



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
March 23, 2020**

Council President Leanora Jenkins called the meeting to order at 7:33 PM

Invocation - Mollie Prasher

PRESENT: Cotner, Baker, Bryant, Jenkins, Strickland, Salvati, Pyakurel, Lawson-Rowe

ABSENT:

Approval of Agenda

President Jenkins moved to amend the agenda to remove Item v. and vi. from the Consent Agenda for Second Reading and Emergency Approval from the Public Service & Transportation Committee, make Item 12 Legislation for Emergency Adoption a Consent Agenda and in Item 13 (a) Consent Agenda for Third Reading to remove Item a. Second by Councilmember Strickland.

Motion passed.

Approval of Minutes

a. City Council – Regular Meeting – March 9, 2020

The March 9, 2020 minutes were approved as submitted.

RESULT:	ACCEPTED
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Community Comments

Robert Barga, Reynoldsburg School District Liaison

Good evening to you all, I hope that you are all staying safe at this time. I want to thank the Mayor, the President of the School Board, and our Superintendent for their hard work at helping our entire community navigate this health disaster, with a biblical flood tossed into the middle of it. To the members of council, and our city attorney, thank you for providing prompt information to me and all of your constituents. Together we will get through this.

I only have two issues to discuss tonight:



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1) the Board recently submitted written testimony regarding HB 557; this proposed legislation would allow for remote participation in meetings during health emergencies. The bill is a good proposal, but does need a little tweaking in order to properly protect all liberty interests - in order to further this, Vice President Whitman and I submitted some suggestions, but otherwise asked for a quick turnaround and approval. I would like to ask CC to consider joining us in this request, either with our testimony itself (I'm willing to provide), or in a way that may be more useful, by working with Attorney Shook to create a concurrence testimony, which will strengthen the stance of our community.

Public Hearing

An Ordinance to Repeal and Replace Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio (Second Reading 2/24/2020)

President Jenkins opened the Public Hearing for **An Ordinance to Repeal and Replace Chapter Eleven – Planning and Zoning Code for the City of Reynoldsburg, Ohio**

The meeting is being live streamed and the public may submit questions or comments via email to mprasher@ci.reynoldsburg.oh.us

Letters Emailed to Council

**Brett Luzader
1116 Gibson Road
Reynoldsburg, OH 43068**

Thank you President Jenkins and members of Council,

I would like to address section 1109.15 **Conditional Uses**. This section covers what has historically been referred to as a “Special Exception Use Permit” or SEUP. The way the code is written takes away the power of Council to decide these matters. If something is not addressed in the specified zoning, I think our elected leaders should make the decision as to whether it fits into the specific area or not, and would also give time for public discussion. If nothing else, Council should have the ability to have a hearing on a requested permit before approval, if so desired. The way the new code is written the number of these should be minimal.

Thank you for your time.



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**Mary Turner Stoots
1070 Waggoner Road
Reynoldsburg, OH 43068**

I want this letter documented as a public record and the typology page passed out to the Council members. Thank You.

Madam President, Mayor Begeny, and Members of Council,

The new zoning proposal affects every single resident in the City of Reynoldsburg. This is probably one of the most critical pieces of legislation that our City Council will vote on since the day it was originally established as Ordinance #400 in 1955.

Our forefathers established zoning to protect the property owners. In today's world, the property owners are forced to fight for protection against the zoning. Something is wrong with this picture.

Monday's meeting is the last public hearing before the vote, but rather than postpone the public hearing, Mr. Bowsher told me that we should send a representative. How does that work? If there are ten of us who would each get three minutes, does our representative get thirty minutes?

How can you possibly have a public hearing when the Governor has mandated that no more than ten people are allowed to congregate? The fact that the City Council members alone are in the chambers will jeopardize their own health. You are choosing to gather the leaders of this town into one room and put their health at risk against a directive from the Governor. Someone needs a new set of priorities.

Whoever made this decision has absolutely no regard for the health and well-being of the people in this town and especially our elected officials. I believe you are using this pandemic as an opportunity to keep us out of the public hearing.

The public has a right to be there. They have the right to fill those Council Chambers. I won't encourage or discourage anyone from going. But we all have a right to be there. What is so important about this legislation that it can't be postponed? Would it be the developers? Like the ones that are already clearing out the trees on Taylor Road? Clearing the land, not for what Council was told to be condominiums. Yes, there will be SOME condominiums. 32 Condominiums and 136 Apartments. 168 units total. But the developer is calling the apartments "Condominium Rentals." That's called an oxymoron.



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To quote a member of the Planning Commission, *“These are the approved uses and people have had 14 months to voice their opinions about it. This needs passed. There are plenty of developers waiting for this to be passed so they can break ground and build single family homes and townhouses. I’d hate for this to be delayed longer and then these developers decide to go to greener pastures.”*

I see. - It’s all about the developers. They are waiting, so we need to hurry. Never mind the coronavirus. Never mind the health & well-being of our City Council, and never mind the protection of the property owners.

Let me get this straight. You will be holding a public hearing but will not allow the public inside the chambers. A public hearing without the public is NOT a public hearing.

Please note the following:

- There needs to be an adjustment to the zoning map. Parcel #060-008085-00 is colored green and included as part of Pine Quarry Park. It should be yellow for Suburban Residential.
- The Typology pages do not match the descriptions for Permitted and Conditional uses as listed under each zone. I have attached corrections (to the best of my ability) and suggest that instead of an “X” you list them as “P” (permitted) or “C” (conditional) on the sheet so it will reflect as an accurate snapshot. o I am unable to find ‘Detached Single-Family Building’ under the permitted or conditional use categories for the Olde Reynoldsburg Commercial District, so as families move out of the 100+ year-old houses, what happens?

My goal is to maintain a good relationship with the city. However, that is becoming increasingly difficult with apparent:

- 1) intent to hold a public hearing wherein the public is discouraged from attending
- 2) duplicity around what is really being built on Taylor (owner occupied or rentals)
- 3) development initiation before zoning is approved
- 4) Proposing zoning to meet the needs of the developers versus the protection of the property owners
- 5) voting on an unfinished document

Thank you for your time

(A copy of Zoning Code Section 1103.27 Districts and Zoning was included with Mr. Stoots email.)



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**Thaah Young
9167 Taylor Road SW
Etna Ohio**

Public Comment and Question:

Thank you to all during this unprecedented time. Leadership from our elected officials is of utmost importance and duty.

My interest here is not in blocking the zoning code that has been in process for a year, but in my opinion the Repeal and Replace Chapter Eleven -Planning and Zoning Code is too formidable of a document for the public to be limited access. It affects all citizens in Reynoldsburg and as many residents as possible should be aware of it and any long-term effects on our families and business.

The City has set forth a news release attending public hearings via Facebook and emailing, but our forefathers ensured that as Ohio citizens our freedom of speech is not limited to electronic communication nor a qualification of health status. Not all citizens have access to electronic communication and as the news release states, not everyone will be admitted to City Hall based on a stigmata of body temperature. As I said, leadership from our elected officials is of utmost importance and you have the ability to post pone the public hearing until Article 1: 11 Freedom of Speech can be protected by our Constitutionally elected government unrestrained and unabridged. It would be unfair for governments to carry on with business as usual while not allowing its citizens to equally and rightfully participate.

Given the history of this issue, my question to the Council, Mayor and City Attorney is this.

Is your interest and representation held for the citizens of Reynoldsburg, or is it only to the stakeholders for this agenda?

Below is my understanding of communications with Shawn Murphy of Mid-Ohio Development, Taylor Road Project.

On March 11, 2020 I received a call and email from Shawn (Mid-Ohio). See attached, Illustrative 2.12.20. PDF. He stated that they were planning to start building at the end of



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April and this is 2-year project. Also, Shawn stated Mid-Ohio will not purchase the land until after the zoning approval.

Of note the attached Illustrative 2.12.20. PDF is not the same as the one presented to Council 2-3-2020; 20200203 21473 See Attached.

On 2-12-20 I received the below email from Shawn Murphy
<smurphy@midohiodevelopment.com <<mailto:smurphy@midohiodevelopment.com>>>
Mrs. Young,

Thank you for your time today on the phone. I appreciate the concerns you brought to our attention.

Please see the attached picture. The units on the right-hand side of the photo are condos, the units on the left of the red line are “condominium rentals”. Reason we classify them as condo rentals rather than apartments is, they are nicer finishes on the inside etc.

The buildings on the right of the line as discussed would be for sale, and Mid-Ohio’s intentions are to work with the existing association to hire a 3rd party management company (many of which we have outstanding relationships with) to operate that portion.

The “condominium rentals” would be owned and maintained by Mid-Ohio development and would not be for sale. I would be happy to provide you guys with some examples of our communities and how we operate and maintain them!

This is a picture I had on my phone; I can send you the full-size digital tomorrow.

Thanks much!

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Shawn Murphy
(740)-403-4824
Mid-Ohio Development

(Ms. Young attached two additional photos involving the above plan design.)

From: "Lemmon, Ted w (The Shelly Company)" <tlemmon@shellyco.com>
<<mailto:tlemmon@shellyco.com>>>
Date: March 23, 2020 at 9:55:14 AM EDT
To: Andrew Bowsher
Subject: Re: [EXT] Rosehill



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Andrew, in the interest to help development in the City of Reynoldsburg, if we could get medium residential zoning, that would be a big help. I have been talking with National Church Retirement, about a community at 750 Rosehill Road. The zoning change could open more possibilities than the current zoning. Thanks, Ted

**Michael O'Sullivan
7802 Quarry Cligg Court
Reynoldsburg, OH 43068**

My name is Mike O'Sullivan and I live at 7802 Quarry Cliff Court, which is right off Waggoner Road.

Every homeowner on Quarry Cliff Court that I spoke with strongly opposes the construction of any additional rental units on Waggoner Road. Because we all know that this construction will lower our property values, make it more difficult to sell our homes, increase the local crime rate and it will make an already terrible traffic situation significantly worse.

Waggoner Road, between Main and Broad Street, already has four (4) schools, three (3) churches and four (4) apartment and condominium complexes. It is increasingly difficult, and dangerous trying to get out on Waggoner Road and the traffic is frequently backed up - bumper-to-bumper - from Main Street all the way back to Rodebaugh. Northbound traffic on Waggoner Road has also increased significantly as they add more businesses and retail stores on East Broad Street. It is a main connecting route from Pickerington to East Broad Street.

In summary, this is about the worst place you could possibly pick to construct additional apartment complexes especially when you have acres of vacant land further out on East Main Street.

Therefore, I respectfully ask, on behalf of myself and all of my fellow homeowners, that City Council deny any future zoning changes on Waggoner Road and permanently stop the construction of any additional apartment complexes.

Thank you,



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Robert Barga, Reynoldsburg School District Liaison

My second concern relates to the proposed zoning code. Based on my review of the entire document and the original proposed plotting map (which I'll note does seem to randomly change, depending on when viewed), it appears as though the schools were never factored at all into this design. While our current properties are marked open, they do not include the entirety of our plots, nor do they allow for any expansion into adjoining plots, as we have historically done. Further, because of the conditional use for the remaining areas, and very limited options even for that, I have a very real concern that we will not be allowed to build schools anywhere but a current open plot, which is not conducive to the needs of the district. Even more, under the current proposal, if the plot lines are not properly drawn, we may not be permitted to operate a currently existent school, until a permit for conditional use is issued. I would like to ask council to send this back, once again, to planning commission, in order to ensure that the schools actually are considered in the plans.

Thank you,

Clerk Prasher advised that all comments the read into the record would also be attached to the final paper copy of the minutes.

President Jenkins closed the Public Hearing at 8:05pm.

Communications

Auditor Cicak submitted a copy of information regarding the City's investment portfolio for all Council members.

