under Chapter 1103; and
 - vi. Overall effects of the project or development on the appearance and environment of the district.
- E. **Time for Decision on COA.** The Planning Commission shall render a decision on all applications within sixty (60) days from the original hearing of the Planning Commission unless additional time is requested by the applicant. Upon approval by the Board, the Planning and Zoning Administrator shall

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- D. If a decision on the application is to be made by someone other than the Planning and Zoning Administrator, then the complete application shall be forwarded to the appropriate body for review in accordance with this Code.
- E. Unless otherwise prescribed by this Code or requested by the applicant, the applicable decision-making body or administrator shall render a decision on all applications within sixty (60) days from the original hearing.
- F. The Planning and Zoning Administrator, in consultation with the Director of Development, BZBA, or any additional City staff shall publish application procedures and additional requirements in a document to be known as the Development Handbook, which shall be incorporated here by reference.
The Planning and Zoning Administrator shall make the most current version of this document available to the public in a manner that is easily accessible.
- G. In the interest of timely and efficient administration of the provisions of this Code, applicants may submit, and the Board may take action upon, concurrent applications for conditional uses, similar use determinations, variances, and other matters on which the Board is granted authority by this Code. All such concurrent applications shall be submitted in conformance with the applicable provisions of this Code. The Board shall not take such concurrent action if it determines that such concurrent action is not in the best interest of the city.
- H. Unless otherwise prescribed by this code or requested by the applicant, the Board shall render a decision on all applications within sixty (60) days from the original hearing.

SECTION 1109.11 ZONING CERTIFICATE

- A. The submission and review of zoning certificates shall be conducted in accordance with the provisions set forth hereunder.
- B. No use of land, building or structure and no construction or alteration of an existing use, building, or structure shall commence until a zoning certificate is issued by the Planning and Zoning Administrator certifying that the intended use of the premises has been documented, reviewed, and approved in conformance with the provisions of this Zoning Code. A zoning certificate shall only be issued by the Planning and Zoning Administrator subsequent to completion of all procedures and approvals required by this Code. The Planning and Zoning Administrator shall not be required to issue a zoning certificate where the subject property is not in compliance with the Zoning Code, Building Code, or Property Maintenance Code. -
- C. Except as otherwise provided in this Code, a zoning certificate shall be required before:
- D. An application for a zoning certificate shall be submitted to the Planning and Zoning Administrator and shall include, a plan or plans drawn to scale showing:
 - i. The dimensions and the shape of the lot to be used or built upon;
 - ii. the sizes and locations of existing structures and uses on the lot;
 - iii. the dimensions and locations of proposed structures and uses;

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per street.

- K. Drive-Thru Service.** The following regulations shall apply to the approval and operation of drive-thru establishments:
- i. Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.
 - ii. Lanes required for vehicle access to and waiting for use of a drive thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one (1) time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. ~~The Planning and Zoning Administrator or Board of Zoning and Building Appeals, as applicable, may require The applicant shall provide~~ a traffic study which documents ~~to the satisfaction of the Board~~ the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Code.
 - iii. The Planning and Zoning Administrator or Board of Zoning and Building Appeals, as applicable, may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.
 - iv. The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.
- L. Solar Panels and Solar Panel Arrays.** The following regulations shall apply to the installation of solar panels and solar panel arrays:
- i. **Accessory Use.** A solar panel or a solar panel array, in each case, whether freestanding or roof mounted, shall be classified as a permitted accessory use in all zoning districts in the city, subject to the regulations set forth herein. Any solar panel or solar panel array shall be installed in accordance with all applicable building and electrical codes. Except as otherwise, provided herein, solar panels and solar panel arrays shall be installed and located in accordance with the zoning regulations for the base zoning district in which such panels or arrays are to be installed. Applications for solar panels or solar panel arrays shall be submitted to the Planning and Zoning Administrator on the forms provided from time to time.
 - ii. **Roof mounted solar panels and solar panel arrays.** Roof-mounted solar panels or solar arrays shall be located in accordance with the following regulations.
 - 1. **Roof Line.** A roof-mounted solar panel or solar panel array shall not be located so that it extends beyond the roof line in any direction including above and beyond the roof peak.
 - 2. **Roof Height Projection.** When located on a flat roof, solar panels or solar panel arrays shall not be project vertically more than ten feet from the surface of the flat roof. For purpose of this subsection, "flat roof" shall mean any roof that is less than seventeen (17) degrees or 2/12 pitch.
 - 3. **Glare.** Roof mounted solar panels or solar panel arrays shall not be positioned so as to create glare on to adjacent roads, buildings, lots, or rights-of-way.
 - iii. **Freestanding solar panels and solar panel arrays.** Free-standing solar panels or solar arrays shall

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5. 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;
 6. Except for accessory dwelling units, where permitted, shall not contain facilities for dwelling purposes; and
 7. Shall not exceed fifteen feet (15FT) in height.
- viii. For the purposes of this section, a storage building equal to or less than fifty square feet (50SF) in area, not permanently attached to the ground, is not considered a structure. Only one (1) such storage building may be placed on a lot without a zoning certificate. Any additional buildings shall be considered accessory structures and subject to the provisions of this section. Storage buildings of this type shall be located behind the main structure and shall conform with the minimum lot line setbacks listed in this section.

