



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY NOVEMBER 27, 2017**

**COMMITTEE MEETING: FOLLOWING COMMUNITY DEVELOPMENT
COMMITTEE MEETING**

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

President: DOUG JOSEPH

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

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

COMMITTEES:

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

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

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

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

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – October 23, 2017
4. Discussion
 - a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Enacting new sections in Chapter 1101 Planning Commission; Repealing Chapter 1103 Design Review Board, and Enacting a New Chapter 1103 Design Review; Amending Section 1131.02 Definitions of Chapter 1131 Definitions; Amending Section 1139.05 Application Procedures of Chapter 1139 Board of Zoning and Building Appeals; Amending Section 1143.05 Standards for Site Plan Review of Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Amending Section 1161.04 Commercial Districts and Section 1161.05 Industrial Districts of Chapter 1161 Zoning Districts; Amending Section 1179.04 Parking and Loading Design Standards of Chapter 1179 Parking and Loading; Amending Section 1181.02 Zoning Sign Permit Required of Chapter 1181 Signs and Graphics, Amending Section 1182.03 Exterior Lighting Regulations of Chapter 1182 Exterior Lighting; and Amending Section 1193.13 Application and Review Requirements of Chapter 1193 Historic Overlay District.

**SERVICE COMMITTEE - BRETT LUZADER
MONDAY OCTOBER 23, 2017**

COMMITTEE MEETING: 7:48 PM

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding

ABSENT:

2. Approval of Agenda

Addition of item 4B Liquor Permit #3532925 2100 Brice Road, Halles 5 Restaurants LLC DbA No. 5 Tap & Table

Motion to amend agenda by Councilman Luzader, Second by Councilman Cicak.

Motion to amend carried by unanimous voice vote.

3. Approval of Minutes

Minutes stand approved.

a. Service Committee – Committee Meeting – October 9, 2017

4. Discussion

a. Liquor Permit #26312750755 6340 E. Livingston Ave, Family Dollar Stores of Ohio DbA Family Dollar 4932

Lt. Early: Thank you Mr. Luzader. There was nothing in the investigation that the Police Department would object to the granting of a license.

Mr. Spalding: What kind of liquor are they going to be serving at a Family Dollar Store?

Lt. Early: I think it's going to be a D1 Carry Out Permit only sir, where they would buy wine or spirits for carry out only. Not consumption on premises.

Mr. Spalding: Is this something that we're going to typically see at all the Dollar Stores and Deals? Are we going to start selling beer and wine out of those places? Because this is the first one that I've seen.

Lt. Early: The Family Dollar, I think it's actually become common in Ohio now. It's not unusual for them to do this. This is the first one that we've got and the request that we got in our city to...

Minutes Acceptance: Minutes of Oct 23, 2017 7:32 PM (Approval of Minutes)

Mr. Hood: Councilman Spalding, the permits are for C1 and C2 designations. Those are beer and wine and mixed drinks in the original containers to be carried out. Not consumed on premises obviously. The Family Dollar, that's what the request is.

Mr. Spalding: I haven't seen them in a Dollar Store before. It's just interesting.

b. Liquor Permit #3532925 2100 Brice Road, Halles 5 Restaurants LLC Dba No. 5 Tap & Table

Lt. Early: As you can imagine there was somewhat of a delay on this because there was a paperwork mistake at liquor control, but once we got all the paperwork, again nothing in the investigation revealed anything that we object to.

Mr. Luzader: I think the applicants are here tonight if they have anything they'd like to add?

from the audience: No thanks.

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **November 27, 2017****TO:** **Service Committee**

RE: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Enacting new sections in Chapter 1101 Planning Commission; Repealing Chapter 1103 Design Review Board, and Enacting a New Chapter 1103 Design Review; Amending Section 1131.02 Definitions of Chapter 1131 Definitions; Amending Section 1139.05 Application Procedures of Chapter 1139 Board of Zoning and Building Appeals; Amending Section 1143.05 Standards for Site Plan Review of Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Amending Section 1161.04 Commercial Districts and Section 1161.05 Industrial Districts of Chapter 1161 Zoning Districts; Amending Section 1179.04 Parking and Loading Design Standards of Chapter 1179 Parking and Loading; Amending Section 1181.02 Zoning Sign Permit Required of Chapter 1181 Signs and Graphics, Amending Section 1182.03 Exterior Lighting Regulations of Chapter 1182 Exterior Lighting; and Amending Section 1193.13 Application and Review Requirements of Chapter 1193 Historic Overlay District.