- Since February 20th, the US Equities Market has lost 30% of its value in part due to the Global Pandemic commonly known as the coronavirus.
- It took the S&P 500 only 22 trading days to fall 30% from its record high reached on February 19th, making it the fastest drop of this magnitude in history, according to data from Bank of America Securities.



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-The second, third, and fourth quickest 30% pull backs all occurred during the Great Depression era in 1934, 1931, and 1929, respectively.

- Investors continued to dump equities as they feared that the economic fallout from the coronavirus outpaced the actions from global central banks and governments.

The City of Reynoldsburg Investment Portfolio: We did not lose any revenue first and foremost, the investment portfolio is structured to meet the City's investment objectives of safety, liquidity, and return while adhering to the City's investment policy. Safety is met by funds being invested in high quality fixed income securities such as US government securities and FDIC insured certificates of deposit and various maturities provide liquidity should the City need to transfer funds from the investment portfolio to cash. Return is met in that maturities were laddered with an emphasis on locking in more extended returns. As a reminder, per the City's investment policy, time lines are limited to 5 years.

I wrote to City Council on 3/16/2020

"Due to the COVID 19 pandemic, I anticipate substantially lower income tax revenue due to reduced payrolls of our largest employers. My recommendations to the administration and Council is a self-imposed moratorium on all new purchases and contracts. Spending on **only essential services** and expenditures for a minimum for the next 60 days. I need to see the results of the second quarter income tax revenues before I can adjust this position."

Mayor Begeny, City Attorney Shook and I have been working diligently at limiting non-essential purchases and reviewing contracts to protect the City of Reynoldsburg.

YunLi626. (2020, March 23). This was the fastest 30% sell-off ever, exceeding the pace of declines during the Great Depression. Retrieved from <https://www.cnbc.com/2020/03/23/this-was-the-fastest-30percent-stock-market-decline-ever.html>

Motions

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A MOTION TO APPROVE A RESOLUTION STATING WHAT SERVICES THE CITY OF REYNOLDSBURG WILL PROVIDE TO THE PROPOSED ANNEXATION OF PROPERTY ALONG WAGGONER ROAD --- Baker. Development, Parks and Recreation Committee.

No discussion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Stacie Baker, At-Large Councilmember
SECONDER:	Kristin Bryant, At-Large Councilmember
AYES:	Cotner, Baker, Bryant, Jenkins, Strickland, Salvati, Pyakurel, Lawson-Rowe

Reports

CLERK OF COURT REPORT

The Clerk of Court submitted monies collected from the courts held on 2/6, 2/13, 2/20, and 2/27/20. I am also submitting monies collected during the same period pursuant to City Ordinance No/s. 146-94 and 104-02.

Fines & Waivers/Bond Costs/Bond Forfeitures Order In	(#110.4512)	\$ 12,469.00
Court Costs & Misc. Costs Assessed	(#110.4510)	<u>\$ 19,686.00</u>
Sub-Total (To General Revenue Fund)		\$ 32,155.00
Computerization Needs Fund	(#211.4510)	\$ 2,480.00
Enforcement & Education Fund	(#293.4616)	<u>\$ 100.00</u>
Sub-Total		\$ 2,580.00
Total Amount Submitted		\$ 34,735.00

LIQUOR PERMIT FOR MOGA 6 ENTERPRISES, 7616 EAST MAIN STREET

Chief Plesich: The department completed an investigation of Valero at 7616 East Main Street. The business is equally owned by Ragwar and Davender Singh. The records show that Davender was found guilty in 2004 of selling drug paraphernalia in Huber Heights, Ohio (Montgomery County). When we spoke with Davender, we asked if he has ever been convicted of a drug offense and he said he had not. A conviction on drug



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paraphernalia is a drug offense. We asked Ragwar if he had any offenses against his current permit. He said he had only one that happened two months ago for prohibited sales on a Sunday. We actually could not find that citation in the official records, but found two offenses for selling to minors - one in 2006 and one in 2013. Based solely on our records requests, location investigations, and in conferring with the Ohio Department of Liquor, it would not be a reason to deny the transfer request. However, due to information obtained in the interviews and the inconsistencies against records, we would recommend to be accurate and thorough that a hearing be requested by the legislative body because there could be a reason to deny this permit due to Ohio Revised Code Section 4303.292 (a)(1)(c), which refers to Misrepresentation of Facts.

Development, Parks & Recreation Committee

This is the Development, Parks & Recreation Committee meeting for March 23, 2020.

Members in attendance are: Councilmember Cotner, Councilmember Pyakurel, Councilmember Lawson-Rowe, Chair Baker and President Jenkins.

An Ordinance Authorizing the Mayor to Enter into an Agreement with Media Promotion Enterprises (MPE) for the 2020 Tomato Festival, and Declaring an Emergency

Mayor Begeny: I have a note from Director Bauman that provides a little more context for the need for this legislation.

This legislation is with MPE for production services for the 2020 Tomato Festival. Production services include stage, lighting, sound systems and anything needed for the performers. This is the same company used for the 2019 Tomato Festival. We were very happy with their professional services and would like to use them again. This contract is not to exceed \$30,000. The contract approved by Council at the last Council meeting was for entertainment. This contract is for professional services; therefore, we would like to waive competitive bidding. This emergency measure is needed in case additional Council meetings would not be possible to allow staff to keep things moving forward for the Tomato Festival. Passing this legislation now, keeps moving forward with contracts in case we are unable to meet through May.



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Mayor Begeny: I would like to comment City Shook for several pieces for legislation to make sure that, should the City need to cancel any further activities, the contracts allow the City to cancel to minimize costs to the City.

Councilmember Strickland: In the event we need to cancel this activity, does the contract outline how the City can exit the contract monetarily?

Mayor Begeny: That is what I was referring to that Attorney Shook added to our contracts so the City does not lose all of our funds for the Tomato Festival or the fireworks.

Councilmember Cotner: Can we get a little more information as to what that looks like - fee, percentage, etc.? The way things are looking, any public activities moving forward are not likely to happen.

Attorney Shook: It's not my place to say whether we enter into these contracts. What we have tried to do in the event of any future cancellations, we reached out to MPE to ask for an additional out should we have to cancel. The Tomato Festival out clause allows us to cancel 30-days prior with the majority of our funds reimbursed less any expenses they had incurred in preparation - like hotel accommodations. We submitted a \$20,000 deposit, so the intent is to get back as much of those funds as possible. Considering that the Olympics cancelled today, it is prudent for us to have this clause.

Councilmember Cotner: So, if we cancel ahead of time, we get all of the City's money returned.

Attorney Shook: That is correct, minus any expenses that vendor may have already incurred. Between the two contracts, we submitted over \$20,000 in deposits. We want to be able to get as much of that back as possible should we have to cancel. As the Olympics have been cancelled today, I think it is prudent for us to have something like this in place.

Councilmember Bryant: Are there expenses we can anticipate outside of the 30-day window?



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Attorney Shook: The only expense I can come up with is hotel accommodations for the entertainment. We could be out that cost.

Councilmember Cotner: If we cancel before July, there should not be any hotel accommodation costs.

Attorney Shook: I cannot say if they have scheduled any hotel accommodations or not. Sometimes act reserve hotel rooms well in advance.

Councilmember Baker moved to forward the Ordinance to Council for a first reading and emergency approval. Second by Councilmember Pyakurel. Motion carried.

Consent Agenda for Third Reading and Approval

As part of a Consent Agenda, the following Ordinances stood for a second reading, unless a member of Council requested that an item be pulled for further discussion. No items were removed from the Consent Agenda.

An Ordinance Consenting to the Annexation of Certain Real Property Located at 1140 Waggoner Road in Truro Township, Owned by the City of Reynoldsburg (Second Reading 3/9/2020)

Moved to be forwarded to Council for a third reading and approval by Councilmember Baker. Second by Councilmember Pyakurel. Motion passed.

An Ordinance to Authorize the Mayor to Enter into a Contract to Purchase a 2020 StarCraft Fifteen Passenger Van for the Senior Center, Waive Competitive Bidding, and Appropriating Funds (Second Reading 3/9/2020)

Moved to be forwarded to Council for a third reading and approval by Councilmember Baker. Second by Councilmember Pyakurel. Motion passed.

An Ordinance to Repeal and Replace Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio (Second Reading 2/24/2020)

Director Bowsher: I am here to answer any and all questions and to briefly go over some of the findings of Planning Commission. I'll open it up I'm sure there's some questions. I will try my best to answer them as quickly as I can. So, some of the things that were changed that we wanted to just overview several minor grammatical changes and things of that nature since the start of this. It has been a year-and-a-half



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process. I'll get to the Planning Commission agenda items that came up for discussion, but I'm going to talk about some of the other things that staff did with our working group and with our Zoning Code Committee.

The west side of Lancaster Avenue switch from ORD-C to ORD-N to coincide with existing homes. It was a Planning Commission ask and a map clean up. There were a few map clean-ups items as we went along and parcel lines. I know that was made very, very clear to this Council and Planning Commission that we needed to do that. A new zoning density maximum for residential medium to 24 units. A Planning Commission ask and a City attorney ask. On-street parking shared requirements, this correlates with businesses utilizing public parking to adequately fill the other parking minimums. An addition within our common regs. public parking in corner lot credits. Basically, what it's talking about is, when we have on-street parking, those businesses can utilize public parking and on street parking to count towards their own account credits for some of these downtown businesses and even some of the residential areas. Next was parcels on Rosehill from SR to RM at the request of a landowner for a potential Senior Living Center prop. There were 6 parcels on Waggoner Road change from RN to Open Space and SR. This was at the request of the residence on Waggoner Road that was done during our workshop session that we had with the Wagon Road community. The Wilson parcels changed from RM to SR at the request of Council a couple months back. We went ahead and made that change and then submitted that to Planning Commission ahead of time. Building typologies were reaffirmed and adjusted to more applicable uses. This kind of touched on what Ms. Stoots was talking about. I can answer that correctly why it cannot and should not be changed. Veterinary office on Lancaster Road zoned SR, we changed it to CC to more adequately . . . another map clean-up. Town home condominiums changed to conditional in SR, instead of the permitted use that it once was. Variance reviews changed to better reflect BZBA and not the Planning and Zoning administrator functions. This is a workflow cleanup. Added language to make additional uses allowed to be reviewed by BZBA for added accountability, another workflow clean-up. On page 186, the document flow was cleaned up to better reflect the workflow, 1109.21 instead of 1109.15. Page 185, simple use instead of similar use was a grammar clean-up. Design reviews section removed to mirror closer to our Charter, and now reads as Planning Commission. That was another workflow clean-up. QL not listed in the key. We actually fixed several different areas of our keys to better reflect the context of the wording that was in the document itself. Sign code cleaned up, another Charter reflection workload clean-up. Zoning text amendment was listed



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twice, so we fixed that, another grammatical error. An administrative table clean-up, a grammatical error as well. A lot of the stuff was done behind the scene as we were moving through when this. When this was submitted to Council, it was about 70% done. It was very well-known, at that point to the last Council, that this was a working document and we were getting to his final stages as we were going through. But we wanted to make sure they were providing an ample. amount of time and effort for people take a look at it and changes as going through.

To get to what the Planning Commission had on their agenda the Thursday before last.

