



AGENDA

PLANNING COMMISSION
THURSDAY, NOVEMBER 3, 2016 6:00 PM

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

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – September 1, 2016

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT

B. BUSINESS OF THE PLANNING COMMISSION

1. **6960 E. Main St.; Application #175308; Applicant: the Daimler Group, on Behalf of OhioHealth; Major Site Plan**
2. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (First Reading 9/12/2016).**
3. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (First Reading 9/12/2016).**

C. ADJOURNMENT

CITY OF REYNOLDSBURG

MINUTES

**PLANNING COMMISSION
THURSDAY, SEPTEMBER 1, 2016 6:00 PM**

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

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Welday
ABSENT: Wren

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – July 7, 2016

Minutes stand approved.

3. APPROVAL OF AGENDA

Agenda stands approved.

4. PUBLIC COMMENT

Chairman McKenzie swore in all individuals who would be speaking before the Planning Commission.

B. BUSINESS OF THE PLANNING COMMISSION

1. **1636 Graham Rd.; Application #174537; Applicant: Dublin Building Systems; Property Owner: Reynoldsburg United Methodist Church; Major Site Plan**

1636 Graham Road - Reynoldsburg UMC Family Life Center (Phase II) - Major Site Plan. Application: #174537 - Major Site Plan. Location: Property is located on the east side of Graham Road between Palmer Road and Burkey Ave. Existing Zoning: S-1 - Special District. The request is for the review of a major site plan in order to construct a building addition and related improvements. Current Use: Semi-Public Use (Church). Applicant: Dublin Building. The applicant is requesting the Board review and approve a major site plan in order to construct an addition to an existing church building and expand the related parking facilities. The 15 acre site consists of an existing church building, an outbuilding, and related improvements. The site has vehicular access to Graham Road, Long Spur Drive, and Marabar Drive. To the north and east, the property abuts single family homes in the R-3 district. To the south and southwest, the property is adjacent to single family homes in the R-2 zoning district. Directly to the west, the property abuts another church in the S-1 district across Graham Road. The request of Staff, the applicant conformed all of the parcels at the site to the S-1 Zoning District by action of the Commission and Council earlier this year. The Commission approved phase I of this project in July of 2016. Phase II represents

building-out of project and includes building architecture and material approvals. The applicant proposes to add 52 parking spaces in a lot immediately to the south of their existing front parking lot. The applicant meets the minimum 5FT setback for all parking spaces, and has provided the required screening and interior lot landscaping for this additional parking. Since the main worship space did not grow, the parking requirements of the Code did not increase. The Commission requested that a clear pedestrian path be provided from Graham Road as part of the phase I approval. A path meeting that request is indicated on this plan. The applicant has provided a detailed landscape plan of the proposed courtyard area which serves as the main entrance from the east or rear of the structure. The applicant also proposes to extend an existing vehicular drop-off canopy to the east. Consistent with the phase I application, the applicant has provided a detailed landscape plan showing proposed screening to the neighboring single dwellings to the south. The proposed landscape buffer consists of a 3.5FT earthen mound to which the applicant will be planting shrubs, the smallest of which shall mature to 3FT in height. This meets the minimum 6FT high buffer requirement of Section 1180.10. The applicant is also proposing to protect various existing trees and shrubs in place, which will create a park-like environment. This proposed buffer meets the minimum requirements to allow the applicant to locate their proposed new driveway 25FT from the existing south lot line, as prescribed in Section 1175.08. The applicant has provided a detailed landscape plan, showing plantings around the foundation of the proposed building addition, as well as screening service structures such as an electrical transformer and dumpster. Existing on-site storm water runoff is accommodated by a detention basin on the southeastern corner of the property. According to the City's GIS system, storm water from the Godfrey Circle area also flows into this basin. The applicant is responsible for accommodating storm water runoff from any new impervious surface in accordance with the City's storm water manual. The applicant's site plan indicates that a new detention basin will be located to the west of the existing basin for this purpose. The City Engineer will be responsible for determining that this basin is adequate to handle the new runoff. The applicant has provided a lighting plan indicating the location of proposed fixtures, as well as a cut sheet of their technical specifications. Lighting levels along the southern edge of the property do not exceed 0.5 foot candles. This is consistent with the lighting standards currently under review by City Council. The applicant provided architectural elevations showing the proposed building addition, as well as a photo array of existing materials. Staff has reviewed the materials and found that the materials detailed on the proposed elevations are generally consistent with the existing pallet. The applicant proposes to utilize a significant amount of natural brick on the new addition, as well as maintain the same scale of the existing floors. The applicant consistently extends a while cornice into the new addition. Use of an EIFS material is limited to the upper story of the proposed gymnasium. The Board should determine if the applicant has met all the criteria for major site plan review and approval as outlined in Section 1143.03(c) of the Zoning Code, and if the site plan as proposed will have a negative impact on the public health, safety, morals, comfort and

general welfare. Staff finds the proposed site plan in compliance with those standards and recommends approval of the site plan.