Please see attached document for proposed code text edits.

CHAPTER 1101 – Planning Commission

1101.01 MEETINGS.

Meetings of the Planning Commission shall be held as provided by the Charter and at such other times as the Commission may determine. Each meeting of the Commission shall be open to the public.

1101.02 QUORUM; VOTING.

(a) Three members present shall constitute a quorum of the Planning Commission.

(b) All action taken by the Commission shall be initiated by motion and shall be recorded in the minutes. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or, if a member is absent or fails to vote, the minutes shall indicate such fact.

(c) Three affirmative votes shall be required for the passage of any motion.

1101.03 POWERS AND DUTIES.

The powers and duties of the Planning Commission shall be as follows:

(a) To review and approve or deny approval of certificates of appropriateness, as provided for in Chapter 1103;

(b) To review and approve or deny approval of plats consistent with the provisions of the Subdivision Regulations and the general platting laws of the State;

(c) To review and approve or deny approval of a site plan, as provided in Chapter 1143;

(d) To recommend to City Council amendment of the Subdivision Regulations, Zoning Code, or Official Zoning Map;

(e) To establish such reasonable conditions, regulations, and standards in the approval of a district change, site plan approval, certificate of appropriateness, or other official action as necessary to ensure a project complies with the purpose and intent of this Code and of the ordinances of the city;

(f) To develop and implement architectural guidelines and propose changes to those standards and guidelines subject to the approval of Council; and

(g) Such other official action consistent with the powers, duties, or authorities of the Commission as set forth by the provisions of the Charter, this Code, or assigned by City Council.

1101.04 POWER OF COUNCIL ON APPEALS.

(a) Council shall have the power to hear and determine an appeal from the refusal by the Planning Commission to issue a site plan approval or certificate of appropriateness.

(b) Unless otherwise provide for by this Code, an applicant refused such approval shall appeal in writing to Council within thirty (30) days of the date of refusal by the Commission. The Council shall set a date for a hearing on the appeal and render a decision on the appeal within thirty (30) days of the receipt of such written request. A resolution stating the decision of Council shall be introduced and passed at the next regular meeting following the hearing.

1101.05 APPLICATION PROCEDURES.

(a) Unless otherwise stated by this Code, the deadlines for all applications to the Planning Commission will be thirty (30) days prior to each regularly scheduled meeting of the Board.

(b) In the interest of timely and efficient administration of the provisions of this Code, applicants may submit, and the Commission may take action upon, concurrent applications for certificates of appropriateness and site plan approvals. All such concurrent applications shall be submitted in conformance with the applicable provisions of this Code. The Commission shall not take such concurrent action if it determines that such concurrent action is not in the best interest of the City.

(c) Unless otherwise prescribed by this Code or requested by the applicant, the Commission shall render a decision on all applications within sixty (60) days from the original hearing.

~~CHAPTER 1103—Design Review Board~~

~~1103.01 ESTABLISHMENT.~~

~~There is hereby established a Design Review Board whose responsibility is to discharge the design review procedures defined subsequent herein. Such Board shall be composed of seven members, consisting of the following:~~

- ~~(a) A member of the Planning Commission.~~
- ~~(b) Service Director.~~
- ~~(c) Three residents of the City.~~
- ~~(d) Two additional members shall be design professionals selected from the following disciplines:~~
 - ~~(1) An architect, registered to practice in the State.~~
 - ~~(2) A professional engineer, licensed to practice in the State.~~
 - ~~(3) A landscape architect, registered to practice in the State.~~
 - ~~(4) A graphic designer, experienced in exterior graphic design and/or signage.~~

~~1103.02 APPOINTMENT OF MEMBERS.~~

~~The resident members shall be appointed by City Council. Design professionals shall be appointed by the Mayor. Nothing shall prevent an individual who is qualified as a design professional from serving on the Design Review Board as resident member.~~