1. Amend language in Section 1101.19 Effects of Annexation on Zoning - the change basically to highlight this was to change it so somebody annexing into the City of Reynoldsburg did not have to come back to request zoning if they submitted a development plan, then we hold the right to basically, within six months, zone accordingly to that development plan. So, they don't have to begrudgingly come back to City Council and slow the process down. We are looking at a motion tonight for annexation and basically, we know what that is going to be zoned. The goal of that is for them not to come back and have to get to zoned accordingly based on the development plan.
2. Addition of standard parking size (9' x 18') in Section 1105.01 (G) Parking and Loading Design Standards
3. Added 'Child Day Care - Center' as a Conditional Use in Innovation Zone - to coincide with that amended the language in Section 1105.1 3 child care centers in this is to make sure that our child care centers are safe and secure and they're not located next to industrial areas and smoke stacks and things of that nature. We don't have hardly anything like that in the City, but just in case.
4. Amend language in Section 1105.13 (G) Childcare Centers
5. Remove 'Cemetery' as a Conditional Use in Suburban Residential (SR) Zone
6. Add 'Mortuary' as a Conditional Use in Old Reynoldsburg Commercial (ORD-C) District
7. Remove 'Mortuary' as a Permitted Use in Brice and Main District (BMD) District - it did not coincide with the character of the area we were talking about is basically the corner of Brice and Main, right there at the K-Mart Center.
8. Amend language in Section 1109.23 (E) Zoning Map (Rezoning) and Text Amendments



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9. Amend language in Sections 1109.23 (M) and 1109.23 (N) Zoning Map (Rezoning) and Text Amendments - this was to basically change how it was written in that document. I guess they had an old copy from 3 years ago, and as some of the older members of Council can tell you, that there was a Charter Amendment changes to better reflect the Charter as it states and how it functions now instead of having a joint meaning of City Council and Planning Commission, when somebody submits a zoning text or map change, it just goes straight to Planning Commission as it is currently right now. That would have been sending us further back so we were just cleaning up eight and nine to better reflect the current Charter and ordinances.

So that is what got sent to you. The other stuff that I had read, previously that was already changed in the prior to the last two Planning Commission meetings, but these are the ones that Planning Commission has put before you as recommendations and they have recommended approval. So, given that I'll answer any and all questions.

Councilmember Cotner: The parcel on Rosehill, that is now shown as residential medium that supposed to suburban residential, in an email that was forwarded to us was from March 23rd. When did that change? I didn't see any discussion of that in the Planning Commission last meeting minutes. When did that parcel change?

Director Bowsher: That was changed administratively as we were going through this process back in early February. In fact, the map that was printed and held at the last two Planning Commission meetings had it as RN. It was clearly notated at the last two Council meeting agenda items that this was also changed. It was also shown at the Mayor's State of the City address. It has been done there for almost two months now.

Councilmember Cotner: I just haven't seen any discussion on that. I don't know if everybody was aware of that one then but that was one concern. The other thing that I want to address is the whole concept of passing this evening. This is still a public hearing with not a single member of the community here. It seems incredibly disingenuous. It seems that passing this tonight I'm still not a fan of. Having this meeting in this atmosphere that were forced into, I don't know why were rushed to suddenly get this done. I understand the concerns that other than made too. That's just another bigger overall picture. I think there's still a lot of pieces, as you just ran through so many things, that have changed so I think there's just a lot still to make



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sure that is correct and pieces that are left clearly communicated to pass in this atmosphere. I can't really get on board with supporting all those details. I just wanted to make that clear that I think there's some things that again, looking at a residential medium also on that Rose Hill, is another big issue that just somebody brought out today and had no idea that had been proposed. Just some things I think we need to be very aware of before moving forward on this as an emergency and passing it in this atmosphere.

Councilmember Bryant: If I understood your explanation correctly in regard to annexation, the rewrite would now allow somebody to request annexation and a designation of zoning at the same time. Is that correct?

Director Bowsher: Correct. So, if someone is coming in with a development plant that they are submitting within that annexation, after the annexation has been approved, it gives us 6 months to properly zone that so they don't have to go back to City Council. The idea of that is so they don't have to go back twice. City Council is approving the annexation with a development plan. You already know what's going in that is there. We will align the designated zoning classification to match that and then they can move forward. They still have to go through the same process of submitting a major site plan, going through Planning Commission, and going through everything that we would normally have on a normal parcel, but this was to cut down the redundancy.

Councilmember Bryant: So, this allows for a simultaneous application. I want to address the comments that were just made. I feel an obligation for us to be here tonight. This is a project that has been in the works for months. It's involved everybody here as well as Planning Commission, and the people involved in the steering committee. This is not anything new. It's certainly regrettable that we can't have any members of the public here, but I know we've had at least five opportunities where we've sat here and entertained questions, comments, and input from the community in regard to this project. I kind of feel like that yes, it's a difficult time for us to meet; however, we have an obligation to be here. I thank everyone for being here. We've got people in our community that are being forced to work, whether it's at the Dollar Tree, Kroger, the hospital whatever the case may be. They're doing their part and I think we need to do ours. Hopefully the state legislature will get us some relief in terms of being able to vote from home and not have to come in under



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these circumstances in the future. I just want to thank everyone for being here tonight and thank the people at home for watching.

President Jenkins: I have a question. You mentioned that you were going to address Mary Stoots concerns or questions. What part of that were you going to explain?

Director Bowsher: As I understand Mary's comments, she's conflicting uses and typologies. We do not assign conditional or permitted classifications to typologies, so the addition of a P or C to the typology chart should not be added. Her comment regarding flexes also I've been conflated. By using topology retail Flex etcetera are not uses, they are typologies. These are basically our desired outcomes. We're not saying that they're permitted or conditional. They're all accepted within that zoning classification, so that is just accepted, not permitted or conditional. We don't get to dictate design that would be left up to the design review function of Planning Commission. You can't put that into a zoning code. Finally regarding to ORD C, we discussed and received direction that single family detached has no specific typology. That's because there is a vast difference of different houses that are in the Old Reynoldsburg Neighborhood District. Those two districts, Old Reynoldsburg Commercial and Old Reynoldsburg Neighborhood, they get a design review function on them that the standard Suburban Residential does not. So, if somebody were to go and build in the neighborhood area of Old Reynoldsburg, they would have to go through Planning Commission to make sure that it would fit within the desired character and functionality of the Old Reynoldsburg area. Unlike something that would just be an SR, which would just be based on the height, side lot width, things of that nature unlike what is needed for your typical suburban home. So, it's a little bit different, but that is where that comes into. It's not necessarily a needed typology I think we grasp a single-family home. Those were hers. The condos - I can touch on those. It's about an 80/20 split. We cannot put into a zoning code owner-occupied or rental. That is illegal. As far as is that is concerned, it does fit within the confines. I'm not aware of them. They would like to submit for April for the desired plan that was shown to you. There has not been any type of major or minor, maybe some shifting of some landscaping here or there, but the final plan hasn't been submitted my office or the Planning and Zoning administrator's office at this time but I know that they would like to. They currently already on the property. If they're cutting down trees, that their God-given right to cut down trees on their own property. The schools for open expansion, we tried our best to allocate all of the green open space to the schools. In the SR, it is a conditional use. We very much want the schools to be



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able to expand if they want to. I do not think that would be any issue whatsoever. I think that's a non-issue in and conforming to this.

Councilmember Bryant: I was just going to ask if you could address Mr. Luzader's concerns that he brought up in regard to the conditional uses.

Director Bowsher: Conditional uses is a new concept City of Reynoldsburg. It is what a lot of the municipalities are moving toward to get away from the special exceptions. In a nutshell, it is almost very similar to what we have currently right now with our special exceptions. Those go all the way through a process. They get submitted, they go through the Planning and Zoning administrator's office, I review them, they go through the BZBA, and then they move on to City Council. However, it is a broad stroke, the special Exceptions. There is a ton of different types of special exceptions for them to review. The conditional use streamlines that process. It allows it to go to the BZBA, if we do so wish and, within that, is most of these uses. What we have done is to allow them to either be permitted and conditional we have utilized it as basically being a permitted use except with the confines that it needs to have a little bit more oversight. Things that we felt that we did not want into certain areas, we just met non-conforming. We were trying to stay away from as much gray area as possible. We were trying to make it as black-and-white as possible, still making it very open to different developers to come in and build. Basically, what the special exception did was, it had nothing to do with new development, it had everything to do with local businesses. Local businesses, at that point, basically had to take some times three to six months to get to the special exception process. That was too kind of streamline and take that out. There are still oversights and you're taking a look at the typologies and the current uses, conditional and permitted, as it is right now. I would just say that take a look and if there are any thing that are in there that are glaring that you wouldn't want is a conditional use, City Council has that right currently right now when we pass that zoning code. I reject the statement that Council loses all power.

Councilmember Baker: So basically, businesses will still have to jump through the same hoops to have to go through the entire process.

Director Bowsher: It's a more streamlined process. The goal of it, as I have mentioned, was to not have them. A lot of times we get special exceptions for daycare facilities, but we only allow daycare facilities in certain areas. We didn't



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allow daycare facilities in other areas, but we also had to follow ORC. The idea was to say, we know what we want and we know what we don't want. We're just going to get rid of all the stuff that we don't want and then we're going to open up the play book to the stuff that we do want in those desired zones. Anything that we feel we don't know, we want to see what it looks like first, we make it a conditional-use. We say that basically we feel that is a something that fits to the character of that specific area, but we need a little bit more oversight. The Planning and Zoning administrator, at her will, can send it to the BZBA, at which time if it was denied or approved and it needs other oversight, the City Council, at that time, can pick it up and can review it - as is the special exception.

Councilmember Strickland: Can you give us a little more information or insight about the two parcels on Rosehill?

Director Bowsher: Those two parcels I know had come up most recently. We had been discussing with the property owner for actually quite some time, under the last Administration as well, as to what to do with those. In doing what we thought about some park area, the city actually took a look at potentially purchasing the parcels from the property owner. We have always wanted a westbound entrance into Civic Park. We had taken a look at those. The current owner is Ted Lemon. He had discussed with us. He owns those parcels. You can only build up on the front half about 3 acres of the total 10 are actually buildable. The rest of them are basically wetlands, which protects all of the suburban residential. He is in contract and current negotiations with a business called National Church Residences. They are a very well-known senior living facility. It's not even assisted living. It's not free will cottage living. This is like the Inn at Summit Trail. It looks really nice. This brings in doctor jobs, nursing jobs, nurse practitioner jobs. This is income growth into the City, but it's still based more slowly and more closely related their facility. They are going through the permitting process currently with a Gahanna model. I shared it with the Mayor early on in the process, when they went into contract. Our goal was to properly zone this accordingly, so this company would be more prone and happier to build within our community instead of going elsewhere. That way we could have those jobs and we could have a spot for our seniors to age place in a very, very nice facility. It was discussed with our Planning Commissioners through email and conversations. I'd reached out to them today that they had responded back in emails to me saying yes, we remember having these conversations with you, it wasn't at a Planning Commission meeting because it was through our working group and with



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our consulting firm when we made this change. We feel it's in the best interest knowing that it's closely to that school, several churches around in that general vicinity. They have basically talked with us about donating the back half to the City for an expansion of the Blacklick Trail as well as the potential TIF revenue from this parcel, if granted, would then allow us to be able to do some other infrastructure improvements to the potential of creating a new west entrance into Civic Park and other expansion efforts into that realm. I know that's a little early to talk about, but these are things that the current Mayor and this Administration are looking into and really pushing forward with.

Councilmember Pyakurel: I have two questions. One is the Taylor Road and the trees that have been cut. That's some comments. This is nothing to do with you, but the property owner they cut down the trees by themselves. Is that true.

Director Bowsher: Yes, I mean that they have not contacted me or anything of that nature. If they're taking trees, it's because it's their own property. As I tried to mention previously, they still on the property. When they when they failed to build because of the last recession, they left this as is. When they failed and stop building, they still owned the rest. If they want to start taking trees down and in hopes to continue building out their project as is, that's that is their God-given will to own property our great country.

Councilmember Pyakurel: Next question, can you talk about the childcare things that you would mention about code.