SECTION 1105.07 LANDSCAPING AND BUFFERING

A. Purpose and Intent. These standards are intended to establish landscaping regulations that:

- i. Improve the aesthetic appearance of setback areas, common open space areas, public rights-of-way and off-street vehicular parking areas;
- ii. Encourage the preservation of existing trees and natural features;
- iii. Promote compatibility among different land uses;
- iv. Promote the use of generally accepted landscape design principles; and
- v. Protect public health, safety and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening unsightly areas, preserving the integrity of neighborhoods and enhancing pedestrian and vehicular traffic and safety.

B. Application. ~~The Planning and Zoning Administrator may require a~~ landscape plan and/or tree survey ~~shall be required to be submitted~~ in conjunction with any application for a zoning certificate, a variance, a conditional use permit, a similar use determination, a subdivision plat, or a site plan and design review approval. Such landscape plan and/or tree survey shall include the following:

- i. The present location, size, and description of all existing major trees, with a designation of existing major trees sought to be removed.
- ii. ~~The~~ location, size and description of landscaping materials proposed to be placed on the lot in order to comply with this section.
- iii. The location and size of any structures presently on the lot, and those proposed to be placed on the lot.
- iv. The proposed location and description of screening to be placed on the lot in order to comply with this section.

C. General Landscape Provisions.

- i. ~~When required by the Planning and Zoning Administrator, No zoning certificate, variance, conditional use permit, similar use determination, subdivision plat or site plan and design approval shall be granted until~~ a landscape plan ~~shall be~~ approved in

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accordance with this chapter prior to granting a zoning certificate, a variance, a conditional use permit, a similar use determination, a subdivision plat, or a site plan and design review. A zoning certificate is not required for the addition of pervious surface including grass, mulched groundcover, other planted areas, and/or permeable or pervious pavers or paving that facilitates the infiltration of water into the soil.

- ii. No landscaped area shall be used for display and/or storage purposes.
 - iii. The species, location and spacing of trees and shrubs planted in all public rights-of-way and on all sites shall be subject to approval by the Planning and Zoning Administrator.
 - iv. No Certificate of Occupancy shall be granted until all conditions herein have been met; however, in the event landscaping cannot be completed due to weather conditions, or peculiar conditions related to the development of the subject property such as conditions related to phased development, the applicant shall provide financial security, in a form acceptable to the City, in the amount of one hundred twenty-five percent (125%) of the cost of materials and installation of all remaining landscaping to be completed and an estimate of such costs in order to be eligible for a Certificate of Occupancy.
 - v. When phasing development upon a property, a proportionate share of landscaping acceptable to the City shall be installed and maintained with each phase based on the size of the proposed phase and shall be considered completed for the purposes of these regulations when such proportionate share of landscaping has been installed, unless special circumstances warrant the installation of a greater amount of landscaping with any phase.
 - vi. The developer and/or property owner shall be responsible for the installation and maintenance of all landscaping, buffering, perimeter treatment and screening improvements in a healthy condition. This provision shall also apply to single-family and two-family dwellings.
 - vii. Bare earth shall not be considered landscaping or a landscaped area for the purposes of meeting the landscape requirements herein. Land area shall be considered "covered" if it is used for growing grass, shrubs, trees, plants or flowers, or if covered by decorative rock, stone or wood chips, or otherwise landscaped as provided herein. This provision shall also apply to single-family and two-family dwellings.
 - viii. These landscaping provisions are not intended to require multiple or overlapping setbacks, buffers and perimeter treatments. When more than one (1) such standard applies, that standard which results in the higher landscaping or buffering requirement shall apply. Buffering and perimeter treatments may be located within the required setbacks and may be counted toward required open space except not as usable open space.
 - ix. Utility easements which conflict with required buffer yards, perimeter treatment, parkway or median standards may require an alternative design approach to address such conflicts.
- D. Tree Preservation.** Unless exempted in accordance with this subsection, all existing major trees shall be preserved. The Building Inspector may approve the cutting down, removal or destruction of a major tree/trees when the tree or trees interferes with the proper development of the lot, provided that the lot is the subject of an application for approval of a zoning certificate, development plan approval or variance, such application is approved and one of the following applies:
- i. The tree or trees will be located within the public right of way.
 - ii. The subject property cannot be arranged in a manner to avoid removal of the tree or trees at the same time permitting the desirable and logical development of the lot.
 - iii. The tree/trees are located within the proposed driveway to service a single-family home, and such driveway cannot otherwise be relocated.

SECTION 1109.15 CONDITIONAL USES

- A. Reviews of applications for conditional uses shall be conducted by the Planning and Zoning Administrator in accordance with the provisions set forth under this section; provided however, if, the Planning and Zoning Administrator determines in his or her professional opinion that an application warrants public review, then the Planning and Zoning Administrator shall forward such application to the BZBA for review. The intent of the procedure for authorizing a conditional use is to set forth the development standards and criteria for locating and developing conditional uses in harmony with the character of the surrounding area, conditions of development and with regard to appropriate laws.