~~1103.03 TERM OF OFFICE.~~

~~The term of all members of the Design Review Board shall be three years except that for the first Board, the term of one at-large member shall be one year, the term of one at-large member and one design professional shall be two years, and the term of one at-large member and one design professional shall be three years. Following expiration of original terms, successors to members originally appointed shall thereafter be appointed for terms of three years. Appointed members are eligible for reappointment at the discretion of the appointing authority.~~

~~1103.04 SUBJECT LOTS AND SITES.~~

~~The design review districts shall consist of lots and sites in the following location:~~

- ~~(a) The HD—Historic Overlay District, as defined by Chapter 1193 of the Zoning Code.~~
- ~~(b) The Community Commercial Overlay, as defined by Section 1196.03 of the Zoning Code.~~
- ~~(c) All other parcels in the City designated as commercial or industrial districts as defined by the Official Zoning Map.~~

~~1103.05 DUTIES AND RESPONSIBILITIES.~~

~~(a) It shall be the responsibility of the Design Review Board to evaluate the design and planning, including signage, for each new, renovated or expanded within the design review districts. In reviewing such plans, the Board shall examine:~~

- ~~(1) Building design to include building massing and general architectural character, exterior surface treatments, fenestration, composition of all building elevations and the overall building color scheme.~~
- ~~(2) Site development to include arrangement of buildings and structures on the site, use of signage, means of integrating parking and drives, points of access to public~~

~~streets, internal access drive patterns and placement, variety, quantity and size of landscape materials.~~

- ~~(3) Overall impact of the proposed project or development on the surrounding properties to determine the effect the project or development will have upon the appearance and environment of the district.~~

~~—(b) In evaluating the design and planning for each new, renovated or expanded structure or development, the Board shall endeavor to assure that exterior appearance and environment of such buildings, structures and spaces shall:~~

- ~~(1) Enhance the attractiveness and desirability of the district.~~
~~(2) Encourage the orderly and harmonious development in a manner in keeping with the overall character of the district.~~
~~(3) Improve residential amenities in any adjoining residential neighborhood.~~
~~(4) Enhance and protect the public and private investment in the value of all land and improvements within the district.~~

~~—(c) The Board may develop and implement design review standards and propose changes to those standards subject to the approval of Council.~~

~~—1103.06 OPERATION.~~

~~—The Design Review Board shall choose its own officers, adopt its own rules and/or regulations and maintain a record of its proceedings and actions. A quorum shall be considered as a majority of the authorized members of the Board for the purpose of transacting the business of the Board.~~

~~—1103.07 REVIEW OF BOARD ACTIONS.~~

~~—The City Council is hereby designated to hear all appeals of individuals who are directly affected by a decision of the Design Review Board when such appeal is properly and timely filed as required by this Chapter.~~

~~1103.08 CERTIFICATE OF APPROPRIATENESS; APPLICATION.~~

~~—An application for a certificate of appropriateness shall be submitted to the Planning Administrator, who shall review the application for proper form and content, and process it for review by the Board.~~

~~1103.09 FEE.~~

~~—Application fee for a certificate of appropriateness shall be in accordance with the fee schedule provided by City Council in Chapter 1155 of the Zoning Code.~~

~~—1103.10 CERTIFICATE REQUIRED.~~

~~—(a) A certificate of appropriateness must be obtained prior to commencing new construction or any exterior remodeling, reconstruction or other exterior building modifications of structures within the design review districts. The Planning Administrator shall not issue a zoning certificate prior to the Board's review and approval of a certificate of appropriateness in accordance with the provisions of this chapter.~~

~~—~~

~~—(b) A certificate of appropriateness shall not be required in the case of normal and customary building maintenance activities that do not make changes to building material types or exterior colors.~~

~~—(c) A certificate of appropriateness may not be required for projects in the design review districts that involve no changes to structures and qualify for minor site plan review under Chapter 1143. Projects of this type must not add any additional building material types or exterior colors.~~

~~—(d) Signs on parcels within the design review districts shall be subject to the certificate of appropriateness requirements of Chapter 1181 of the Zoning Code.~~