The following individuals addressed the Planning Commission: J. Douglas Steward of Graham Rd., on behalf of Linda Barry; Joe McKinley of Godfrey Circle; Alan Wiser of Oak Valley Rd.; and Robert Jennings of Leighton Dr. Also, Karin Dragonette of Sandrock Avenue, addressed the Planning Commission on behalf of Reynoldsburg United Methodist Church.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Welday
SECONDER:	Tyler Cullinan
AYES:	McKenzie, Cullinan, Comeaux, Welday
ABSENT:	Wren

C. ADJOURNMENT

Chairman

Planning Administrator

Minutes Acceptance: Minutes of Sep 1, 2016 6:00 PM (APPROVAL OF MINUTES)

Application #: 175308
Permit #:
Date Submitted: 10/3/16
Fee Amount: \$500.00
☒ Paid: 3916

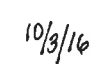
PLANNING COMMISSION APPLICATION

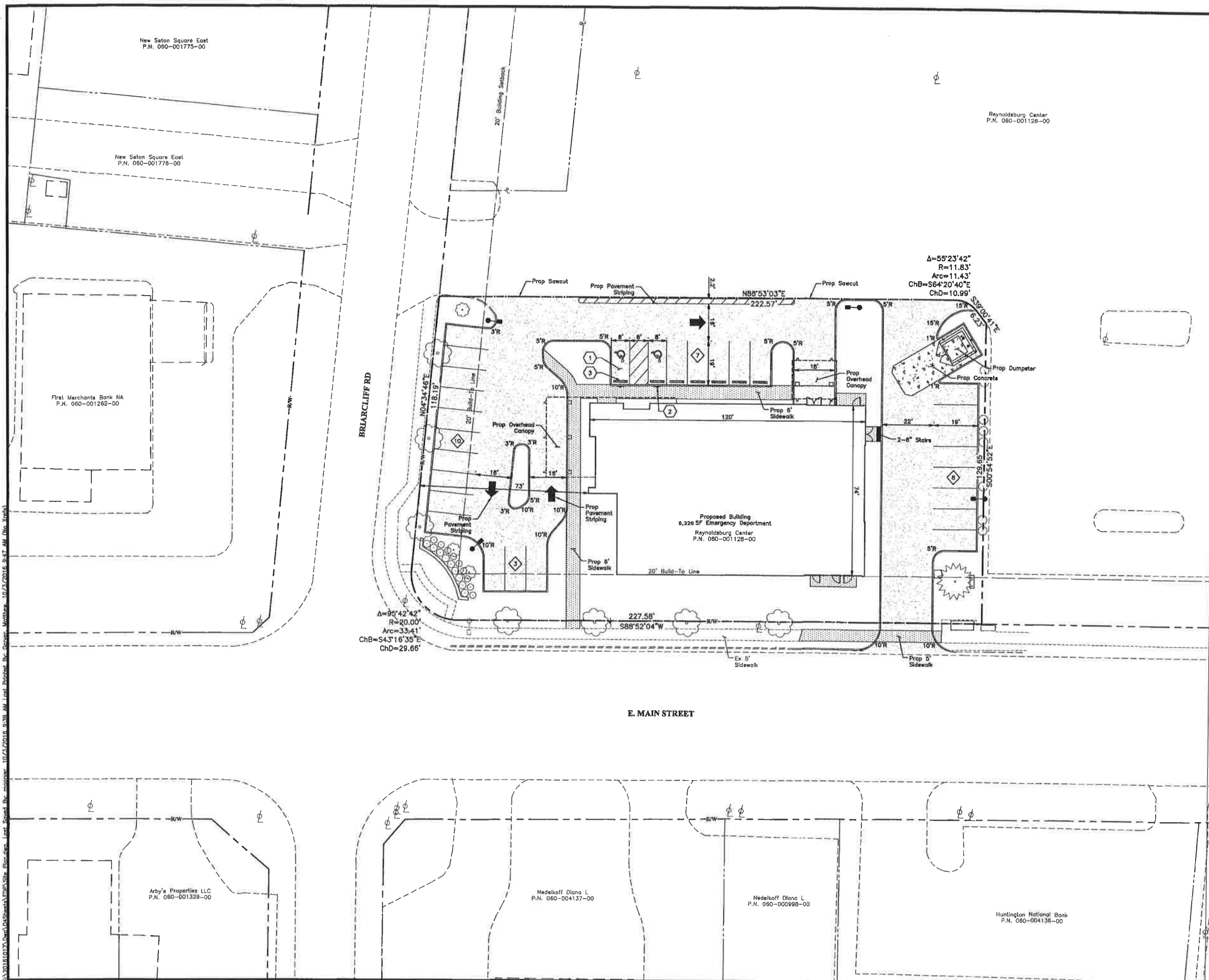
II. PROPERTY INFORMATION			
Property Address: <u>6960 E. Main Street, Reynoldsburg, OH 43068</u>		FOR DISTRICT AMENDMENT ONLY	
Description of Location: <u>Northeast corner of E. Main St & Briarcliff Rd.</u>			
Parcel ID(s): <u>060-001128</u>			
Number of Lots: <u>1</u>	Present Zoning: <u>Community Commerce</u>		Present Use: <u>Vacant fast-food restaurant</u>
Complete Where Applicable: Engineer/Surveyor: <u>EMH&T</u> Builder: _____			
Proposed Zoning:		Proposed Use:	
Size of Area to be Rezoned:			
Existing Structures:			
III. PROPERTY OWNER OF RECORD			
Property Owner Name(s): <u>Reynoldsburg Center Limited Partnership</u>		Property Owner Address(s): <u>107 S. High St., 3rd. Floor, Columbus, OH 43215</u>	
IV. APPLICANT INFORMATION			
Applicant Name: <u>The Daimler Group (on behalf of OhioHealth)</u>			
Applicant Address: <u>1533 Lake Shore Drive, Columbus, OH 43204</u>			
Applicant Phone Number: <u>614-488-4424</u>		Applicant Email: <u>ChrisTe.DaimlerGroup.com</u>	
I. PROJECT TYPE			
☐ District Amendment (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)			
☐ Amendment of Development Plan or Text (\$500)			
☒ Major Site Plan (\$500)			

Applicant Signature: [Signature] Date: 10/3/16
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