Director Bowsher: The, Innovation District as itself, was left out of the Innovation area. It wasn't something that we had really thought about. We took a look closely that there were three facilities in the Brice Road area already. What we didn't want was to have them be non-conforming. We wanted them to be able to not have to jump through a bunch of hoops if they wanted to basically update or revamp what they were doing. We wanted to make sure that it was a conditional-use, but we wanted to also make sure that they weren't allowed to build next to sort of a manufacturing facility or something like that so their safeguards in there to make sure that they're not within a hundred fifty feet of those types of facilities. Let me be very clear, there are no apartments proposed on Rosehill whatsoever. What has been proposed is just a senior living facility like The Inn at Summit Trail on Summit Road, north of the high school.



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President Jenkins: Can you tell me the percent that this document has been finished?

Director Bowsher: This document is completed in its entirety as it comes to you outside of the conditions that were brought to you by the Planning Commission. The ones that I had read off to you previously, those are things that were made within our working group and with our consulting firm throughout our day-to-day process of completing this document. The ones that I had read to you and the ones that were before are recommendation from Planning Commission. Outside of that, it is a complete document. I say that with a little pause though, because just like our Comprehensive Plan, our zoning code is only as good as if it's going to be a living document. So, if we need to make changes as we move forward, there's going to be things that are going to be very small misses and things like that. There were still small misses in the old code. This will consistently continue to be updated, but as it stands right now, this is a great document for us to move our City forward with and allow us to do new development and new planning throughout the City as it stands.

Councilmember Strickland: Going back to Rose Hill. The Planning Commission approved this particular document. This document was approved with these particular parcels was a proof right this particular parcel being changed to medium residential?

Director Bowsher: It was changed in early February on the official map. Then as we were making changes, it was approved by Planning Commission the first time and then again also on this one from the Thursday before last. The map has not changed since then. It was always there. They knew of it and it was approved with that already in there. It's not an add-on. It's not a condition or anything of that nature. It was just already there.

Councilmember Cotner: It seems though still it is a little add-on considering you made a point to send it to us today with this email. To clarify, you said, and then again, I know maybe you don't know all the business of an individual resident, you said that he was already in contract with National Church.

Director Bowsher: Correct. To my knowledge. I am not speaking for the resident. I have not seen any document. I'm not here to speak for that resident of any capacity



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Councilmember Cotner: Your statement earlier was that he is already in contract with National Church.

Director Bowsher: Correct. That is my understanding.

Councilmember Cotner: So, it is your understanding that he is in contract. I agree. I'm not saying you are, but you have reason to believe that he is.

Director Bowsher: Correct.

Councilmember Cotner: His email to you said if we could get medium residential zoning that would be a big help. Let's say that stays Suburban residential there. What would be the process for them? They can go through a variance to be able still put that there.

Director Bowsher: No, they would need to go through a full rezoning it again.

Councilmember Cotner: If we zone this for this project that we may or may not get, we are opening it to whatever medium residential project we get there unfortunately. I think that another one of those issues, just to clarify. Back to Councilmember Bryant's comment, I know that the City Attorney and I talked about the possibilities of digital meetings, I am 100% in favor of making sure we conduct business and keep things running, make sure our police and services are running correctly and safely, but you know the letter from the state attorney general did address the opportunity to hold meetings electronically. It did address that possibility. One point that he specifically called out in there is that these meetings should not be done kind of like what we're doing here where there's no one present. They should be done to make sure we're continuing the pertinent operations of the City. I don't feel like this is an important document. I think there's a lot of positives to it, but I still think again the manner of it isn't the right way to go forward. I wanted to just kind of clarifying on a couple of those couple.

Councilmember Bryant: For those of you that are not familiar with National Church Residences, they do put forth a very, very good product. I've had a number of clients and Barth, maybe you've had some connection with them as well, but it's very reputable company with a good product that I think we would be very fortunate to have here.



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Director Bowsher: I would I would like to add that these our conversations not just with the property owner, but I have had with their executive director through the phone this point for obvious reasons. They are looking very heavy at a site fit plan. They typically do not do that or put time or effort into something that they are not committed at following through with. The facility itself is immaculate and it is a very, very attractive product. It was something that the Mayor and I would not have been wanting to do if we did not think that it was a good fit for the community and was going to benefit us in the long run.

Councilmember Salvati: So hypothetically speaking Director Bowsher, I know we wouldn't really want to do this, but in regards to both the Taylor Road parcels and the Rosehill parcels, we have things that we think are going to be built there. In the event that you or any of us get wind of the fact that's not going to happen, would we be able to ask Council to change that zoning before another developer could become interested. We could technically, if he wants a we want, to change that zoning.

Director Bowsher: As a City, we could do that.

Councilmember Salvati: I don't want to do that.

Attorney Shook: If you zoned a parcel residential medium with the thought that it's going to be a specific project, that is not the reason to zone something residential medium. Anything residential medium can come in there. I think we saw it with the Taylor Road project that was proposed back in 05 that was started and then aborted, there is no guarantee. If you wanted to come back after zoning that property residential medium and then zone is suburban residential to block a proposed project, that would cause serious problems

Mayor Begeny: The zoning plan, as it stands right now, is something that has been going on for quite some time. My only concern that came up, within recent memory, is the properties at the Rosehill location. This is something that I've known about for a long time. Andrew Bowsher and I talked to repeatedly, and I think I've even talked to some of you that have come in asking for certain information as to what could happen down the way type of thing came out. However, I completely understand that the optics about how this was not brought up at other points in time in Planning Commission and prior to this make, it looks a little bit odd in that regard. I



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recommend Council does whatever he chooses to with this property at keeping it as is as the Planning Commission or making changes in voting there otherwise. However, with that being said, I do believe that the property it's a good use for the property in general. I think a senior living facility, specially the one of this character, is actually very good for that location. As matter fact, with the flooding of the past week, we had an opportunity to drive around Reynoldsburg and just kind of survey some of the damage. The area in which is not in the area where the facility would be itself, no one would build there. If you did, then you would have an indoor swimming pool that was full of weeds and everything. It was a swamp. It was an absolute swamp. So, the opportunity to use that for some other purposes is actually a good thing, but again I will defer to a Council chooses. In many ways, it is a good plan. It will help us move forward. I mentioned to a number of you that we have calls every day after they Planning Commission meeting and after a Council meeting about how's the process, what's it looks like, and what's it going to be. That doesn't mean that are developers are more important than our community members, as matter fact, given the state of the economic situation in the United States right now, it's all the more important for us to find ways to generate revenue by bringing in businesses. We don't know what's going to happen. We know that there is an issue right now with Limited Development. They are not currently working right now, but they are getting paid which means that we are still generating revenue that we need. Auditor Cicak and I've had those conversations as well. However, it has been in the process of being sold and we don't know what's going to happen with that further on down the road. We need to take some of those steps as we can right now to allow for the development of businesses to come in and opportunities to generate revenue in case the worst-case scenario of the Limited leaving or being reduced in some capacity and this zoning plan does get us there. It does allow for us to maintain control of a number of issues to make sure that we're getting exactly what the community wants in there. We all talked to a number of community members and the one thing they did speak about was jobs, lots of jobs - doctor jobs, medical jobs, technology jobs. We're working with as many different people as we possibly can. It's obviously slow down now because of the coronavirus; however, it is time now that we go ahead and start thinking what it looks like beyond. As far as the need for this meeting tonight, not only is it because of the zoning plan, but is also in addition to the number of other items including our streets program as well as other items that if not acted upon would actually cost the City money. As I've been spending most of my first few months in office living and breathing the budget, we cannot afford to miss out on some of these opportunities for the community as well as for the City status and



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health. Those are my comments with it and I encourage you to I support whatever method for the zoning plan.

Councilmember Salvati: This will be a brief comment, I just wanted to address two main reasons why I'm comfortable with us doing tonight. First, I was going to say in the record anyway, but I think I have been to every Planning Commission meeting where this was taken up, both with the previous Planning Commission and the current Planning Commission. I may have missed one, but I think I've been to all of them. I've been incredibly impressed, for an appointed volunteer board, they have taken this thing apart to the sentence. Those meetings have impressed me more than any other meeting I've been to. I really feel comfortable. I think that the previous Planning Commission and the current Planning Commission had some outstanding experts in their field, which is one reason why I feel comfortable doing this. The other thing is if this was something, we were rushing through on the second reading or first reading because the coronavirus, I'd be absolutely not. We've been through three readings and four or five Planning Commission meetings. I've been through two working sessions. We've been through, I think, two or three public hearings, even though this one was a little odd, even this one there are still four or five comments, well-thought-out and written comments. As far as the other public hearings, Planning Commission meetings, and our meetings having been going to these meetings for 5-6 years now, there's been more public comment to this than I've seen any other issue even when they were going to build the apartments on Waggoner Road. Those are main reasons I feel personally comfortable voting on this issue tonight.

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 land for park land and a trail extension to Civic Park, knowing that legitimately, because of the FEMA flood map, you can only build on the three front acres with the required setback that we would have from Rosehill. There is no apartment complex in the world that would fit within this is 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 that 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 3 acres. There is no way that an apartment complex to come in on 3 acres, because of the required 24 units per acre and actually turn a profit; therefore, no one is coming in if this does not go through at this juncture any.



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Councilmember Baker: I do want to say that there has been a lot of discussion on this particular piece of legislation. There should be especially when you have like this that's going to affect not just a part of the City, but the entire City of Reynoldsburg. Moving forward, I'm sure there's going to be some questions popping in people's mind as we get to the Council portion of this night, but I'm going to go ahead and make a motion to amend the zoning code to reflect the changes recommended by the Planning Commission. Second by Councilmember Pyakurel. Motion passed 3 -1.

Public Safety, Law & Courts Committee

There was no Public Safety, Law & Courts Committee meeting.

Public Service & Transportation Committee

This is the Public Service & Transportation Committee meeting for March 23, 2020.

Members in attendance are: Councilmember Cotner, Councilmember Pyakurel, Councilmember Lawson-Rowe, Chair Strickland and President Jenkins.

An Ordinance Authorizing Participation in ODOT Road Salt Purchasing Contract for 2020-2021, and Declaring an Emergency

Mayor Begeny: There was not a lot of snow this year, so we have an excess of salt left in the barn. I have a note from Service Director Dorman.

The City of Reynoldsburg participates in the Ohio Department of Transportation's (ODOT's) Cooperative Purchasing program pertaining to rock salt used to treat our roadways during the winter months. In doing so we are receiving the most competitive prices which over the past ten years has ranged from \$50.00 to \$80.00 per ton. Given the mild winter the City of Reynoldsburg currently has an ample supply of rock salt, however based on our contract we, municipalities who participate in this program are obligated to purchase a minimum amount (90%) of their total request. In 2019/20 the City of Reynoldsburg's request was for 1,800 tons.

The contract price for the 2019/20 calendar year was \$80.41 per ton, which is the highest it has been for several years. This combined with the fact we have more than an adequate supply of rock salt on hand to get us through the upcoming winter, and the fact that we **do not** have adequate room to store this unnecessary material has



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repercussions for not just us, but all those municipalities within the consortium. As a result, the preferred vendor has agreed to reduce the minimum amount required by an additional 25% with a minimum restocking fee of \$7.00 per ton. In total this would equate to a savings of \$47,508.30 (630 tons at a cost of \$80.41 equals \$50,658.30, minus restocking of 450 tons at a fee of \$3,150.00) for the City.

Given our current inventory the City will be requesting 700 tons of rock salt through the cooperative purchasing program for 2020/21 per the attached Ordinance on City Council's agenda this evening.

Mayor Begeny: It is on for an emergency approval so we can submit the contract by the mid-April date in order to save the City as much money as possible.

Councilmember Strickland moved to forward this legislation to Council for a first reading and emergency approval. Second by Councilmember Lawson-Rowe. Motion passed.

Consent Agenda for Second Reading and Emergency Approval

As part of a Consent Agenda, the following Ordinances stand for a second reading and emergency approval, unless a member of Council requested that an item be pulled for further discussion. No items were removed from the Consent Agenda other than Item v and vi, which were amended earlier in the meeting.