~~1103.11 DESIGN REVIEW BOARD ACTION.~~

~~—(a) The responsibility of review and approval or denial of the application for a certificate of appropriateness shall rest with the Design Review Board. All applications for a certificate of appropriateness shall be made to the Planning Administrator at least 30 (days) prior to a regularly scheduled meeting of the Board. The applicant shall submit an application form, drawings, materials, sketches and proposed exterior renderings as required by the Planning Administrator or the Board.~~

~~—(b) The Board shall render a decision on all applications within sixty (60) days from the original hearing of the Board unless additional time is requested by the applicant. Upon approval by the Board, the Planning Administrator shall issue a certificate of appropriateness to the applicant.~~

~~1103.12 STANDARDS FOR DESIGN REVIEW.~~

~~—(a) The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District.~~

~~—(b) In conducting this review, the Board shall examine and consider the design elements of the proposed structure including but not limited to the following:~~

- ~~(1) Building height.~~
- ~~(2) Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective.~~
- ~~(3) Fenestration to include the size, shape and materials of individual windows or door units and the overall harmonious relationship of window, door or other openings within the building facade.~~
- ~~(4) Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.~~
- ~~(5) Roof shape which shall include form and material.~~
- ~~(6) Exterior materials which shall include consideration of material compatibility~~

~~among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective.~~

- ~~(7) Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.~~
- ~~(8) Pedestrian environment which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.~~
- ~~(9) Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement.~~
- ~~(10) Signage and graphics to include building and site graphic displays.~~

~~— 1103.13 VARIANCES AND SITE PLAN REVIEW REQUIRED.~~

~~(a) An application for a certificate of appropriateness in which the design under consideration would require a variance granted by the Board of Zoning and Building Appeals or a site plan review by the Planning Commission prior to construction shall not be considered until a final determination has been made on all required variances or site plan reviews. If during the course of a review, the Board determines that a zoning variance will be required in order to implement the proposal under consideration, it shall suspend further action on the application until such time as the variance has been approved by the Board of Zoning and Building Appeals or the application has been amended to eliminate the need for the variance.~~

~~(b) The Design Review Board shall not have the authority or power to grant a variance to any zoning regulation of the City nor shall the Board have the power or authority to grant an exception to any section of the Ohio Basic Building Code during the course of any review conducted under the provisions of this chapter.~~

~~— 1103.14 ACTION ON APPLICATIONS TO BE RECORDED.~~

~~The Planning Administrator shall maintain a record of all applications.~~

~~— 1103.15 APPEAL OF DENIED APPLICATIONS.~~

~~(a) Council shall have the power to hear and determine an appeal from the refusal by the Design Review Board to issue a certificate of appropriateness.~~

~~(b) An applicant refused such certificate shall appeal in writing to Council within thirty (30) days of the date of refusal by the Board. The Council shall set a date for a hearing on the appeal and render a decision on the appeal within thirty (30) days of the receipt of such written request. An ordinance stating the decision shall be introduced and passed at the next regular meeting following the hearing.~~

CHAPTER 1103 - Design Review

1103.01 CERTIFICATE OF APPROPRIATENESS REQUIRED.

(a) A certificate of appropriateness must be obtained prior to commencing new construction or any exterior remodeling, reconstruction or other exterior building modifications of structures within the design review districts. The Planning & Zoning Administrator shall not issue a zoning certificate prior to approval of a certificate of appropriateness in accordance with the provisions of this Chapter.

(b) A certificate of appropriateness shall not be required in the case of normal and customary building maintenance activities that do not make changes to building material types or exterior colors.

1103.02 SUBJECT LOTS AND SITES.

The design review districts shall consist of lots and sites in the following locations:

(a) The Historic Overlay District, as defined by Chapter 1193 of the Zoning Code.

(b) The Community Commercial Overlay District, as defined by Section 1196.03 of the Zoning Code.

(c) All other parcels in the City designated as commercial or industrial districts as defined by the Official Zoning Map.

(d) Signs in all zoning districts, shall be subject to the design review requirements of Chapter 1181 of the Zoning Code.