- B. In addition to such standard information regarding the subject property and the applicant, the application for a conditional use shall contain the following:
 - i. description of the zoning district and existing uses of adjacent lots;
 - ii. a statement of the conditional use for which the application is submitted,
 - iii. including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will assist the BZBA with understanding the nature of the proposed use and its potential impacts;
 - iv. a plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
 - v. a narrative statement describing the compatibility of the proposed use with the existing uses of adjacent lots and with the Land Use Plan, including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;
 - vi. a narrative addressing each of the applicable criteria set forth in the standards and requirements for all conditional uses set forth below and, as applicable, the supplementary requirements for special uses set forth under the applicable district or zone regulations.
 - vii. Such other information as the BZBA deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:
 1. Traffic impact analysis;
 2. Storm water impact analysis; and/or
 3. Utility impact analysis.

- C. When review of an application for a conditional use permit is forwarded by the Planning and Zoning Administrator to the BZBA, before approving or denying a request for a conditional use, the BZBA shall hold at least one public hearing on the matter. The BZBA shall cause notice of the hearing to be made in accordance with its standard process for providing notice of a hearing. The notice of hearing shall state thereon the nature of the request and the time and place of the public hearing.

- D. Upon reviewing an application for a conditional use, the Planning and Zoning Administrator or the BZBA, as applicable, shall consider whether the application provides adequate evidence that the

proposed conditional use is consistent with the following standards:

- i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 - ii. The proposed use shall not adversely affect the use of adjacent property;
 - iii. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - iv. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 - v. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 - vi. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 - vii. The proposed use complies with the applicable specific provisions and standards of this Code;
 - viii. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
- E. After review of the application and any additional information presented by the applicant, the Planning and Zoning Administrator or the BZBA, as applicable, shall take action to:
- i. Approval the conditional use, based upon findings of compliance with the standards and requirements of this Code and subject to conditions to ensure compliance with this Code; or
 - ii. deny the conditional use, upon finding that the application does not comply with the provisions of this Code
- F. In approving a conditional use, the Planning and Zoning Administrator or the BZBA, as applicable, may impose such conditions as deemed necessary to protect the public welfare, preserve the purpose and intent of this Code, to protect the character of the surrounding properties and neighborhood affected by the proposed use, and to mitigate the special impacts of the use. Such conditions may include, but shall not be limited to:
- i. Locations, setbacks, and configurations of structures and of uses of interior and exterior space;
 - ii. Screening comprised of landscaping, walls, fencing or other materials or construction;
 - iii. Access points and traffic management provisions, including those impacting vehicular and pedestrian access, and the locations and design of parking facilities;
 - iv. Noise control measures, including those regulating loudspeakers or irregular vehicular or equipment noise;
 - v. Other features of construction, including but not limited to paving and parking, signs, and landscaping;
 - vi. Hours and method of operation;

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- vii. Maintenance of the site, structures, and landscaping;
 - viii. Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water; and
 - ix. A time limit for operation of the use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.
- G. Subsequent to approval by the Planning and Zoning Administrator or the BZBA, and compliance with all applicable conditions of such approval and of this Zoning Code, the Planning and Zoning Administrator shall issue a zoning certificate stating the conditional use and all conditions of its approval.
- H. Approval of a conditional use shall be void upon the occurrence of any or all of the following:
- i. The applicant fails to commence construction of the structure in which the approved conditional use is to be conducted within one (1) year of the date of approval;
 - ii. the applicant fails to commence the operation of the conditional use within six (6) months of the date of the approval, where such use is to be conducted in an existing structure; and/or
 - iii. The conditional use is operated in a manner which violates any condition of the approval.
- I. The Planning and Zoning Administrator shall review all approved conditional use permit applications six (6) months after final action to determine if the approved use is in operation and otherwise in compliance with all conditions of approval. Upon such six (6) month review the Planning Zoning Administrator shall proceed in accordance with the circumstances outlined below:
- i. If the Planning and Zoning Administrator finds the conditional use to be in operation and in compliance with the conditions of approval, the Planning and Zoning Administrator shall notify the BZBA of such compliance.
 - ii. If the Planning and Zoning Administrator finds that construction has not begun, the Planning and Zoning Administrator shall record that information for an additional six (6) month review, and shall notify the BZBA of such inaction.
 - iii. If the Planning and Zoning Administrator finds a use in an existing structure or building not to be in operation, the permit and zoning certificate shall be deemed revoked and the Planning and Zoning Administrator shall notify the applicant of such revocation as well as the BZBA. Upon such revocation, the applicant shall have the right to appeal that decision of the Planning and Zoning Administrator to the BZBA and request the BZBA allow up to one (1) additional six (6) month period to begin operation following the administrative appeal procedure.
- J. Whenever the Planning and Zoning Administrator determines that a conditional use is being operated in a manner that violates any condition of the use's approved permit, the permit and zoning certificate shall be considered revoked. The Planning and Zoning Administrator shall notify the permit holder as such, who shall immediately discontinue operation of the use:
- i. If this determination is made in conjunction with the six (6) month review procedure for an approved permit, the Planning and Zoning Administrator shall also notify the BZBA. The applicant shall have the right to appeal this determination of the Planning and Zoning