Councilmember Cotner: He asked the Mayor about moving monies from the street department and putting off road improvements in order to help residents during this current period. What can the City do? Monies are appropriated in a set way and cannot just be moved. Director Bowsher can you elaborate on how these monies are appropriate and how they can be used.

Director Bowsher: The CIP Fund is where these monies are appropriated. There are also additional monies that we access that come out of our Stormwater Fund for gutters, stormwater and sidewalks that are part of the water bill. Twelve- and one-half percent of the General Fund dollars are specifically allocated to roadway improvements and transferred into the CIP Fund. We try to keep a fund balance for extras or emergencies. We normally do \$4M roadway projects doing one large project, like Palmer Road last year, and then smaller neighborhood streets. In 2020,



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all of Taylor Road will be milled and paved as well as Davidson Drive and smaller neighborhood streets.

Councilmember Cotner: The dollars allocated for these projects cannot not easily just be moved into other funds. There are limitations that the City has. This is a good opportunity to explain those limitations.

Mayor Begeny: The City waived late fees for the water bills and that no water would be shut off. The City is aggressively trying to get information out to the public about what options are available including payment plans to spread water costs out. We are willing to work with everyone. We are not able to do the same thing that the City of Westerville has done. Reynoldsburg's city water comes from Columbus. Until such time as they would waive general water fees, the City has to continue to pay Columbus for any and all water used. I do not think that the City of Columbus will be picking up the cost of water for all water used. When the crisis is over and bills come due, we want residents to contact the City and we will be empathic and help work with them. This is not the time for residents to worry about their water bill.

Councilmember Cotner: Have you been able to have a conversation with the City of Columbus to maybe buy our time a little?

Mayor Begeny: We are trying to endeavor in those conversations, but everyone has been pretty busy. They know of our request.

An Ordinance Authorizing the Mayor to Enter into a Contract for the Davidson Drive Improvement Project, Appropriating Funds, and Declaring an Emergency (First Reading 3/9/2020)

Moved to be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. The Consent Agenda was approved.

An Ordinance Authorizing the Mayor to Enter into a Contract for Construction Inspection Services for the Davidson Drive Improvement Project, Appropriating Funds, and Declaring an Emergency (First Reading 3/9/2020)



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Moved to be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. The Consent Agenda was approved.

An Ordinance Authorizing the Mayor to Enter into a Contract for the 2020 Street Improvement Project, Appropriating Funds, and Declaring an Emergency (First Reading 3/9/2020)

Moved to be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. The Consent Agenda was approved.

An Ordinance Authorizing the Mayor to Enter into a Contract for Construction Administration/Inspection/Testing Service for the 2020 Street Improvement Project, Appropriating Funds, and Declaring an Emergency (First Reading 3/9/2020)

Moved to be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. The Consent Agenda was approved.

Second Reading and Emergency Approval

An Ordinance Authorizing the Mayor to Enter into a Contract for the 2020 Fireworks Display (First Reading 3/9/2020)

Councilmember Strickland moved to amend the Ordinance to add an emergency clause. Second by Councilmember Lawson-Rose. Motion passed.

Councilmember Cotner: Regarding this \$29,000 contract, if we have to cancel this event, it also has a 30-day window with no fees.

Attorney Shook: This contract is more favorable to the City. As long as they are not onsite setting up, we can cancel and receive all of the funding back.



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Moved to forward this amended legislation to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. Motion passed.

An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for the Engineering and Management of the 2020 Sewer Line CCTV, Manhole Inspection and Cleaning (First Reading 3/9/2020)

Councilmember Strickland moved to amend the Ordinance to add an emergency clause. Second by Councilmember Lawson-Rose. Motion passed.

Councilmember Pyakurel: Why is the emergency being added to this legislation:

Mayor Begeny: Much the same as the other legislation, if Council passes the legislation now, the services can go uninterrupted.

Moved the amended legislation be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Lawson-Rowe. Motion passed.

Legislation for Third Reading and Approval

An Ordinance Authorizing EMH&T to Conduct Surveying, Design Engineering, and Bidding Services for Roadway Improvements to East Main Street; Appropriating Funds Therefore (Second Reading 3/9/2020)

Moved to be forwarded to Council for a third reading and approval by Councilmember Strickland. Second by Councilmember Pyakurel. Motion passed.

Finance & Administration Committee

This is the Finance & Administration Committee meeting for March 23, 2020.

Members in attendance are: Councilmember Baker, Councilmember Bryant, Councilmember Strickland, Chair Salvati and President Jenkins.



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An Ordinance Appropriating Unencumbered Balances as of December 31, 2019, in Various Police Special Revenue Funds; and Providing that Revenues for Funds Received During 2020 be Accepted, and Declaring an Emergency (Second Reading 3/9/2020)

Moved to be forwarded to Council for a third reading and emergency approval by Councilmember Salvati. Second by Councilmember Baker. Motion passed.

Consent Agenda Legislation for Emergency Adoption

23-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MEDIA PROMOTION ENTERPRISES (MPE) FOR THE 2020 TOMATO FESTIVAL, AND DECLARING AN EMERGENCY --- Baker. Development, Parks and Recreation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

24-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR DAVIDSON DRIVE IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.



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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

25-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION INSPECTION SERVICES FOR THE DAVIDSON DRIVE IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

26-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR 2020 STREET IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe



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27-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION ADMINISTRATION/INSPECTION/TESTING SERVICES FOR THE 2020 STREET PROGRAM, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

28-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR 2020 FIREWORKS DISPLAY, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

29-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF THE 2020 SEWER LINE CCTV, MANHOLE INSPECTION AND CLEANING, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.



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RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

30-2020

AN ORDINANCE AUTHORIZING PARTICIPATION IN ODOT ROAD SALT PURCHASING CONTRACT FOR 2020-2021, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

31-2020

AN ORDINANCE APPROPRIATING UNENCUMBERED BALANCES AS OF DECEMBER 31, 2019, IN VARIOUS POLICE SPECIAL REVENUE FUNDS; AND PROVIDING THAT REVENUES FOR FUNDS RECEIVED DURING 2020 BE ACCEPTED --- Salvati. Finance and Administration Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, Louis Salvati
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe



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Consent Agenda for Third Reading

32-2020

AN ORDINANCE CONSENTING TO THE ANNEXATION OF CERTAIN REAL PROPERTY LOCATED AT 1140 WAGGONER ROAD IN TRURO TOWNSHIP, OWNED BY THE CITY OF REYNOLDSBURG --- Baker. Development, Parks and Recreation Committee.

No discussion.

33-2020

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE A 2020 STARCRAFT FIFTEEN PASSENGER VAN FOR THE SENIOR CENTER, WAIVE THE COMPETITIVE BIDDING PROCESS, AND APPROPRIATING FUNDS --- Baker. Development, Parks and Recreation Committee.

No discussion.

34-2020

AN ORDINANCE AUTHORIZING EMH&T TO CONDUCT SURVEYING, DESIGN ENGINEERING & BIDDING SERVICES FOR ROADWAY IMPROVEMENTS TO EAST MAIN STREET; APPROPRIATING FUNDS THEREFORE --- Strickland. Public Service and Transportation Committee.

No discussion.

LEGISLATION FOR THIRD READING

35-2020

AN ORDINANCE TO REPEAL AND REPLACE CHAPTER ELEVEN - PLANNING AND ZONING CODE FOR THE CITY OF REYNOLDSBURG, OHIO --- Baker. Development, Parks and Recreation Committee.



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RESULT:	ADOPTED AS AMENDED [6 TO 1]
MOVER:	Louis Salvati, Councilman
SECONDER:	Stacie Baker, At-Large Councilmember
AYES:	Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe
NAYS:	Cotner

Other Council Matters

A Motion to Council the April 13th and April 27th Council meetings for 2020 due to the Stay at Home directive from the Governor of Ohio

It has been recommended that City Council cancel both meetings in April due to the corona virus and plan to meet in August, not taking that month off. We can always call a special meeting should it be necessary.

President Jenkins: Suggested holding on this idea and possibly meet on April 20th. I can understand the first meeting in April.

Attorney Shook: The Director of Health's orders do not apply to essential services and the role of city government is an essential service. If Council chooses to cancel any meeting in April, then that is Council's month to take off as outlined in the City Charter. The Charter states that it is one month, whether one or two meetings, it infers that entire month. The reason I suggested April, knowing that people may have made plans for August already, but there are already a lot of people out there being inconvenienced in significant ways. We did a lot of clean-up of legislation tonight to give Council the opportunity to not meet in April.

Councilmember Bryant: Attorney Shook, do we have any knowledge as to whether Council will be able to cast votes on legislation without Council being in person. I know the legislature is supposed to do something about that.

Attorney Shook: I have no specific insight. They are supposed to vote on that issue this week, but ninety-nine members of the House have to come together to vote. There are no guarantees. It is the practical thing to do.

Councilmember Baker: So, if we skip April, are next meeting would be May 11th. I'm fine with skipping April and waiting until May.



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Councilmember Bryant: I don't have an issue with it, but things seem like they are going to get worse before they get better. This may be something that we want to play by ear for the time being.

Councilmember Lawson-Rowe: What constitutes an emergency for Council to come together?

Attorney Shook: The Charter and Code do not grant a lot of emergency powers. The Code grants the Mayor some power to declare an emergency that Council would then need to ratify in twenty-four hours. Should we find ourselves in that situation, that would be an emergency for Council to convene.

Councilmember Cotner: Can you share with us how such an emergency would need to be called? It is not that complicated to hold a meeting.

Attorney Shook: A twenty-four-hour notice is required. Even if three Councilmembers are not available to call a meeting, the Mayor can call a meeting.

Councilmember Strickland: In the event of an emergency meeting, can we call a WebEx meeting?

Attorney Shook: Not currently. The Attorney General sent out a kind-of opinion letter saying that municipalities could, kind-of hold meeting using teleconferencing, but it is not committal. There is an Attorney General opinion letter from five or ten years ago that stipulates that you have to meet in person to vote. I think that this is the specific reason why the legislature is taking this issue up now, because there needs to be an exception to this requirement under these circumstances.

Councilmember Cotner: The Attorney General was basing this opinion on the fact that the Director of the State Health Department has declared an emergency.

Attorney Shook: The health director's orders would not apply to essential government services to supersede that statute and only applied to a gathering of fifty or more people. We normally do not have fifty or more people. I currently do not think that we have an order from the Director of Health that supersedes the current state law.



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Councilmember Pyakurel: With the emergency, a lot of residents have been calling me to help with the language barrier. I want to thank the Mayor for helping me figure out ways to share information. I have been in touch with the Governor's office to get information on how to share the correct information. There is confusion by people who speak other language and confuse the information they hear about their native country and confuse it with what is happening here. We are looking for a better way. Starting tomorrow after the Governor's press conference, I am going to start writing a report of his information to share with my community in Nepali. So many questions being asked. The apps available do not translate the information well enough to make the message clear. The Nepali translation is about 55 to 60% correct.

Mayor Begeny: We have been in contact with all of the various health organizations and attempt to share any of the information when it becomes available. Residents may sign up for Reynoldsburg Connects as it is the easiest way for residents to get the correct and accurate information. Jennifer Clemens puts that information out as soon as it comes in. Thank you for your efforts in helping communicate this information.

Councilmember Baker: I want to thank everyone for coming out tonight, when I know that it is not easy. We are doing the people's work and I appreciate everyone coming out and making it happen.

Councilmember Strickland: I wanted to acknowledge my neighbors in Ward 1 by Briarcliff that had some of the community. There is a lot going on. My prayers and thoughts are with those members of the community. I want to thank everyone for coming out to do our job. We are trying to do the right thing for our City.