Additional Notes:	**OFFICE USE ONLY**	
	Zoning Information	Planning Com. Meeting
	☐ Historic District ☐ CC Overlay	Date: <u>11/3/16</u> ☐ Approved as submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Add'l Approvals Req'd ☐ DRB ☐ BZBA	City Council Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Planning Admin: _____ Date: _____	Clerk of Council: _____ Date: _____

Attachment: Application #175308 (1578 : 6960 E. Main St.; Application #175308; Applicant: the Daimler Group)

Packet Pg. 6



SITE DATA TABLE	
Parcel	13.87 Ac
Building Size	5,326 sf
Existing Zoning	Commercial
Total Parking:	
Parking Required	
Total Parking Provided	28 Spaces
Handicap Parking Provided	2 Spaces
Parcel Numbers	
	060-001128-00
Lot Coverage	
Proposed Site	0.77 Ac.
Pavement/Walk	17,500 sf
Building	9,000 sf
Total Coverage	26,500 sf
Lease Area (0.77 Ac.)	33,758 sf
Percent Coverage	79%

PAVEMENT LEGEND

- Prop Concrete Sidewalk
- Prop Concrete
- Prop Asphalt Pavement
- Prop Parking Count

NOTES:

Where curb is being utilized, dimensions are measured to the face of curb.
All radius dimensions are measured along the face of curb.

CODED NOTES

- Proposed Handicap Space (Typ).
- Proposed Handicap Sign (Typ).
- Proposed Parking Block (Typ).

REVISIONS

DAIMLER

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
CITY OF REYNOLDSBURG FSED
SITE PLAN

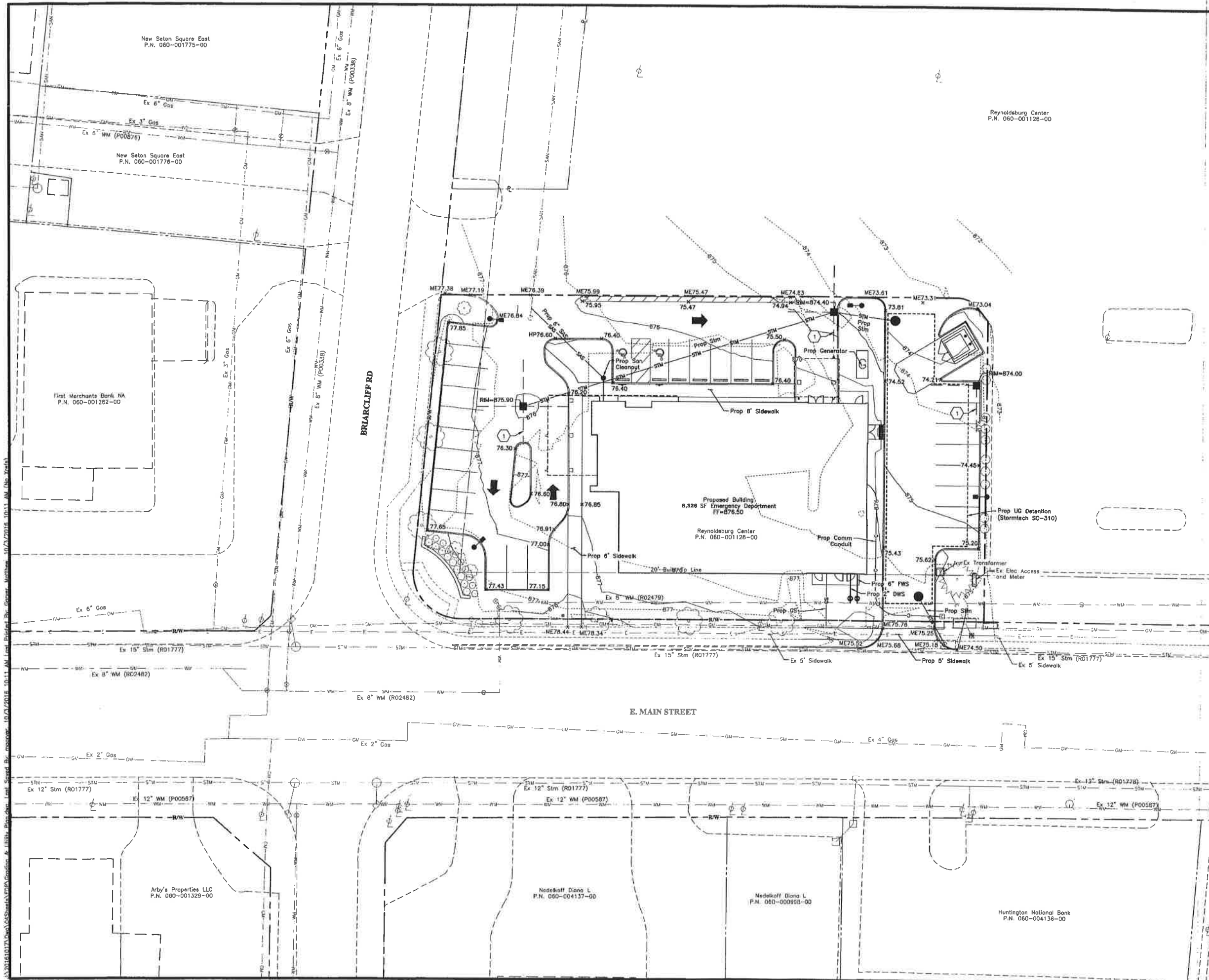


DATE
September 21, 2016

SCALE
1" = 20'

JOB NO.
20161017

SHEET
2/4



LEGEND	
—1144—	Proposed Contours
—1145—	Existing Contours
EXISTING	
Sanitary Sewer	—SA—
Storm Sewer	—SS—
Water Main	—W—
Gas	—G—
Electric	—E—
Light Conduit	—S—
Communication	—C—
Curb	—
Right-of-Way	—
PROPOSED	
Sanitary Service	—SAS—
Storm Sewer	—STM—
Domestic Water	—DWS—
Electric	—E—
Communication	—C—
Curb	—
Site Light	—
Parking Block	—
Handicap Sign/Street Sign	—

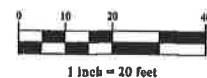
NOTES:
To obtain proposed elevations on USGS NAVD83 Datum add 800 to all elevations between 0.00 and 99.99.
Elevations are top of pavement unless otherwise noted.