1103.03 APPLICATION PROCEDURE.

(a) An application for a certificate of appropriateness shall be submitted to the Planning & Zoning Administrator, who shall review the application for proper form and content. He shall determine whether the proposed changes are a significant change to the building. A change that consists only of paint color changes shall not be deemed significant, and the Planning & Zoning Administrator may issue a certificate of appropriateness. If the change is determined to be significant, he shall forward the application to the Commission for review.

(b) The application fee for a certificate of appropriateness shall be in accordance with the fee schedule provided for in Chapter 1155 of the Zoning Code.

1103.04 SCOPE OF DESIGN REVIEW.

In reviewing an application for a certificate of appropriateness, the Commission shall examine:

(a) Building design to include building massing, height, roof pitch and general architectural character, exterior surface treatments, fenestration, composition of all building elevations, exterior architectural detailing, and the overall building color scheme;

(b) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact

that the materials, when considered as a whole, will have upon the viewer's visual perspective;

(c) Signage and graphics to include building and site graphic displays; and

(d) The overall impact of the proposed project or development on the surrounding properties to determine the effect the project or development will have upon the appearance and environment of the district.

1103.05 STANDARDS FOR REVIEW.

The Commission shall review applications for a certificate of appropriateness to determine if the proposed construction or alteration to an existing structure promotes, preserves and enhances the overall architectural character and integrity of the design review districts in which the structure is proposed to be located and that the proposed structure or alteration would not be at variance with existing structures. In evaluating the design for each new, renovated or expanded structure, the Commission shall endeavor to assure that exterior appearance and environment of such buildings, structures and spaces shall:

(a) Enhance the attractiveness and desirability of the City;

(b) Encourage the orderly and harmonious development in a manner keeping with the overall character of the district;

(c) Provide or improve residential amenities in any adjoining residential district; and

(d) Enhance and protect the public and private investment in the value of all land and improvements within the district.

1103.06 VARIANCE REQUIRED.

(a) An application for a certificate of appropriateness in which the design under consideration would require a variance granted by the Board of Zoning and Building Appeals prior to construction shall not be considered until a final determination has been made on all required variances. If during the course of a review, the Board determines that a variance will be required in order to implement the proposal under consideration, it shall suspend further action on the application until such time as the variance has been approved by the Board of Zoning and Building Appeals or the application has been amended to eliminate the need for the variance.

(b) The Planning Commission shall not have the authority or power to grant a variance to any zoning regulation of the City nor shall the Commission have the power or authority to grant an exception to any section of the Building Code during the course of any review conducted under the provisions of this chapter.

1131.02 DEFINITIONS.

Certificate of Appropriateness. A certificate issued by the ~~Zoning Officer~~Planning and Zoning Administrator stating that ~~work to be done on~~ the proposed modification to a structure ~~or~~ site is approved by the ~~Design Review Board~~complies with the provisions of Chapter 1103.

Design Review Board. ~~The Design Review Board of the City of Reynoldsburg as established by Ordinance 96-94 and as described in Chapter 1103 of the Codified Ordinances of Reynoldsburg.~~

1139.05 APPLICATION PROCEDURES.

(a) The application deadline for appeals of denied zoning certificates or administrative appeals shall be ten (10) days prior to each regularly scheduled meeting of the Board.

(b) Unless otherwise stated by this Code, the deadlines for all other applications to the Board of Zoning and Building Appeals will be thirty (30) days prior to each regularly scheduled meeting of the Board.

1143.05 STANDARDS FOR SITE PLAN REVIEW.

Site plans authorized by this chapter shall be reviewed for compliance with the following, when applicable:

- (a) The development standards and requirements of the applicable zoning district;
- (b) The development standards and design guidelines of any overlay district;
- (c) The standards for design review contained in Section 1103.4205;
- (d) Any development plan approved according to the provisions of Chapter 1151; ~~and~~
- (e) Any other development standards and design guidelines adopted by the Planning Commission, ~~Design Review Board~~ or City Council; and
- (f) The purpose and intent of the Zoning Code.

1161.04 COMMERCIAL DISTRICTS.

(c) CC Community Commerce District. The CC Community Commerce District provides land for the concentration of a wide variety of business establishments which are centrally located and provide adequate parking. Such district must also be located adjacent to major thoroughfares, have restricted points of access and be screened ~~or fenced~~ from surrounding residential areas.