Councilmember Lawson-Rowe: I would like to acknowledge our Reynoldsburg City School system for all that they are doing for our community. Today I had an opportunity to drive past Livingston campus. I saw several neighbors and residents in line with teachers and students passing out food to people who needed it. I stopped at Save a Lot and meet a woman with young children and did not have enough money to pay. There was an act of kindness by someone in line, who gave her \$2 to complete her order. I advised her that she could go to the Livingston campus for food. It is heartwarming to know that people come together to reflect and acknowledge our neighbors in need.

Councilmember Bryant: I want to thank the administration for sending out a code enforcement officer to check on residents who experienced flooding. I'm sure they did



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not make it to every door, but the fact that someone is out and checking on the residents is a comfort. Hopefully that will continue and get through this better together, at a distance.

Councilmember Cotner: We should do the prudent and wise thing and cancel in April. We all have technology and can easily assemble should the need arise and need to meet. We need to make that decision now.

Councilmember Cotner moved to cancel both the April 22th and April 27th meetings of City Council. Second by Councilmember Baker.

Upcoming Council Meetings - Please check City website to confirm any future meeting dates and times.

April 2, 2020 Planning Commission
April 13, 2020 Council
April 16, 2020 BZBA
April 27, 2020 Council

Adjournment

Leanora Jenkins

Leanora Jenkins, President of Council

Mollie Prasher

Mollie Prasher, Clerk of Council



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Council President Leanora Jenkins called the meeting to order at 7:31 PM

Invocation - Mark Pelfrey – Collison Church

Pledge of Allegiance - Color Guard and Flag Presentation by Boy Scout Troop 826

Pledge lead by the Reynoldsburg Ladies Wrestling Team

PRESENT: Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe, Jenkin

ABSENT:

Approval of Agenda

Please add the following as item 10e.

A motion directing the return of the proposed zoning code revisions to the planning Commission for additional review due to suggested changes.

President motion to add item 10e to the agenda and second by councilmember Salvati, motion carries.

Agenda is approved as amended.

Approval of Minutes

a. City Council – Regular Meeting – February 24, 2020

The minutes are approved as submitted.

RESULT:	ACCEPTED
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Community Comments

Robert Barga 1589 Stader Drive

Mr. Barga is here as the Liaison for the Reynoldsburg School Board. This coming Saturday beginning at 12:00 PM at the Livingston Campus is the Youth in Government presentations. They are preparing for their Central Conference that takes place at the State House. An email was sent out with the same information, and several addresses bounced back from the At

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Large Committees just for an FYI for the IT Department. Mr. Barga is requesting that as new plans are developed within the new zoning code, they be sent to the school board so they can prepare any changes related to TIFFs and abatements.

Sue Williamson 1267 Creekside Place

Ms. Williamson wanted to share information regarding the community and Facebook group she started to help with the litter in the community. They have come up with a program called "PLALKING" which is picking up litter while walking. There are about 100 members who bring plastic bags while walking the neighborhood and they pick up litter and trash in the area. For example, she picked up about 5 bags of litter while walking a half mile on Palmer Road. They are going to start having larger events to clean up specific areas and are hoping to have more involvement with the community. The website is Plalking The Burg on Facebook. Mr. Pyakurel speaks of an event that is taking place on March 14 at 11:00 AM to clean the area around IHOP and welcomed everyone to participate.

Mr. Baker congratulated the Reynoldsburg Boys basketball team.

Mayor Begeny congratulates the girls wrestling team and thanks troop 826 for coming in this evening. Covid-19 update, there are 3 confirmed cases in the state of Ohio as of earlier today. The City functions and will be able to adapt as the need arises and will keep the community updated as so and reminds everyone to please wash their hands. The YMCA is approaching the end up the project and finalize the construction phase. There will be a little delay in some areas like the outdoor pool and landscaping, those won't be settled until there is warmer weather. The Mayor would also like to kick off Reynoldsburg Connects, this will be a live email blast for information from the City. You can sign up online via the City website. The goal is to communicate information to the community for those who do not have time to scroll through Facebook or other social media. There will be 3 categories that provide information. The first is a little of everything from different City departments, events, public hearings, etc. The second will be calendar events with not only the City of but other entities within the City. The last will be more of an emergency base as far as weather, road closures and any other notices that may need to be sent out.

The Mayor then reads a proclamation into the minutes honoring Women's History Month.

Whereas: America's history is rich with amazing stories of strong, courageous and brilliant women. Since America's founding, women have played an integral part in American

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innovation and productivity, while simultaneously raising generations of strong children and taking leadership roles in their local communities; and

Whereas, women have demonstrated resilience in the face of unprecedented challenges including tacking the disruptive forces and demands of wartime and embracing the technological and industrial advancements of the past 250 years; and

Whereas, women are leaders in a range of fields from business and medicine to government and the arts; and

Whereas, women currently make up forty percent of the entrepreneurs in the United States, employ more than eight million workers and provide those workers with more than \$264 billion in wages and salaries; and

Whereas, it is important that women be supported throughout our society and recognize that the success of women strengthens our families, our economy and our Country; and

Whereas, reflecting on the role of women throughout American history, it is important that women must always have access to all the opportunities that our Nation has to offer as a vital means of ensuring prosperity to our Nation.

Now, Therefore, I, Joseph Begeny, Mayor of the City of Reynoldsburg, do hereby recognize the month of March as WOMEN'S HISTORY MONTH

In witness Thereof, I have hereunto set my hand and caused the seal of the City of Reynoldsburg to be affixed, on this ninth day of March in the year Two Thousand Twenty.

Presentation by MORPC

2020-2050 MTP Transportation Plan

Maria Shopper from the Mid-Ohio Regional Planning Commission (MORPC), they are central Ohio's regional council made up of 70 members. They bring communities together through a variety of programs and services in the areas of transportation, data, planning and sustainability, residential services and government affairs. The 2020 Metropolitan Transportation Plan (MTP) is a plan that sets the frame work for regional transportation investments for the next 30 years. This formal plan is submitted every 4 years. This plan includes the MPO boundary, which includes all of Franklin and Delaware county and parts of Union, Licking and Fairfield County. This is based on the area that they are able to spend their federal dollars. Transportation projects must be included in the plan it order to receive federal funding. Central Ohio is the most populace region in the state of Ohio with a growth of over 600,000 by 2050. With that growth the needs will change as well like walkability, transportation, green space, etc. With that, they have made 6 goals to include reducing per capita energy's consumption, protecting natural resources, positioning central Ohio to attract and retain economic opportunity,

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create sustainable neighborhoods, increase regional collaboration and use public investments to benefit the health safety and welfare of people. MORPC reviews local plans, data and public engagement to create the plan and to identify which projects will contribute to achieving those 6 goals. MORPC created an interactive web map to show all of the candidate projects that were being considered based on local plans. The public was invited to comment on the projects as well as draw directly on the map what they thought was needed. The most suggested project types were bike and pedestrian facilities as well as transit projects. With this information the regional strategies were developed, these can be found on the website and they are looking for public comment. These include system management and system development strategies. The comment period for these is through April 3rd. MORPC is expecting \$29.6 billion dollars to be available for transportation investments through 2050. The largest portion of this is for Transit portion of projects. MORPC will have a draft document in the next week and is also available on the website.

Communications

Receipt of Reynoldsburg Annual Report for 2019

There were no remarks made on this item.

Motions

A MOTION TO APPROVE A RESOLUTION HONORING WOMEN'S HISTORY MONTH

Councilmember Strickland read the motion into the Minutes.

Councilmembers take a moment to show their support for this motion as well as Ms. Lawson-Rowe congratulating the girls wrestling team. President Jenkins also congratulates them and gives her support for them and their team.

RESULT:	ADOPTED [UNANIMOUS]
SECONDER:	Meredith Lawson-Rowe, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

A MOTION TO APPROVE A RESOLUTION TO DESIGNATE THE CITY ATTORNEY TO ATTEND THE REQUIRED TRAININGS RELATED TO PUBLIC RECORDS LAWS AND SUNSHINE LAWS ON BEHALF OF CITY COUNCIL

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There are no remarks on this item

RESULT:	ADOPTED [UNANIMOUS]
SECONDER:	Stacie Baker, At-Large Councilmember
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

A MOTION TO RECONSIDER ORDINANCE NO. 15-2020 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH SENSUS AND FLEXNET TO INSTALL TWO METER READING TOWERS TO AMEND THE ORDINANCE TO INCLUDE LANGUAGE TO WAIVE THE BIDDING PROCESS

Mr. Shook explains that the ordinance need to be amended to waive competitive bidding as the contract exceeds the \$25,000.00 amount.

The ordinance is amended to waive competitive bidding, motion made by councilmember Baker and second by councilmember Bryant, motion carries.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Stacie Baker, At-Large Councilmember
SECONDER:	Kristin Bryant, At-Large Councilmember
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

A MOTION TO APPROVE THE UPDATED RULES OF COUNCIL

There were no remarks on this item.

RESULT:	APPROVED [UNANIMOUS]
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

A MOTION DIRECTING THE RETURN OF THE PROPOSED ZONING CODE REVISIONS TO THE PLANNING COMMISSION FOR ADDITIONAL REVIEW DUE TO SUGGESTED CHANGES

There were no remarks on this item.

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RESULT:	ADOPTED [UNANIMOUS]
SECONDER:	Stacie Baker, At-Large Councilmember
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

Reports

Development, Parks & Recreation Committee

Member in attendance include Cotner, Pyakurel, Lawson-Rowe, Chair Baker and President Jenkins.

Consent Agenda for Second Reading

Mr. Baker makes a motion that the consent agenda items be sent to Council for second reading, second by Councilmember Pyakurel, motion carries.

An Ordinance Consenting to the Annexation of Certain Real Property Located at 1140 Waggoner Road in Truro Township, Owned by the City of Reynoldsburg (First Reading 2/24/20)

No remarks were made on this item.

An Ordinance to Authorize the Mayor to Enter into a Contract to Purchase a 2020 StarCraft Fifteen Passenger Van for the Senior Center, Waive the Competitive Bidding Process, and Appropriating Funds (First Reading 2/24/20)

No remarks were made on this item.

Consent Agenda for Third Reading and Approval

Mr. Baker makes a motion that the consent agenda items be sent to Council for third reading, second by Councilmember Pyakurel, motion carries.

An Ordinance Authorizing the City Auditor to Remove Equipment from the City's Fixed Asset List for the Parks and Recreation Department (Second Reading 2/24/20)

No remarks were made on this item.

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An Ordinance Authorizing the Mayor to Enter into an Agreement with Media Promotion Enterprises (MPE) for the 2020 Tomato Festival (Second Reading 2/24/20)

Ms. Bauman asks that the legislation be amended as the quotes are coming in higher than expected. Ms. Bauman would like for the contract be amended to \$60,000.00.

Mr. Baker makes a motion to amend the ordinance to the amount of \$60,000.00 and is second by Councilmember Lawson-Rowe, motion carries.

Public Safety, Law & Courts Committee

Members in attendance include Cotner, Pyakurel, Lawson-Rowe, Chair Bryant and President Jenkins.

An Ordinance Authorizing the City Attorney to Accept Funds from the Alcohol, Drug, and Mental Health Board of Franklin County; Establishing a Reynoldsburg Recovery Court Fund; Authorizing the City Auditor to Transfer Funds from the General Fund to the Reynoldsburg Recovery Court Fund; and Authorizing the Expenditure of Funds for the Reynoldsburg Recovery Court (Second Reading 2/24/20)

There were no remarks made on this item.

Ms. Bryant makes a motion that the item be sent to Council for third reading, second by Councilmember Pyakurel, motion carries.

Public Service & Transportation Committee

Members in attendance include Cotner, Pyakurel, Lawson-Rowe, chair Strickland and President Jenkins.