CODED NOTES

1 Prop 4" Underdrain

STATE OF OHIO
AMY MARIE
REGISTERED
PROFESSIONAL ENGINEER
10/3/16

GRAPHIC SCALE



REVISIONS

NO.	DATE	DESCRIPTION
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DAIMLER

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
FOR
FINAL DEVELOPMENT PLAN
CITY OF REYNOLDSBURG FSED
GRAVING & UTILITY PLAN

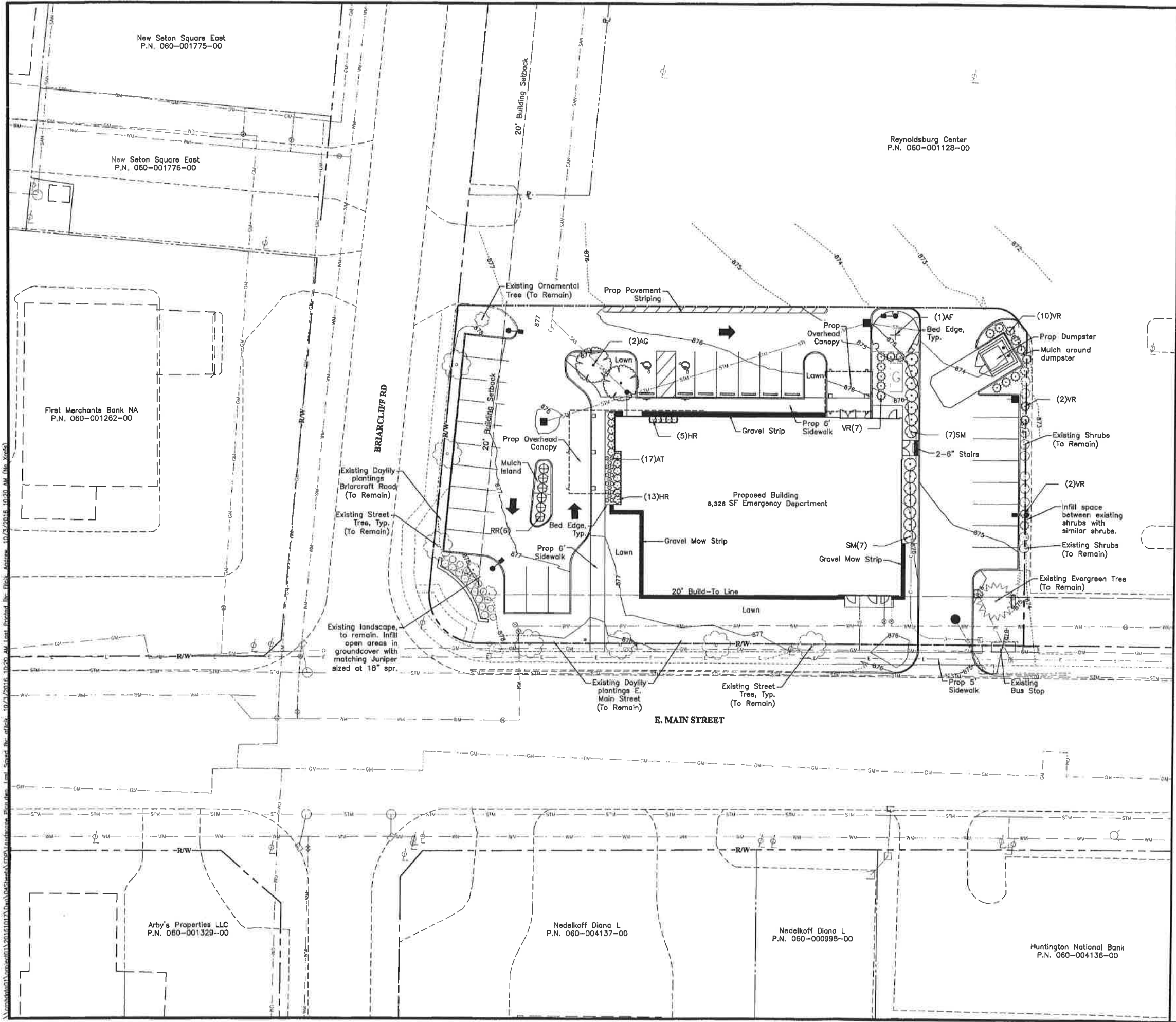
EMHT
SOUTH MICHIGAN ENGINEERS & ARCHITECTS, INC.
Engineers • Surveyors • Planners • Architects
5500 New Albany Road, Columbus, OH 43244
Phone: 614.775.8800 Fax: 614.775.8801
emht.com

DATE
October 3, 2016

SCALE
1" = 20'

JOB NO.
20161017

SHEET
3/4



Landscape Calculations

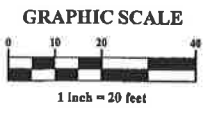
1180.08(a-d) Street Trees: 7 existing street trees meet requirements. Prune existing street trees to 14' clear height above grade. Confirm with City Forester prior to work.