(d) CS Community Services District. The CS Community Services District provides land for major business establishments engaged in selling, servicing or repairing goods and materials, ~~or providing adult entertainment and/or sexually oriented businesses regulated by Chapter 795 of the Reynoldsburg Codified Ordinances~~, which do not contribute to the design of a unified commercial center site. Adult entertainment and sexually oriented businesses regulated by Chapter 795 of the Reynoldsburg Codified Ordinances shall be permitted. Since the business establishments in this district serve a larger trade area, including the highway traveler, and the scale of permitted development is so great, they require locations shall be located on major thoroughfares and, at their intersections the intersection of major thoroughfares, and shall be screened from surrounding residential areas, if any.

(e) PCD Planned Commercial Development District. The PCD Planned Commercial Development District permits comprehensively planned commercial and mixed-use developments approved using more flexible zoning techniques than permitted in other commercial districts, but subject to a development plan specifying the conditions of development.

1161.05 INDUSTRIAL DISTRICTS.

(a) RI Restricted Industry District. The RI Restricted Industry District provides land for industrial uses which require a minimum of services and facilities; generate moderate traffic from employees and necessary shipping; are relatively clean, quiet and free of any objectionable or hazardous elements such as noise, odor, dust, smoke or glare and operate generally within enclosed structures. Being free of objectionable elements and providing attractive structures surrounded by landscaped yards, Restricted Industrial Districts may be located close to other land uses.

(b) GI General Industry District. The GI General Industry District provides land for industrial uses which are of major and extensive character; require large sites, extensive services and facilities and ready access to regional transportation; generate traffic; and have large open storage and service areas. ~~This District includes a~~ Adult entertainment and sexually oriented businesses regulated by Chapter 795 of the Reynoldsburg Codified Ordinances shall be permitted. Such industries and businesses should be relatively isolated from other land uses.

1179.04 PARKING AND LOADING DESIGN STANDARDS.

(a) Location. A parking space required for a dwelling unit shall be provided on the same lot as the dwelling unit. A parking space required for a use other than a dwelling unit shall be located on the same lot as the use, except that some or all of such required spaces may be located on another lot within three hundred feet (300') of the use if authorized in approval of the site plan. Parking or loading facilities shall not be permitted on the right-of-way of any publicly dedicated thoroughfare, except as provided by a public authority.

(b) Setbacks. Off-street parking and loading facilities, with the exception of driveways leading from the public right-of-way to aisles or spaces, shall be located as follows:

(1) Required unenclosed parking spaces for single-family, two-family, and multifamily dwellings may be provided on paved areas within the front yard required for such structure. Parking shall not be permitted on unpaved areas;

(2) No part of any parking lot shall be located closer than five feet (5') to a public right-of-way;

(3) Parking may be located in the required front yard in any industrial district, but not closer than twenty feet (20') to a public right-of-way;

(4) In any commercial district, parking shall not be located in the area between the frontage and the front setback, as established by section 1175.06A. The area between the frontage and the front setback shall be improved as a grass and or planting area. Ingress and or egress through this planting area shall be restricted to a driveway or driveways not to exceed thirty feet in width. Under no circumstances will service roads and or driveways parallel to the right of way be permitted. ~~the grass and/or planting area and driveways are to be made a part of the plot-grade utility plan and are to be approved by the Service Director and City Engineer.~~

(c) Screening. Any parking lot which contains more than ten (10) parking spaces and which is located closer than fifty feet (50') to the lot line of any lot which is used for a dwelling, school, hospital, or other institution for human care shall be screened by a fence, wall, or hedge of acceptable design installed at each edge of the parking lot which faces the use noted above. Such fence, wall, or hedge shall be no less than four feet nor more than six feet in height and shall be maintained in good condition without any advertising thereon. The space between such fence, wall, or hedge and the lot line of the adjoining premises shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. ~~The design of the lot shall be as approved by the Design Review Board.~~

1181.02 ZONING SIGN PERMITS REQUIRED.

(a) Every sign, except those specifically exempted by the provisions of this chapter, shall only be erected or installed subsequent to and in conformance with the provisions of a zoning sign permit issued by the Planning & Zoning Administrator. The Planning & 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 this code, a zoning sign permit shall have the same effect as a zoning certificate.