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- Administrator to the BZBA following the administrative appeal procedure. Upon appeal, the BZBA shall (a) approve upholding the revocation, (b) overturn the revocation and reapprove the conditional use permit or (c) overturn the revocation and modify of the conditions of approval.
- ii. If this determination is made at any other time, the Planning and Zoning Administrator shall notify the BZBA. The applicant shall have the right to appeal this determination of the Planning and Zoning Administrator following the normal administrative appeal procedure. Upon appeal, the BZBA shall have the power to uphold the revocation or reapprove the permit.
- K. If this determination is made in conjunction with the six (6) month review procedure for an approved permit, the Planning and Zoning Administrator shall also notify the BZBA. The applicant shall have the right to appeal this determination of the Planning and Zoning Administrator to the BZBA following the administrative appeal procedure. Upon appeal, the BZBA shall (a) approve upholding the revocation, (b) overturn the revocation and reapprove the conditional use permit or (c) overturn the revocation and modify of the conditions of approval.
 - L. The conditions of an approved conditional use permit may be amended upon request of the permit holder. Any amendment proceeding shall be conducted in accordance with the procedures, requirements, and standards applicable to review of a new conditional use permit.
 - M. Subsequent to disapproval of an application for a conditional use permit, a period of at least one (1) year shall elapse before another application for the same conditional use at the location may be considered by the Planning and Zoning Administrator or the BZBA.
 - N. Appeals of decisions of the Planning and Zoning Administrator may be taken to the BZBA pursuant to the procedures set forth under Chapter 1109.25 hereof. Appeals of decisions of the BZBA may be taken to the Franklin County Court of Common Pleas as allowed by Ohio Revised Code Chapter 2506.

SECTION 1109.17 SIMILAR USE DETERMINATION

- A. The conditions of an approved conditional use permit may be amended upon request of the permit holder. Any amendment proceeding shall be conducted in accordance with the procedures, requirements, and standards applicable to review of a new conditional use permit.
- B. Subsequent to disapproval of an application for a conditional use permit, a period of at least one (1) year shall elapse before another application for the same conditional use at the location may be considered by the Planning and Zoning Administrator or the BZBA.
- C. Appeals of decisions of the Planning and Zoning Administrator may be taken to the BZBA pursuant to the procedures set forth under Chapter 1109.25 hereof. Appeals of decisions of the BZBA may be taken to the Franklin County Court of Common Pleas as allowed by Ohio Revised Code Chapter 2506.
 - i. Such use is not listed in any other zone or district as a permitted use;
 - ii. Such use has characteristics and impacts consistent with those of one (1) or more of the permitted uses in the district; and such use has characteristics and impacts more consistent with those of the permitted uses of the zone or district than with the permitted uses of any other district;

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- iii. The establishment of such use in the zone or district will not significantly alter the nature of the district;
 - iv. Such use does not create dangers to health and safety and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, traffic, or other objectionable impacts or influences to an extent greater than normally resulting from permitted uses listed in the zone or district; and
 - v. Such use does not typically require site conditions or features, building bulk or mass, parking lots or spaces, or other requirements dissimilar from permitted uses; and the typical development of site and buildings for such use is compatible with those required for permitted uses and can be constructed in conformance with the standard regulations for height, lot dimensions, setbacks, and other provisions of the zone or district.
- D. A similar use shall be heard by the BZBA in accordance with the notice provisions applicable to a conditional use.
- E. Based upon the application of the foregoing factors, the BZBA shall determine whether a proposed use should be or should not be determined to be a similar use for the district or zone. Appeals of any similar use determination shall be heard by City Council in accordance with the appeals provisions set forth under Chapter 1109.25 hereof.
- F. Following the approval of any similar use determination, the Planning and Zoning Administrator shall conduct the six (6) month review applicable to conditional uses and make such determinations and reports as provided for under Chapter 1109.15(J) hereof.
- G. Within fourteen (14) days of the BZBA's denial of a similar use determination, the applicant may file a written appeal with City Council. Any applicant who does not file an appeal within fourteen (14) days of the date of denial by the BZBA shall have waived such right to appeal, and the decision of the BZBA shall become final.

SECTION 1109.27 DURATION OF CERTIFICATES, PERMITS, APPROVALS

- A. Unless otherwise provided in this Code, all zoning certificates, permits or other approvals granted by the Planning and Zoning Administrator, Planning Commission or BZBA, shall be valid for a period of one (1) year from date of approval by the BZBA or date of issue by the Planning and Zoning Administrator.
- B. Once a building permit is secured, a zoning certificate, permit or other approval shall be considered to expire when that building permit expires.
- C. Within that period, that applicant must complete the following for the proposed improvement:
 - i. If required, submit a subsequent zoning application;
 - ii. If required, secure a building permit; and
 - iii. If no other permits are required, construct the proposed improvement.
- D. Any application that is incomplete or otherwise un-issued by the Planning and Zoning Administrator shall expire one (1) year from the date of application.
- E. One (1) additional period of six (6) months may be granted by the Planning and Zoning Administrator upon finding that unique circumstances warrant the additional time and that the conditions upon which approval was granted have not changed.