1180.09(a)(2)A Interior Lot Landscape: 1" trunk diameter required for every 2,000 s.f. building coverage.
±9,000 total s.f. building coverage/2,000 = 5" Cal. Required
= 6" Cal. Provided

1180.11(a)(1) Parking Lot Landscape: 200 s.f. landscape/10 parking spaces containing at least one 2" Cal. Tree and 4 shrubs.
28 Total Spaces/10 = 2.8
= 2.8 x 200
= 560 s.f. Landscape Required
= 1,464 s.f. Landscape Provided

1180.11(b) Perimeter Landscaping: Existing perimeter landscape to remain. Additional shrubs being added to east perimeter to infill existing gaps in shrubs.

PLANT SCHEDULE				
TREES	QTY	COMMON NAME	SIZE	CONDITION
AF	1	Autumn Fantasy Freeman Maple	2" Cal.	B&B
AG	2	Acer freemanii 'Autumn Fantasy'	2" Cal.	B&B
		Autumn Brilliance Serviceberry		
		Amelanchier x grandiflora 'Autumn Brilliance'		
SHRUBS	QTY	COMMON NAME	SIZE	CONDITION
SM	14	Palatin Lilac	24" Ht.	B&B
VR	21	Syringa meyeri	24" Ht.	B&B
		Leatherleaf Viburnum		
		Viburnum rhytidophyllum		
PERENNIALS	QTY	COMMON NAME	SIZE	CONDITION
AT	17	Lady Fern	#2	Cont.
HR	18	Athyrium filix-femina	#2	Cont.
RR	6	Regal Splendor Hosta		
		Hosta x 'Regal Splendor'		
		Knockout Rose	24" Ht.	B&B or Cont.
		Rosa x 'Knockout'		



REVISIONS

MARK	DATE	DESCRIPTION

DAIMLER

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
CITY OF REYNOLDSBURG FSED
LANDSCAPE PLAN

EMHT

EMHT
ENGINEERS, ARCHITECTS, PLANNERS & LANDSCAPE ARCHITECTS
5800 New Albany Road, Columbus, OH 43244
Phone: 614.775.0000 Fax: 614.775.0001
www.emht.com

DATE
October 3, 2016

SCALE
1" = 20'

JOB NO.
20161017

SHEET
4/4

Attachment: Application #175308 (1578 : 6960 E. Main St.; Application #175308; Applicant: the Daimler Group)

Packet Pg. 9

CODED NOTES

1. EXISTING KROGER PARKING LOT POLE TO REMAIN. SHOWN FOR REFERENCE ONLY.

FIXTURE SCHEDULE

NOTE: FIXTURE NUMBER, LETTER PREFIX INDICATES TYPE OF MOUNTING AS FOLLOWS:
CL-CEILING MOUNTED; S-STEM SUSPENDED; W-WALL MOUNTED; R-CEILING RECESSED;
WR-WALL RECESSED; CV-CONVE MOUNTED; UC-UNDER CABINET; RF-ROOF MOUNTED;
P-POST; GR-GROUND; H-MOUNTED IN HOOD; CH-CHAIN MOUNTED.

FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
P1	13"W x 1.5"H x 24"L CUT OFF LUMINAIRE WITH SINGLE HEAD CONFIGURATION, TYPE 3 DISTRIBUTION, INTERNAL HOUSE SIDE SHIELD, AND IN-LINE FUSING. INSTALL ON A 4" x 25"-0"H ROUND STRAIGHT STEEL POLE. INCLUDE FULL BASE COVERS. ALL PARTS ARE DARK BRONZE IN COLOR. OVERALL MOUNTING HEIGHT IS 27'-6".	GARCO	ECF-1-3-105LA-321A-NW-UNV-BRP-15-LF SERIES (FIXTURE) SSS4-25-4-11-01-BRP SERIES (POLE)	4000K LED's 11,000 LUMENS 107 WATTS	DUAL VOLTAGE RATED INSTALL ON CONCRETE FOUNDATION. SEE DETAIL ON THIS SHEET
P2	13"W x 1.5"H x 24"L CUT OFF LUMINAIRE WITH SINGLE HEAD CONFIGURATION, TYPE 4 DISTRIBUTION, INTERNAL HOUSE SIDE SHIELD, AND IN-LINE FUSING. INSTALL ON A 4" x 25"-0"H ROUND STRAIGHT STEEL POLE. INCLUDE FULL BASE COVERS. ALL PARTS ARE DARK BRONZE IN COLOR. OVERALL MOUNTING HEIGHT IS 27'-6".	GARCO	ECF-1-4-105LA-321A-NW-UNV-BRP-15-LF SERIES (FIXTURE) SSS4-25-4-11-01-BRP SERIES (POLE)	4000K LED's 11,000 LUMENS 107 WATTS	DUAL VOLTAGE RATED INSTALL ON CONCRETE FOUNDATION. SEE DETAIL ON THIS SHEET
P3	13"W x 1.5"H x 24"L CUT OFF LUMINAIRE WITH SINGLE HEAD CONFIGURATION, TYPE 4 DISTRIBUTION, AND IN-LINE FUSING. INSTALL ON A 4" x 25"-0"H ROUND STRAIGHT STEEL POLE. INCLUDE FULL BASE COVERS. ALL PARTS ARE DARK BRONZE IN COLOR. OVERALL MOUNTING HEIGHT IS 27'-6".	GARCO	ECF-1-4-105LA-321A-NW-UNV-BRP-15-LF SERIES (FIXTURE) SSS4-25-4-11-01-BRP SERIES (POLE)	4000K LED's 11,000 LUMENS 107 WATTS	DUAL VOLTAGE RATED INSTALL ON CONCRETE FOUNDATION. SEE DETAIL ON THIS SHEET