An Ordinance Authorizing EMH&T to Conduct Surveying, Design Engineering & Bidding Services for Roadway Improvements to East Main Street; Appropriating Funds Therefore (First Reading 2/24/20)

Mr. Dorman summarizes the contents of the ordinance that had previously been explained during its first reading.

Ms. Strickland makes a motion that the item be sent to Council for second reading, second by Councilmember Lawson-Rowe, motion carries.

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An Ordinance Authorizing the Mayor to Enter into a Contract for the 2020 Fireworks Display

No remarks were made on this item.

Ms. Strickland makes a motion that the item be sent to Council for first reading, second by Councilmember Pyakurel, motion carries.

An Ordinance Authorizing the Mayor to Enter into Contract with EMH&T for the Engineering and Management of the 2020 Sewer Line CCTV, Manhole Inspection and Cleaning

Mr. Dorman explains this ordinance is mandating by the EPA and they are required to do preventive maintenance on the sewer system. The City has spent \$200k-\$300k and the same thing will be done this year as well. Ms. Strickland inquires if this includes all of Reynoldsburg or if its certain parts, Mr. Dorman explains this will just be for certain areas and he will provide a map to the Councilmembers at the next meeting as well as publish the information in the City's website. This work does require notice to the property owners and residents that it effects.

Ms. Strickland makes a motion that the item be sent to Council for first reading, second by Councilmember Lawson-Rowe, motion carries.

An Ordinance Authorizing the Mayor to Enter into a Contract for the Davidson Drive Improvement Project, Appropriating Funds, and Declaring an Emergency

Mr. Dorman explains they would like to complete this area with the Y finishing and the brewery going in and the emergency is so they can have it complete by the Tomato Festival, which is a tight timeline. There is also a 60 day timeline to accept the bid. The project came in about \$300,000.00 under the original estimate.

Ms. Strickland makes a motion that the item be sent to Council for first reading, second by Councilmember Lawson-Rowel, motion carries.

An Ordinance Authorizing the Mayor to Enter into a Contract for Construction Inspection Services for the Davidson Drive Improvement Project, Appropriating Funds, and Declaring an Emergency

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The reason for the emergency is the same, as there is a 60 day timeline to accept or reject the contract.

Ms. Strickland makes a motion that the item be sent to Council for first reading, second by Councilmember Pyakurel, motion carries.

An Ordinance Authorizing the Mayor to Enter into a Contract for the 2020 Street Improvement Project, Appropriating Funds, and Declaring an Emergency

The bids were very competitive for this project, they were also under the engineer estimate. Several streets will be done under the base bid and they are able to alternate streets that were put in. These street will be done this year.

With ODOT doing Main Street, the residential streets will get attention.

Ms. Strickland makes a motion that the item be sent to Council for first reading, second by Councilmember Pyakurel, motion carries.

An Ordinance authorizing the Mayor to Enter into a Contract for Construction Administration/Inspection/Testing Services for the 2020 Street Program, Appropriating Funds, and Declaring an Emergency

Mr. Dorman explains they are hoping to have the curbs done and the road be drivable by the Tomato Festival, at the end of the year another layer of pavement may need to be put on depending. Updates will be provided via the website and message boards on Davidson as well as Reynoldsburg Connect.

Ms. Strickland makes a motion that the item be sent to Council for first reading, second by Councilmember Lawson-Rowe, motion carries.

AN ORDINANCE CREATING CHAPTER 1397 RENTAL PROPERTY REGISTRATION TO THE REYNOLDSBURG CODE OF ORDINANCES TO PROVIDE FOR THE REGISTRATION OF RESIDENTIAL RENTAL HOUSING LOCATED WITHIN THE BOUNDARIES OF THE CITY OF REYNOLDSBURG -
-- Strickland. Public Service and Transportation Committee.

Mr. Shook explains there have been bi-weekly meetings in way that there can be more aggressive code enforcement within the City. One of the issues that continues to arise from employees and community members are rental properties and how difficult it can be to remedy code violations that occur on the property because of the

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difficulty contacting the property owner. The purpose of the rental registration ordinance would be to require registration with the City so they are identifiable and located but to also to have a designated agent so there is a point of contact for any type of code violation notification and remediation purposes. This ordinance has been reworked from its previous version to address some of the concerns that it had originally. The ordinance contains a onetime fee that is meant to offset the administration costs within the Service Department. The Service Directors believes they will be able to take on the tasks of this program with its current staffing and to help with that they plan to update their solicitor permit ordinance, so that those go to the Police Department. Mr. Shook is open to any changes and suggestions.

Keith Benner 1200 Creekside Place

Mr. Benner is a longtime Reynoldsburg resident and landlord in the community. A couple years ago he stood in front of the previous Council and explained to them that the City needs to be improved and there are a number of code violations. He believes with the new staff, a lot of these violations around the City will be remedied. He does not feel that the rental registration program will help solve these issues but he does believe they should have to register all rentals in the City. He also believes there should be a local contact person for the property owners in order for Code Enforcement to communicate any violations needing to be taken care of. He believes the City needs to give the new staff time to do their jobs and it will naturally be taken care of. He does not understand why landlords should be taxed in order to raise money to pay for this program when Code Enforcement can take of it. He feels that owner occupied residency are a large issue as well as rental properties and that code enforcement should be handling all of these issues. If there are already staff and laws in place, why should the money be spent on a new program? He suggest spending less money and having a computer consultant come in and have a rental database created and save money. He feels the money in the budget for extra Code Enforcement positions should be utilized instead of spending the money on the registration program. He wants the City to look as good as it can but does not feel taxing landlords is the way to achieve that. This program was first introduced to protect tenants who may be in older buildings that need to be updated and safe, then every tenant would know what to do if their landlord was not taking care of the property. The inspection portion of this was originally intrusive, Mr. Shook has eliminated a lot of that portion but in doing so a lot of the interior inspection has been eliminated. He feels this program would be making government bigger than it needs to be by adding additional laws to ones that are already in place for the same issues.

Minutes Acceptance: Minutes of Mar 9, 2020 7:35 PM (Approval of Minutes)



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
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Mr. Salvati is very pleased with the way the policy is written and has been changed and feels they are a large improvement. He would like to know what will be done with the fees and will they be saved so they can only be used for their original intent and not put into the general fund. He also wants to know an estimate of the funds that will be raised in addition to the number of inspections and how they will increase and what they will cost the City, in order to collect the appropriate amount of money. Mr. Shook addresses each question. The fees assessed and collected are maintained as a separate line item, dedicated solely to reimbursing the cost incurred by the City. They are in the process of researching with the Auditors Office how to create a separate fund specifically for this program. He thinks it would be impossible to say how much more cost or inspections in they may have in the City. They could anticipate that there will be more time spent by administrative staff for processing the registration. He believes there will be more inspections as more tenants will be informed of their rights and will be more willing to exercise those rights. This ordinance limits inspections to consent inspections by the owner or the occupant or inspections based on an administrative warrant by a judge or magistrate. President Jenkins inquires how the fee was established and whether it is per dwelling or per owner. Mr. Shook explains the fee is based on dwelling units. There is a flat fee of \$75.00 per dwelling unit and the fee decreases to \$50.00 after the first four units for multi-family dwellings. Other municipalities already have these fees and programs in place and some are much higher. Ms. Bryant questions if we have been at full strength yet with the allowed number of code enforcement officers. Mr. Dorman explains that we recently hired 2 for a total of 3 but one recently quit so they are back down to 2. More interviews are going to be held this week, they are also looking into increasing the pay scale for this position to keep the employees. Each week Mr. Dorman meets with the Code Enforcement Officers and review the number of violations and what they were. The response time for each violation is standardized now. The biggest issue currently is tracking down the owners of the property. They would like to do education with these owners and inform them of the City code and what is expected of them. Ms. Bryant wonders if they have a full strength of four Code Officers operating will that change how things are now and maybe the need for the rental program may dissipate. Mr. Dorman feels that there is a need for four officers to be operating based on the size of the City. They have already transitioned to a software program they are using across departments so implementing the rental registration would be very simple. They will be able to cross reference with the water department

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**MINUTES REGULAR MEETING
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for information on these properties. A mass mailing will be sent to educate them on the program and ask them to register within 30 days. Mr. Shook explains that the Code Enforcement Offices are on a pay scale 6 currently, which means they make from \$31,000.00 to \$44,000.00, this is not a competitive salary for what they are asked to do, which is why they are hoping to be able to bump up there pay at some point. Mr. Shook believes the City will still need the registration problem along with the Code Enforcement Officers to solve the issues. Mr. Bowsher explains that Franklin County is the only county that offers a registration program at this time. Reynoldsburg is in 3 counties, Licking and Fairfield do not offer a rental type program. Only the larger scale properties are the ones that register with Franklin County at this time. The property owners are the ones that are allowing these locations to become dilapidated and without contact information, our Code Enforcement Officers are not able to notify them to remedy the violations. Here in the City the big problem is rental single family homes and not large complexes. Mr. Bowsher explains the goal here is to have contact with property owners and not to make money. He feels the registration itself is long overdue. Mr. Baker questions if someone is violation of the code is there a fee associated with that? Mr. Shook explains that they try to resolve issues with warnings and remediation within a short period of time, if the property owner is unable to do so then they will be cited directly into Mayors court. This is why the retaliatory eviction ordinance was placed in the chapter so they can send people to Mayors court and not have to go directly into environmental court. The City wants to ensure they go through a process of giving amount of warnings prior to citing. Currently, the maximum fine is up to \$1000.00 per day for the violation. Mr. Benner points out that the issues with code enforcement pay and workforce are all matters that should be taken care of in normal governmental situations and not one where money is being brought in for landlord fees. He agrees registration is long overdue and if someone fails to register then charge them a fee but not across the board to all landlords. President Jenkins feels the rental registration will be helpful to Code Enforcement Officers and being able to contact property owners rather than having to do research when finding property owners. Mr. Salvati also feels the legislation is necessary and this working session has done its job and from now until the first read there will be time to make the changes where they are needed and possibly adding an additional penalty for not registering. Ms. Strickland takes a moment for everyone's comments and input for this legislation. She likes the idea of having registration for all three counties and the possibility of a penalty for those who do not register.

Minutes Acceptance: Minutes of Mar 9, 2020 7:35 PM (Approval of Minutes)



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
March 9, 2020**

RESULT: REFERRED TO COMMITTEE

Next: 3/23/2020 7:35 PM

AN ORDINANCE TO ESTABLISH CHAPTER 1399, REGISTRATION OF VACANT PROPERTIES FOR THE CODIFIED ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO --- Strickland. Public Service and Transportation Committee.

Mr. Shook explains this is a similar ordinance to the rental registration program and it came from a suggestion from Councilmember Strickland. The City has received multiple complaints on vacant properties this year. These properties are used for multiple illegal activities. The idea behind this is to identify these properties in the community, have a point of contact and a security plan in place for protection and maintained with in building code. Mr. Baker feels this legislation is much needed not only here but in every City. The properties have many negatives effects on cities. Ms. Strickland thanks the City Attorney and Assistant City Attorney for taking the time to address this issues and want to make sure that the residents know that Council is taking this issue very seriously. She wants to address this issue as soon as possible and make sure the proper language is used in the legislation to protect the City's citizens. She believes this will help restore the trust within the community as well. Mr. Salvati confirms these fees would be the same as the rental registration program at \$1000.00 per day. Mr. Shook explains the fee structure that is put in place for this program is very different from the rental registration program. This is because of the pressure that is put on the City to handle to remediation of these properties itself as the properties are not being taken care of in any way. The administrative support with these properties as far inspections and security measures is much greater than that of the rental registration program. The fee is \$200.00 for the first year and increases every year until the fifth year at which time it maxes out at \$1000.00. The intent here is of course to raise funds for administrative staff and to detour continues vacant properties in the community.