SECTION 1109.29 VIOLATIONS; REMEDIES

- A. In the event of a violation of any provision of this Code, or imminent threat thereof, the City, or the owner of any contiguous or neighboring property who would be especially damaged by such violation, in addition to any other remedies provided by law, may institute a suit for injunction to prevent or terminate such violation. The City may file for a judgment for damages if the violation is deemed to have caused damages to the City.
- B. Notice of Violation.
 - (1) Whenever the Planning and Zoning Administrator, or her or his designee, determines there are reasonable grounds to believe that there is a violation of any provisions or requirements set forth in this Zoning Code, the Administrator or designee may issue a notice setting forth the alleged violations and advising the owner or person having a charge that such violations must be corrected.
 - (2) Content of Notice of Violation.
 - a. All notices of violation shall be in writing and shall be served on the owner, operator, occupant, or any person from whom action, forbearance, or compliance is required.
 - b. All notices of violation shall identify the sections of this Zoning Code to which the order applies.

- c. All notices of violation shall provide a description of the property, dwelling, dwelling unit, multiple dwelling, business building or premises where the violations are alleged to exist or to have been committed; and/ or a description of the violation. Such description of property may include, but is not limited to, the address where the violation exists.
 - d. All notices of violation shall specify a reasonable time for compliance with the order. Such reasonable time may vary depending upon the nature of the violation.
 - e. All notices of violation shall advise the owner or person having charge of the right to appeal to the Board of Zoning and Building Appeals within fourteen (14) days of receipt of the notice of violation.
 - f. All notices of violation shall advise the owner or person having charge that if the order is not complied with by the specified date of compliance the Administrator may initiate a civil and/or criminal complaint against the owner or person having charge.
- (3) Service of Notice of Violation. A Notice of Violation shall be served upon the owner, operator, occupant, or any person from whom action, forbearance, or compliance is required. Such notice shall be served by any one (1) of the following methods:
- a. Personal service; or
 - b. Certified mail; or
 - c. Residence service; or
 - d. If the methods prescribed by in (a)-(c) are ineffective, service may be effectuated by publication in a newspaper of general circulation in the City; or
 - e. If service is returned marked as having been refused or unclaimed, service may be effectuated by regular mail service to an address that is reasonably believed to be:
 - i. A place of residence of the owner or operator, or
 - ii. A Location at which the owner or operator regularly receives mail; or
 - f. For any owner, operator, or occupant that is a business registered with the Ohio Secretary of State, service may, in addition to the above, be effectuated by Certified Mail service on the statutory agent of the business.
- (4) When the Notice of Violation has been properly serviced, the order shall be effective as to anyone having any interest in the premises whether recorded or not at the time the order was issued and shall be effective against any subsequent owner of the premises as long as the violation exists and there remains a city record of the order in a public file maintained by the director.
- (5) Written or oral acknowledgment by the owner of a receipt of a notice of violation shall be evidence that the owner received the notice of violation. An appeal of the notice of violation to the Board of Zoning and Building Appeals by the owner pursuant shall constitute evidence of written acknowledgment by the owner of service of notice of violation.

C. Civil Penalties

- 1. In addition to any other remedy or penalty provided in this Section, any owner of property who fails to comply with a Notice of Violation issued under this Section by the date specified in the notice shall incur a civil penalty of \$1,000.00 for each calendar day thereafter that an owner, operator, or occupant fails to comply with the Notice of Violation.

- 2 The Administrator shall provide notice to the owner prior to the assessment of a civil penalty. Such notice shall state the date on which the assessment of a civil penalty will commence and shall be served on the owner as provided in this Section.
- 3 The Administrator must document the non-compliance for each day for which a civil penalty is to be assessed against an owner under this Section. Such documentation may include periodic, but not necessarily daily, photographic evidence of non-compliance demonstrating the continued existence of the condition of the premises for which the Notice of Violation was issued.
- 4 The Administrator shall also document that prior to the issuance of the notice of civil penalty that the Administrator personally conferred or attempted to confer with the owner of the premises in an effort to establish a reasonable period of time for the owner to comply.
- 5 The City, through the Administrator, may file a civil action in a court of competent jurisdiction seeking a court order to recover any accumulated civil penalties.
- 6 Any accumulation of civil penalties under this Section shall be stayed pending an appeal of the Notice of Violation to the Board of Zoning and Building Appeals until the Board of Zoning and Building Appeals issues its decision on the appeal.
- 7 This section shall apply to any Condominium Association organized under Chapter 5311 of the Ohio Revised Code as the owner and/or operator of common areas under the control of the Condominium Association.

D. Additional Penalties

1. In addition to any other civil penalties provided for by this Code, any owner, operator, or occupant of a premises found in violation of this Chapter who fails to comply with the written Notice of Violation as provided in this Chapter is guilty of an unclassified misdemeanor, which is punishable by a fine of up to one thousand dollars (\$1,000.00) each calendar day the offender fails to comply with the notice of violation.
2. A separate offense shall be deemed committed for each and every day during or upon which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance or use occurs or continues. It shall not be necessary for a separate complaint to be filed for each calendar day such violation persists.
3. On a second or subsequent offense occurring within a two (2) years of a prior offense, any owner, operator, or occupant of a premises found in violation of this Chapter who fails to comply with the written notice provided herein is guilty of an unclassified misdemeanor punishable by up to sixty (60) days in jail and a fine of up to one thousand dollars (\$1,000.00) each calendar day the offender fails to comply with the notice of violation.