B.1.a

PRATER ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS

6100 Walnut Road
DUBLIN, OHIO 43018
PHONE (614) 786-4888
FAX (614) 786-2554

project title
**OHIOHEALTH
EMERGENCY DEPARTMENT
REYNOLDSBURG, OHIO**

**SITE LIGHTING
PHOTOMETRY PLAN**

project number
10222



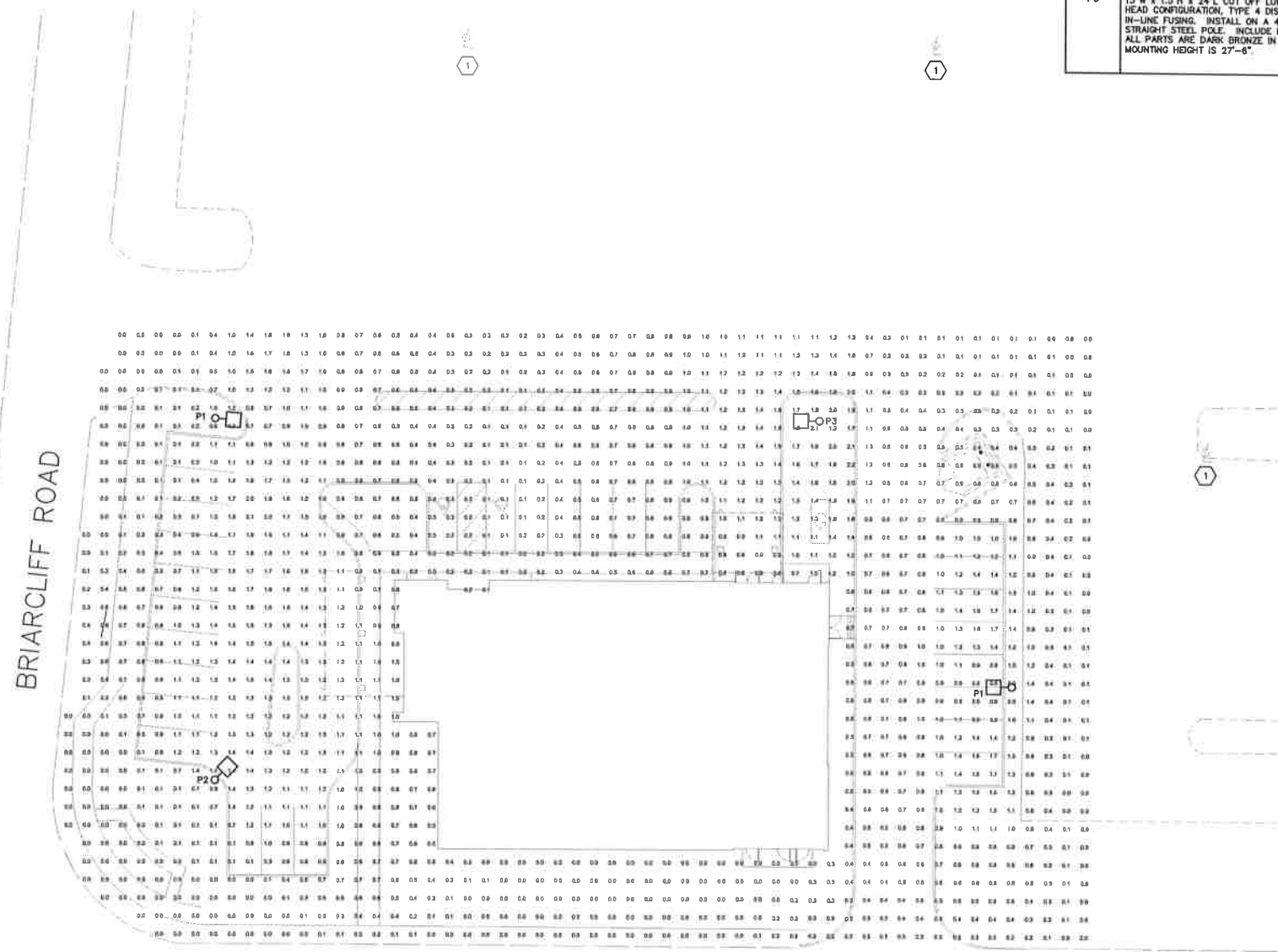
drawn **GM**
design **GM**
checked **DLP**

issued for _____ date _____
City Review 9/20/16

sheet

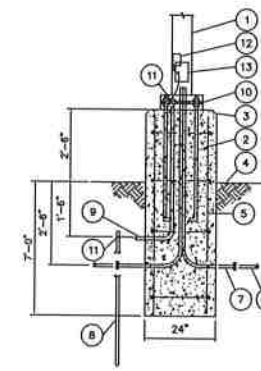
EO

Packet Pg. 10



E. MAIN STREET

**SITE LIGHTING
PHOTOMETRY PLAN**
SCALE: 1"=20'-0"



- SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE AND POLE ASSEMBLY.
- ANCHOR BOLTS BY POLE SUPPLIER. WELD TO REBARS.
- CHAMFERED EDGE.
- FINISH GRADE, COMPACT TO 95%.
- #4 REINFORCING BARS VERTICALLY ON #3 STIRRUPS AT 3" ON CENTER.
- PVC CONDUIT, SCHEDULE 40.
- RIGID GALVANIZED STEEL CONDUIT.
- GROUND ROD.
- 1/2" PVC GROUND CONDUCTOR SLEEVE WITH #6 GROUND CONDUCTOR.
- BASE PLATE, LEVELING NUTS, GROUT BASE.
- EXOTHERMICALLY WELDED GROUND CONNECTION.
- LIGHTNING ARRESTOR.
- HANDHOLE.