(b) Design Review of Signage. In order to promote careful and effective design of signs, to ensure safety, and to promote attractive coordination of signs with other structures within a site and surroundings, signs located in the design review districts and signs requiring a permit in residential and special purpose districts shall also require design review.

(1) Comprehensive sign plan. Review of a comprehensive sign plan shall be required for special purpose and residential districts in accordance with the provisions of Table 1181. Review of a comprehensive sign plan shall be required in commercial and industrial districts where the amount of proposed signage exceeds two hundred square feet (200SF), otherwise it shall be optional.

A. Comprehensive sign plan review shall be subject to the procedures and provisions of Chapter 1103.

B. A comprehensive sign plan shall describe and illustrate the proposed locations, dimensions, colors, typeface, landscaping, building materials and other characteristics of all proposed signs including those that do not require a zoning sign permit.

C. The ~~Design Review Board~~Planning Commission will be authorized but not required to approve comprehensive sign plans that increase sign area or add additional signs subject to the following provisions:

1. The total area of any sign may exceed the limits of Table 1181 by up to twenty-five percent (25%).

2. On parcels with a frontage of more than two hundred linear feet (200LF), the ~~Board~~Commission may approve up to one (1) additional ground sign.

3. The ~~Board~~Commission may approve additional wall signs, provided that the area of all wall signs does not exceed the total area prescribed in this subsection.

D. Following the approval of a comprehensive sign plan, the Planning & Zoning Administrator may issue zoning sign permits for signs that conform to the approved plan.

(2) Minor signage review. Design review of new signage that does not qualify as a comprehensive sign plan, but is in excess of twenty-five square feet (25SF) in area shall be termed a minor signage review and shall be subject to the procedures and provisions of Chapter 1103. The applicant shall be required to describe and illustrate the proposed locations, dimensions, colors, typeface, landscaping, building materials and other characteristics of signs that require a zoning sign permit.

(3) Administrative design review. Any new sign thirty-two square feet (32SF) in area or less, any new sign face erected in an existing sign cabinet, any temporary sign and banners, or a sign not requiring a permit on a lot within the design review districts will not require a certificate of appropriateness from the ~~Design Review Board~~Planning Commission. The Planning & Zoning Administrator shall review all applications for a zoning sign permit exempted from a certificate of appropriateness by this section for compliance with standards of Section 1103.1205 and any design guidelines adopted by the ~~Design Review Board~~Planning Commission or City

Council. If, in the professional opinion of the Planning & Zoning Administrator, the proposed signage does not meet those standards or design guidelines, a certificate of appropriateness from the ~~Design Review Board~~Planning Commission shall be required.

1182.03 EXTERIOR LIGHTING REGULATIONS.

(a) Exterior site lighting shall be designed, located, constructed and maintained to minimize light and reflected light trespass and spill over off the subject property. Glare shall be minimized from all light sources.

(b) The average horizontal illumination level on the ground shall not exceed three footcandles (3FC). The light level along a property line adjacent to a residentially-zoned or used property shall not exceed an average intensity of one-half footcandle (0.5FC).

(c) The height of parking lot lighting shall not exceed twenty feet (20FT) above grade and shall direct light downward, i.e. cut-off type fixtures. In conjunction with a major site plan review, the Planning Commission may require a lower standard based upon specific characteristics of the site.

(d) The color of parking lot lighting poles and other lighting infrastructure shall match or complement the colors the building's architecture as approved by ~~the Design Review Board or~~ the Planning Commission.

1193.13 APPLICATION AND REVIEW PROCEDURES.

(a) Application and Certificate Required. Before making any changes which are subject to the provisions of this chapter, the owner of a lot within the Historic District shall submit to the Planning & Zoning Administrator an application for a certificate of appropriateness.

(b) Review of Application. The ~~Design Review Board~~Planning Commission shall review all applications for certificates of appropriateness in accordance with the provisions of this chapter and Chapter 1103.