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- iii. The establishment of such use in the zone or district will not significantly alter the nature of the district;
 - iv. Such use does not create dangers to health and safety and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, traffic, or other objectionable impacts or influences to an extent greater than normally resulting from permitted uses listed in the zone or district; and
 - v. Such use does not typically require site conditions or features, building bulk or mass, parking lots or spaces, or other requirements dissimilar from permitted uses; and the typical development of site and buildings for such use is compatible with those required for permitted uses and can be constructed in conformance with the standard regulations for height, lot dimensions, setbacks, and other provisions of the zone or district.
- D. A similar use shall be heard by the BZBA in accordance with the notice provisions applicable to a conditional use.
- E. Based upon the application of the foregoing factors, the BZBA shall determine whether a proposed use should be or should not be determined to be a similar use for the district or zone. Appeals of any similar use determination shall be heard by City Council in accordance with the appeals provisions set forth under Chapter 1109.25 hereof.
- F. Following the approval of any similar use determination, the Planning and Zoning Administrator shall conduct the six (6) month review applicable to conditional uses and make such determinations and reports as provided for under Chapter 1109.15(J) hereof.
- G. Within fourteen (14) days of the BZBA's denial of a similar use determination, the applicant may file a written appeal with City Council. Any applicant who does not file an appeal within fourteen (14) days of the date of denial by the BZBA shall have waived such right to appeal, and the decision of the BZBA shall become final.

SECTION 1109.19 SITE PLAN AND DESIGN REVIEW

SITE PLAN AND DESIGN REVIEW	WHEN APPLICABLE....
Standard Site Plan and Design Review	Any non-residential development, building addition, or site improvement which involves under five thousand square feet (5,000SF) of structure or building, other than a fence or accessory structure, under 5,000 square feet (200SF)

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SITE PLAN AND DESIGN REVIEW	WHEN APPLICABLE....
Major Site Plan and Design Review	Any non-residential development, which involves more than five thousand square feet (5,000SF) of structure or building;
	Any non-residential development proposal which seeks to deviate from the district regulations applicable to the subject property, including but not limited to deviation from landscape requirements, lighting requirements and design elements;
	Any non-residential development impacting or adjacent to an environmentally sensitive feature;
	Any non-residential development which in the professional opinion of the Planning and Zoning Administrator, warrants public review.

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- A. **Applicability.** Except as otherwise provided herein or elsewhere in this Zoning Code, standard site plan and design review or major site plan and design review is required for all non-residential development in any district in accordance with the provisions contained herein. The Planning and Zoning Administrator shall conduct standard site plan and design review and the Planning Commission shall conduct major site plan and design review, in each case, as provided below.
- B. **Standard Site Plan and Design Review.** Standard site plan and design review shall be required for any development, building addition, or site improvement, other than a fence or accessory structure, under five thousand square feet (5,000 s.f.), that does not otherwise require major site plan and design review as described below.
- C. **Standard Site Plan and Design Review—Application.** An application for standard site plan and design plan review shall be submitted to the Planning and Zoning Administrator and shall include the following information:
- i. A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.
 - ii. A site plan illustrating the following:
 1. The dimensions of property lines, parcel dimensions and adjoining rights-of-way.
 2. ~~The names and addresses of all adjoining property within one hundred fifty feet (150 ft.) of the proposed development.~~
 - 3.2 The current zoning of the parcel and all adjacent parcels.
 - 4.3 The location of proposed buildings and structures.
 - 5.4 The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150 ft.) of the proposed development.
 5. Setbacks and building separations shall be noted in accordance with zoning requirements.
 6. A landscape concept plan.
 7. A transportation and parking plan that addresses the applicable district requirements.
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 - iii. A landscape plan that illustrates the applicable district requirements;
 - iv. A transportation and parking plan that addresses the applicable district requirements, including parking requirements and a traffic access study;
 - v. A lighting plan that addresses the applicable district requirements;

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ADMINISTRATION AND PROCEDURES

~~vi.iii.~~ An architectural plan, **including building materials and lighting features**, that addresses the applicable district design requirements; and

~~vii.iv.~~ Such other information as the Planning and Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code. Any applicant requesting review of a major site and design plan shall submit to the Planning and Zoning Administrator an application form and as many copies of the required materials as may be required by the Planning and Zoning Administrator or the Planning Commission. The Commission shall act upon the application for major site and design plan review based upon the adopted regulations, standards, and design guidelines of the City.

- D. Standard Site Plan and Design Review—Review and Approval or Denial.** Any applicant requesting standard site plan and design review shall submit to the Planning and Zoning Administrator an application form and as many copies of the required materials as the Planning and Zoning Administrator may require. Within thirty (30) days of filing a complete application, the Planning and Zoning Administrator shall act upon the application for standard site plan and design review based upon the applicable district regulations, and other applicable regulations, standards, and design guidelines of the City. If the Planning and Zoning Administrator determines that the proposed development complies with the applicable standards of the applicable districts, then, the Planning and Zoning Administrator shall issue a zoning certificate. If the Planning and Zoning Administrator determines that the proposed development does not comply with the applicable standards of the applicable district, then the Planning and Zoning Administrator shall deny the application and state the reasons for such denial in writing.
- E. Major Site Plan and Design Review.** Major site plan review shall be required for the following forms of development in any district:
- Any non-residential development, which involves more than five thousand square feet (5,000SF) of structure or building;
 - A development proposal which seeks to deviate from the district regulations applicable to the subject property, including but not limited to deviation from landscape requirements, lighting requirements and design elements;
 - A development impacting or adjacent to an environmentally sensitive feature; or
 - A development which in the professional opinion of the Planning and Zoning Administrator, warrants public review.
- F. Major Site Plan and Design Review—Application.** An application for major site plan and design review shall be submitted to the Planning and Zoning Administrator and shall include the following information:

- All materials required for standard site plan and design review as set forth above;

~~—A basic utility plan;~~

~~ii.~~

~~iii. Where required, a~~ A plot-grade-utility plan shall be submitted to the Director of Development for review and approval **subsequent to and in conformance with an approved site plan, prior to issuance of a zoning certificate for any development that qualifies for site plan review. The Director of Development 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.**

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REYNOLDSBURG ZONING CODE

- iii. Such other information as the Planning and Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code. Any applicant requesting review of a major site and design plan shall submit to the Planning and Zoning Administrator an application form and as many copies of the required materials as may be required by the Planning and Zoning Administrator or the Planning Commission. The Commission shall act upon the application for major site and design plan review based upon the adopted regulations, standards, and design guidelines of the City.
- G. **Site Plan and Design Review—Conditions.** In accordance with the site plan and design review procedures contained in this chapter, the Planning and Zoning Administrator or the Planning Commission, as applicable, may place such reasonable conditions on the approval of a site plan that may be required to address the standards for review set forth herein or are otherwise consistent with the purpose and intent of this Zoning Code.
- H. **Approved Site Plan—Modifications.** The Director of Development or his or her designee, may approve such adjustments to an approved site plan as are required for engineering purposes such as proper function of utilities or to accommodate soil conditions. Such adjustments shall meet the following conditions:
 - i. The adjustment is required in order to ensure the life-safety, proper function of the site utilities or building, or to comply with the regulations of a State or Federal agency;
 - ii. The adjustment is as de minimis as possible to correct the engineering issue;
 - iii. The adjustment does not increase the impervious surface on the subject property by more than one hundred square feet (100SF) as compared to the impervious surfaces contemplated on the approved site plan;
 - iv. The adjustment shall not be used to add any additional uses or tenants;
 - v. The adjustment does not increase the number of curb cuts on a public street; and
 - vi. The adjustment does not violate any specific condition of the approved site plan.
- I. **Approved Site Plan—Amendment.** Any amendment to an approved site and design plan shall be considered by the applicable approving body based on the standards applicable to such amendment; provided however, any amendment that in the direction of the Planning and Zoning Administrator constitutes a minor amendment may be reviewed and approved by the Planning and Zoning Administrator even if such amendment pertains to a major site and design plan.
- J. **Approved Site Plan—Amendment.** Any amendment to an approved site and design plan shall be considered by the applicable approving body based on the standards applicable to such amendment; provided however, any amendment that in the direction of the Planning and Zoning Administrator constitutes a minor amendment may be reviewed and approved by the Planning and Zoning Administrator even if such amendment pertains to a major site and design plan.
- K. **Site Plan—Appeals.** The BZBA shall hear all appeals of individuals who are directly affected by a decision of the Planning Commission or Planning and Zoning Administrator when such appeal is properly and timely filed as required by this chapter. An applicant refused such certificate shall appeal in writing to the BZBA within ~~fifteen-thirty~~ **(+530)** days of the date of refusal by the applicable decision-making body. BZBA shall set a date for a hearing on the appeal and render a decision on the appeal within

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NON-CONFORMITIES

Non-Conformities

SECTION 1107.01 ADMINISTRATION OF NON-CONFORMITIES

- A. The following sets forth the rights of a property owner to continue, enlarge, repair, alter, replace, or discontinue a non-conforming use or structure.
- B. Table 1107.01 A summarizes the decisions relative to nonconformities and the role of each of the administrative, quasi-judicial, quasi-legislative, and legislative reviewing parties.

SECTION 1107.03 APPLICABILITY

- A. Non-conforming uses are declared by this Code to be incompatible with permitted uses in the zones and districts involved. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of structure and land in combination, shall not be extended or enlarged after passage of this Code by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses, of a nature which would not be permitted generally in the zone or district involved.

SECTION 1107.05 EFFECT OF ACTUAL CONSTRUCTION

- A. To avoid undue hardship, nothing in this Code shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Code and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially commenced, such substantial excavation, demolition or removal shall be deemed to be actual construction, provided that work is carried on diligently after such excavation, demolition or removal. For the purposes of this Section 1107.05 substantial excavation, demolition or removal shall mean the completion of at least 75% of the scope of applicable work.