POLE BASE DETAIL
SCALE: NONE



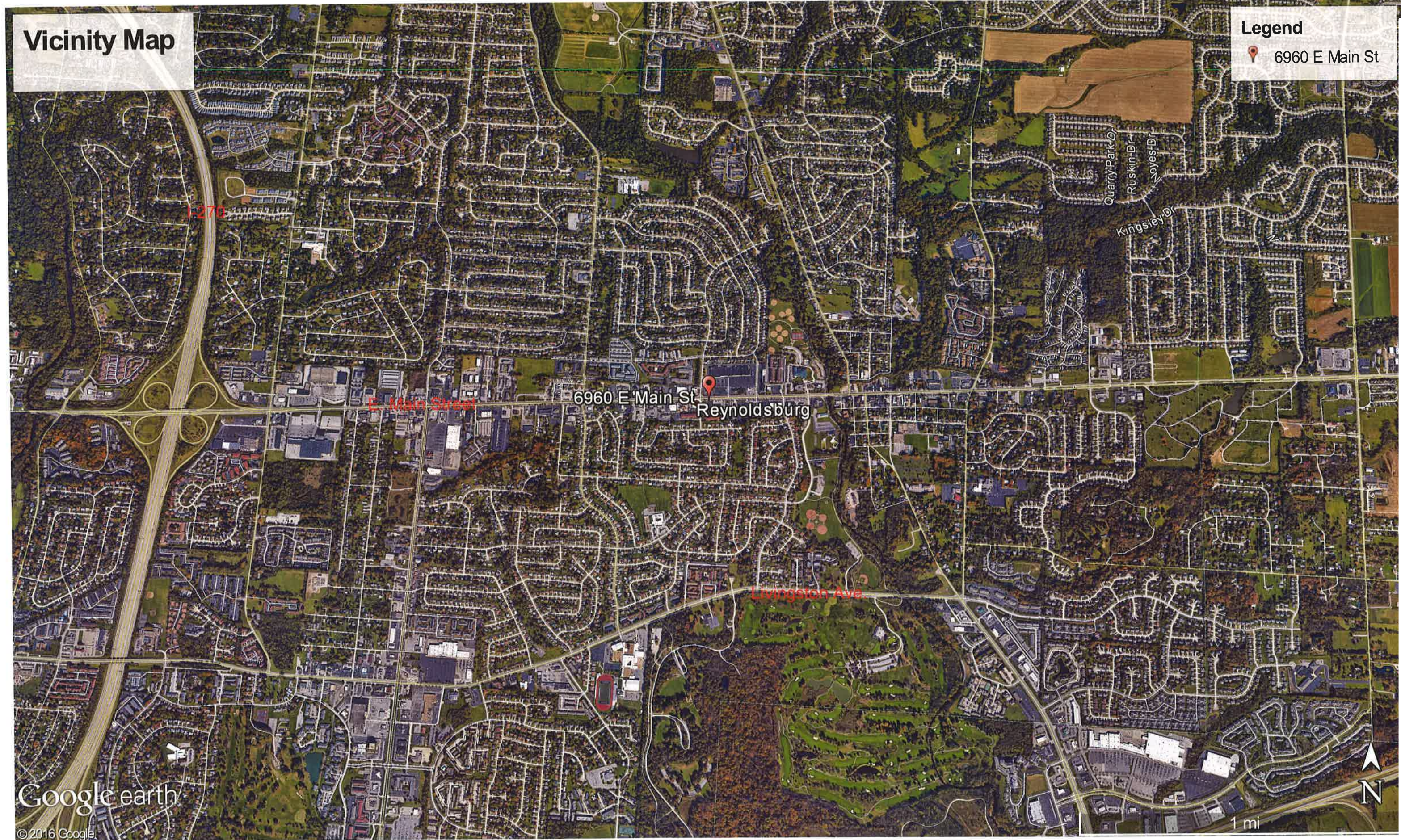
**CUT OFF LIGHT
FIXTURE PROFILE**
SCALE: 1"=NO SCALE

Attachment: Application #175308 (1578 : 6960 E. Main St.; Application #175308; Applicant: the Daimler Group)

Vicinity Map

Legend

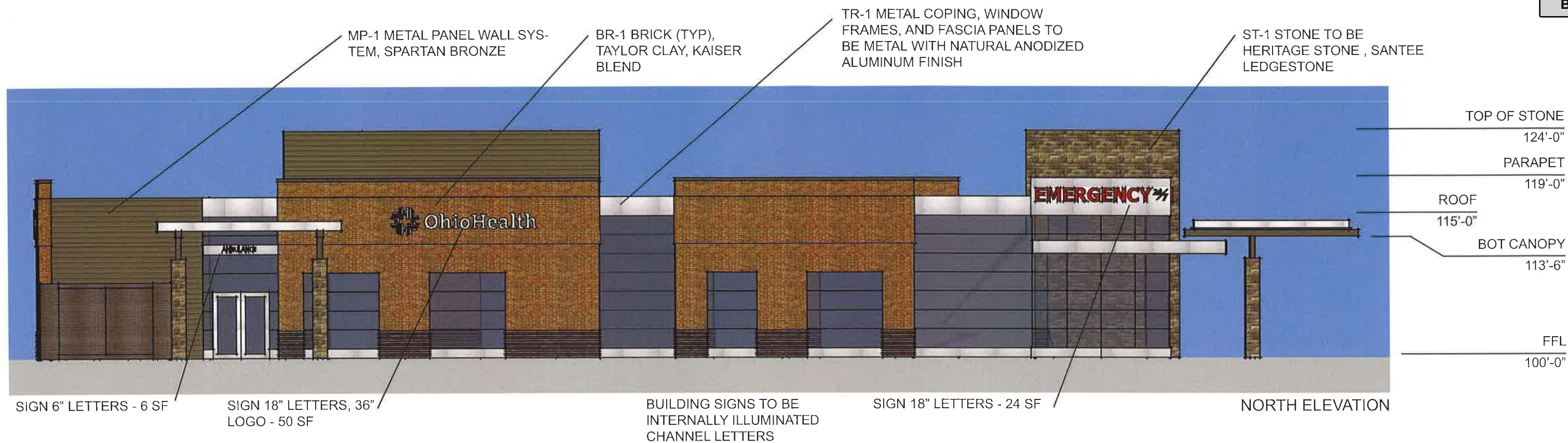
 6960 E Main St

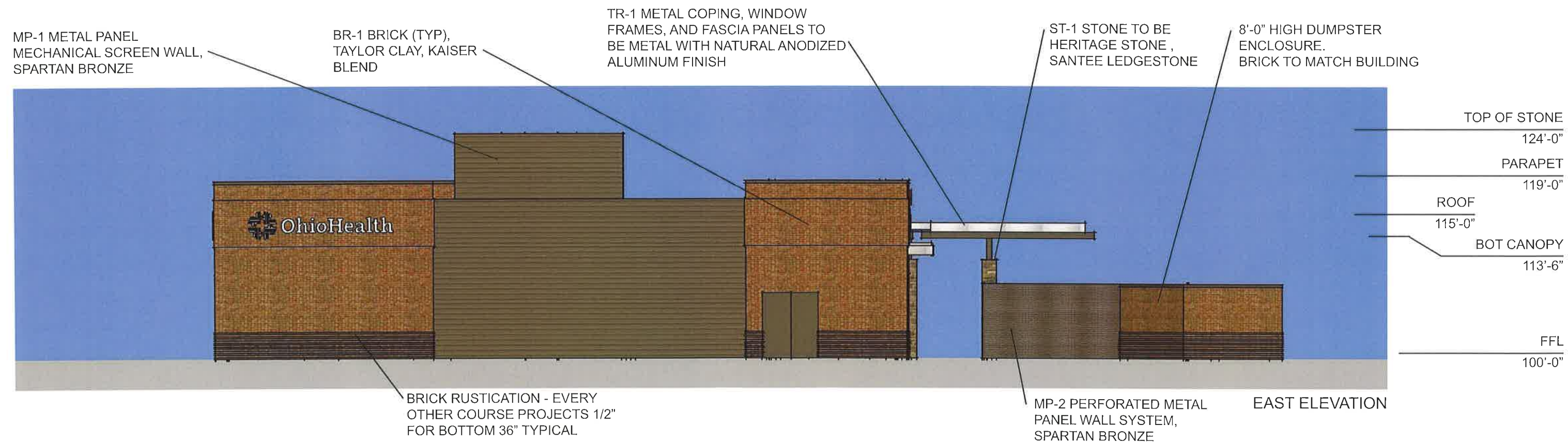


Google earth

© 2016 Google

Attachment: Application #175308 (1578 : 6960 E. Main St.; Application #175308; Applicant: the Daimler Group)







RENDERING FROM NORTHWEST CORNER



RENDERING FROM SOUTHEAST CORNER

Attachment: Application #175308 (1578 : 6960 E. Main St.; Application #175308; Applicant: the Daimler Group)



Cabinet

1/8" aluminum painted Akzo Nobel Silver Satin page 359 A4.

Sign Faces

1/8" aluminum panels and returns painted Akzo Nobel Silver Satin page 359 A4.

First surface applied vinyl messages and graphics 3M Reflective Film Red 680-72 and White 680-10. For red backgrounds 3M Reflective Film Red 680-72 with White 680-10 disc and message.

Tamper-proof rust-resistant hardware for service access.

Top Cap

OhioHealth logo 3M Scotchlite Reflective Light Blue 680-76.

Base Cap

1/8" aluminum painted Akzo Nobel Silver Satin page 359 A4.

Base Cladding

Base brick veneer and grout to match building spec.

Foundation and Supports

This sign requires engineer's sealed drawings. Follow local and Ohio codes for footings and wind loads. Recommend steel vertical posts embedded in foundation.



CORNER MONUMENT SIGN



DRIVEWAY DIRECTIONAL SIGN



**REYNOLDSBURG
PLANNING & ZONING DIVISION**

**STAFF REPORT:
CODIFIED ORDINANCE
AMENDMENT**

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

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

SUMMARY OF MAJOR REVISIONS:

SECTION 1181.08 - SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS

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

SECTION 1196.11 – GRAPHICS

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

1181.08 SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS.

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

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

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

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

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

1196.11 GRAPHICS.

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



**REYNOLDSBURG
PLANNING & ZONING DIVISION**

**STAFF REPORT:
CODIFIED ORDINANCE
AMENDMENT**

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

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

SUMMARY OF MAJOR REVISIONS:

SECTION 1171.04 – GENERAL REGULATIONS FOR LOTS AND YARDS

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

SECTION 1171.06 - ACCESSORY USE, ACCESSORY STRUCTURE

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

SECTION 1175.06 - FRONT SETBACKS FOR BUILDINGS

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

SECTION 1175.07 – SPECIAL REQUIREMENTS FOR CORNER LOTS

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

1143.03 SITE PLAN.

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

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

1143.04 PLOT-GRADE-UTILITY PLAN.

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

1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS.

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

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

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

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

1171.06 ACCESSORY USE, ACCESSORY STRUCTURE.

(a) General.

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

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

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

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

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

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

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

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

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

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

F. Shall not contain facilities for dwelling purposes;

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

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

1175.06 FRONT SETBACKS FOR BUILDINGS.

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

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

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

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

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

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

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

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

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

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

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