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TABLE 1107.01 A		
DETERMINATIONS OF:	ZONING ADMINISTRATOR	BOARD OF BUILDING AND ZONING APPEALS (BZBA)
ENLARGEMENT		
Application Submitted To:	X	
Decision By:		X
Appeal To:		
REPAIR OR ALTERATION		
Application Submitted To:	X	
Decision By:	X	
Appeal To:		QJ
REPLACEMENT		
Application Submitted To:	X	
Decision By:	X	
Appeal To:		QJ
DISCONTINUANCE		
Application Submitted To:	X	
Decision By:	X	
Appeal To:		QJ
KEY		
QJ	Quasi-Judicial Decision	

SECTION 1107.07 SINGLE-FAMILY DWELLINGS

- A. In any zone or district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Code notwithstanding limitations imposed by other provisions of this Code. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district or zone, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district or zone in which such lot is located, except that the minimum side yards may be reduced ten percent (10%) of the width of the lot, provided that no side yard shall be less than the least of the applicable district or zone regulation and three feet (3FT). Variance of yard requirements shall be obtained only through action of the BZBA.

NON-CONFORMITIES

SECTION 1107.09 CONTIGUOUS LOT

- A. If two (2) or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Code, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purpose of this Code, and no portion of such parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Code, nor shall any division of any parcel be made which creates a lot width or area below the requirements stated in this Code.

SECTION 1107.11 ALTERATION OF NON-CONFORMING STRUCTURE

- A. No such non-conforming structure may be enlarged or altered in a manner which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
- B. If lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Code that would not be allowed in the district under the terms of this Code, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
- i. No existing structure devoted to a use not permitted by this Code in the zone or district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered, except in changing the use of the structure to a use permitted in the zone or district in which it is located.
 - ii. Any non-conforming use may be extended throughout any of the parts of a building which were manifestly arranged or designated for such use at the time of adoption or amendment of this Code, but no such use shall be extended to occupy any land outside such building.
 - iii. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the applicable zone or district, and the non-conforming use may not thereafter be resumed.
 - iv. Where a non-conforming use has been discontinued, meaning that the structure containing the use has remained vacant, unoccupied, unused or has ceased the daily activities or operations which had occurred, for a period of ~~342~~ or more continuous months, the non-conforming use shall be permanently terminated.
 - v. Any non-conforming structure damaged to an extent of more than 75% of its then fair market value, exclusive of foundations, shall not be restored or reconstructed, used or occupied as a non-conforming use. If such damage amounts to 75% or less of the fair market value, the non-conforming structure may be restored, provided a building permit is obtained and that such restoration shall begin within one year from the time of damage.
 - vi. The BZBA may approve the reconstruction of a non-conforming structure damaged to a greater extent than permitted herein upon review of a site and design plan submitted in accordance with the requirements for site and design plan submittal under Chapter 1109~~7~~.

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REYNOLDSBURG ZONING CODE

SECTION 1107.13 CONTINUATION OF NON-CONFORMITY

- A. If lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Code that would not be allowed in the district under the terms of this Code, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
- i. No existing structure devoted to a use not permitted by this Code in the zone or district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered, except in changing the use of the structure to a use permitted in the zone or district in which it is located.
 - ii. Any non-conforming use may be extended throughout any of the parts of a building which were manifestly arranged or designated for such use at the time of adoption or amendment of this Code, but no such use shall be extended to occupy any land outside such building.
 - iii. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the applicable zone or district, and the non-conforming use may not thereafter be resumed.
 - iv. Where a non-conforming use has been discontinued, meaning that the structure containing the use has remained vacant, unoccupied, unused or has ceased the daily activities or operations which had occurred, for a period of ~~324~~ or more continuous months, the non-conforming use shall be permanently terminated.
 - v. Any non-conforming structure damaged to an extent of more than 75% of its then fair market value, exclusive of foundations, shall not be restored or reconstructed, used or occupied as a non-conforming use. If such damage amounts to 75% or less of the fair market value, the non-conforming structure may be restored, provided a building permit is obtained and that such restoration shall begin within one year from the time of damage.
 - vi. The BZBA may approve the reconstruction of a non-conforming structure damaged to a greater extent than permitted herein upon review of an application for variance submitted pursuant to Chapter 1109 of this Code, a site and design plan submitted in accordance with the requirements for site and design plan submittal under Chapter 1107.

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SECTION 1107.15 REPAIRS AND ALTERATIONS

- A. Repairs, alterations and maintenance work as required to keep said non-conforming structure in sound condition and repair may be made to a non-conforming structure; provided that the total repairs and alterations shall not exceed 50% of the structure's then fair market value.
- B. Nothing in this Code shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

SECTION 1107.17 EFFECT OF PRIOR REGULATIONS

- A. Chapter 1195 of Ordinance 37-69 (passed May 12, 1969) established requirements for certificates for

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those lawful non-conforming uses which were established prior to the effective date of that ordinance. The adoption of this Code shall not repeal or diminish those requirements or rights which were applicable to the lawful non-conforming uses which were subject to Ordinance 37-69.

- B. Uses and structures established subsequent to the effective date of Ordinance 37-69 shall have been established in conformance with the provisions of that ordinance and its subsequent amendments in order to be deemed lawful.
- C. Any lawfully existing use or structure existing on the effective date of this Code, which use or structure does not conform with one (1) or more of the provisions of this Code, shall be deemed a non-conforming use or structure under the provisions of this Code. Provided that such non-conforming use or structure was established in conformance with the zoning provisions in effect prior to adoption of this Code, and provided that such use or structure was established under authorization of and in conformance with a permit or other authorization issued by the City, then such use or structure shall be a lawful non-conforming use or structure and shall be permitted to continue under the provisions of this Code.