RESULT: REFERRED TO COMMITTEE

Next: 3/23/2020 7:35 PM

Finance & Administration Committee

Members in attendance include Baker, Bryant, Strickland, Chair Salvati and President Jenkins

Minutes Acceptance: Minutes of Mar 9, 2020 7:35 PM (Approval of Minutes)



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
March 9, 2020**

An Ordinance to Amend Chapter 121, Section 121.02 Compensation of Councilmembers and Chapter 127, Section 127.01 Compensation of President of Council of the Code of Ordinances for the City of Reynoldsburg, Ohio, and Declaring an Emergency (First Reading 2/24/20)

Mr. Salvati makes a motion that the item be sent to Council for second reading and approval by emergency, second by Councilmember Bryant, motion carries.

An Ordinance Appropriating Unencumbered Balances as of December 31, 2019 in Various Police Special Revenue Funds; and Providing that Revenues for Funds Received During 2020 be Accepted (First Reading 2/24/20)

Mr. Salvati makes a motion to add emergency language, second by Councilmember Strickland. Motion carries.

Mr. Salvati makes a motion that the item be sent to Council for second reading, second by Councilmember Bryant, motion carries.

LEGISLATION FOR EMERGENCY ADOPTION

20-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MEDIA PROMOTION ENTERPRISES (MPE) FOR THE 2020 TOMATO FESTIVAL, AND DECLARING AN EMERGENCY --- Baker. Development, Parks and Recreation Committee.

There were no remarks on the item.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Stacie Baker, At-Large Councilmember
SECONDER:	Kristin Bryant, At-Large Councilmember
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

21-2020

Minutes Acceptance: Minutes of Mar 9, 2020 7:35 PM (Approval of Minutes)

Reynoldsburg

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MINUTES REGULAR MEETING REYNOLDSBURG CITY COUNCIL March 9, 2020

AN ORDINANCE TO AMEND CHAPTER 121, SECTION 121.02 COMPENSATION OF COUNCILMEMBERS AND CHAPTER 127, SECTION 127.01 COMPENSATION OF PRESIDENT OF COUNCIL OF THE CODE OF ORDINANCES FOR THE CITY OF REYNOLDSBURG, OHIO, AND DECLARING AN EMERGENCY --- Salvati. Finance and Administration Committee.

There were no remarks on the item.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Louis Salvati, Councilman
SECONDER:	Kristin Bryant, At-Large Councilmember
AYES:	Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe
NAYS:	Cotner

LEGISLATION FOR FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR 2020 FIREWORKS DISPLAY --- Strickland. Public Service and Transportation Committee.

There were no remarks on the item.

RESULT:	REFERRED TO COMMITTEE	Next: 3/23/2020 7:35 PM
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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF THE 2020 SEWER LINE CCTV, MANHOLE INSPECTION AND CLEANING --- Strickland. Public Service and Transportation Committee.

There were no remarks on the item.

RESULT:	REFERRED TO COMMITTEE	Next: 3/23/2020 7:35 PM
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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR DAVIDSON DRIVE IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

There were no remarks on the item.

Minutes Acceptance: Minutes of Mar 9, 2020 7:35 PM (Approval of Minutes)



**MINUTES REGULAR MEETING
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March 9, 2020**

RESULT:	REFERRED TO COMMITTEE	Next: 3/23/2020 7:35 PM
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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION INSPECTION SERVICES FOR THE DAVIDSON DRIVE IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

There were no remarks on the item.

RESULT:	REFERRED TO COMMITTEE	Next: 3/23/2020 7:35 PM
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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR 2020 STREET IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

There were no remarks on the item.

RESULT:	REFERRED TO COMMITTEE	Next: 3/23/2020 7:35 PM
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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION ADMINISTRATION/INSPECTION/TESTING SERVICES FOR THE 2020 STREET PROGRAM, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

There were no remarks on the item.

RESULT:	REFERRED TO COMMITTEE	Next: 3/23/2020 7:35 PM
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Consent Agenda for Second Reading

Minutes Acceptance: Minutes of Mar 9, 2020 7:35 PM (Approval of Minutes)

Reynoldsburg

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MINUTES REGULAR MEETING REYNOLDSBURG CITY COUNCIL March 9, 2020

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]
MOVER:	Stacie Baker, At-Large Councilmember
SECONDER:	Kristin Bryant, At-Large Councilmember
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

AN ORDINANCE CONSENTING TO THE ANNEXATION OF CERTAIN REAL PROPERTY LOCATED AT 1140 WAGGONER ROAD IN TRURO TOWNSHIP, OWNED BY THE CITY OF REYNOLDSBURG --- Baker. Development, Parks and Recreation Committee.

There were no remarks on the item.

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE A 2020 STARCRAFT FIFTEEN PASSENGER VAN FOR THE SENIOR CENTER, WAIVE THE COMPETITIVE BIDDING PROCESS, AND APPROPRIATING FUNDS --- Baker. Development, Parks and Recreation Committee.

There were no remarks on the item.

AN ORDINANCE AUTHORIZING EMH&T TO CONDUCT SURVEYING, DESIGN ENGINEERING & BIDDING SERVICES FOR ROADWAY IMPROVEMENTS TO EAST MAIN STREET; APPROPRIATING FUNDS THEREFORE --- Strickland. Public Service and Transportation Committee.

There were no remarks on the item.

AN ORDINANCE APPROPRIATING UNENCUMBERED BALANCES AS OF DECEMBER 31, 2019, IN VARIOUS POLICE SPECIAL REVENUE FUNDS; AND PROVIDING THAT REVENUES FOR FUNDS RECEIVED DURING 2020 BE ACCEPTED --- Salvati. Finance and Administration Committee.

There were no remarks on the item.

Consent Agenda for Third Reading

Minutes Acceptance: Minutes of Mar 9, 2020 7:35 PM (Approval of Minutes)

Reynoldsburg

OHIO • 1839

MINUTES REGULAR MEETING REYNOLDSBURG CITY COUNCIL March 9, 2020

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

22-2020

AN ORDINANCE AUTHORIZING THE CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST FOR THE PARKS AND RECREATION DEPARTMENT --- Baker. Development, Parks and Recreation Committee.

23-20

AN ORDINANCE AUTHORIZING THE CITY ATTORNEY TO ACCEPT FUNDS FROM THE ALCOHOL, DRUG, AND MENTAL HEALTH BOARD OF FRANKLIN COUNTY; ESTABLISHING A REYNOLDSBURG RECOVERY COURT FUND; AUTHORIZING THE CITY AUDITOR TO TRANSFER FUNDS FROM THE GENERAL FUND TO THE REYNOLDSBURG RECOVERY COURT FUND; AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE REYNOLDSBURG RECOVERY COURT --- Bryant. Public Safety, Law and Courts Committee.

Upcoming Council Meetings

March 19, 2020 BZBA
 March 23, 2020 Council
 Public Hearing for Zoning Code Revisions
 April 2, 2020 Planning Commission
 April 13, 2020 Council
 April 16, 2020 BZBA
 April 27, 2020 Council

Adjournment

 Leanora Jenkins, President of Council

 Mollie Prasher, Clerk of Council

Minutes Acceptance: Minutes of Mar 9, 2020 7:35 PM (Approval of Minutes)

Clerk of Council
Mollie Prasher
7232 East Main Street
Reynoldsburg OH 43068
614-322-6836 Phone

MOTION REQUEST

DATE: **March 23, 2020**

TO: **Development, Parks and Recreation Committee**

RE: **Annexation Services Ordinance for Waggoner Road Property**

Approval:

Completed Joe Begeny	Completed Chris Shook	Stephen Cicak
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This legislation is describing city services provided for a requested annexation of 130.91+/- acres of property along Waggoner Road. This legislation is needed for the Franklin County Commissioners approval for an annexation request.

A RESOLUTION STATING WHAT SERVICES THE CITY OF REYNOLDSBURG WILL PROVIDE TO THE PROPOSED ANNEXATION OF PROPERTY ALONG WAGGONER ROAD

WHEREAS, Rhoderick C. Griffin Trust is the owner of approximately 130.91 acres of land located at 704 Waggoner Road and is requesting annexation into the City of Reynoldsburg; and

WHEREAS, Ohio Revised Code §709.03(D) requires that a municipal corporation shall, by ordinance or resolution, adopt a statement indicating what services, if any, the municipal corporation will provide to the territory sought to be annexed and an approximate date by which it will provide them; and

WHEREAS, the Council of the City of Reynoldsburg finds that the general good of the territory sought to be annexed will be served by its annexation into the City of Reynoldsburg and that the territory is not unreasonably large to be annexed; and

Clerk of Council**Mollie Prasher****7232 East Main Street****Reynoldsburg OH 43068****614-322-6836 Phone**

WHEREAS, the Council for the City of Reynoldsburg has determined that the property encompassed within the annexation petition can easily become and be made a part of the community of the City of Reynoldsburg, and that said annexation at the earliest possible date is in the best interest of the City of Reynoldsburg.

NOW, THEREFORE, BE IT RESOLVED BY COUNCIL OF THE CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO, THAT:

Section 1. The City of Reynoldsburg will provide to the territory sought to be annexed all services that are currently available to the remainder of the City, specifically including the following:

- A. The services of a full-time administrative staff including the City Attorney, City Auditor, Utility Clerks, Clerk of Court, and Income Tax Commissioner.
- B. The services of a full-time Building Department, who performs technical and professional work related to the development and implementation of land use policies and is responsible for enforcing zoning regulations by issuing zoning permits and certificates of occupancy for new construction, additions, exterior modifications, demolitions, excavations, home occupations, signs in the City, and zoning inspections.
- C. The services of a full-time Reynoldsburg Police Department including road and traffic patrol, radar details, complaint investigations, accident investigations, and incident investigations with a response time of approximately ten minutes.
- D. Fire and emergency medical services will not change upon annexation and will continue to be provided through the Truro Township Fire Department, which currently services the territory with fire protection and emergency medical services.

Clerk of Council

Mollie Prasher

7232 East Main Street

Reynoldsburg OH 43068

614-322-6836 Phone

- E. The services of the City's Service Department including roadway maintenance and repairs, mowing of public rights-of-way, snow plowing, and sign and guardrail maintenance.

- F. The City has also franchised with a private refuse hauler that provides refuse and recycling pick-up billed on the water/sewer bills. Refuse services are currently provided by Rumpke of Ohio, Inc.

- G. In addition, the properties, included in the annexation territory, will be enhanced due to the following City amenities:
 - 1. The following parks and public facilities:
 - a. Parks - JFK Park, Old Rodebaugh Park, New Rodebaugh Park, Civic Park, Huber Park, Pine Quarry Park and Livingston Garden
 - b. The Livingston House and Park
 - c. Reynoldsburg Senior Center
 - d. Reynoldsburg Community Center

Section 2. Wastewater collection, treatment and water treatment and distribution. The City has the capacity to provide services at such time as lines are extended into the territory. The extension of water and sewer lines may be subject to special assessments or other public financing alternatives for the construction of water and sewer mains. The City's services are as follows:

- A. A 12" water main extension can serve this property. The water main runs parallel with Waggoner Road.

- B. A 12" sanitary sewer line is available on an adjacent property. Access to that line would be the responsibility of the petitioner.

Clerk of Council**Mollie Prasher****7232 East Main Street****Reynoldsburg OH 43068****614-322-6836 Phone**

Section 3. Except where noted, the services listed above will be provided to the territory immediately upon the effective date of the annexation. Nothing in this Resolution shall preclude the City from providing additional services as needed and as available.

Section 4. In the event the property is annexed and becomes subject to the City of Reynoldsburg zoning and city permit uses, if the City determines there are clearly incompatible uses permitted under Franklin County regulations in effect at the time of the filing of the petition, then the City of Reynoldsburg will require the owner or owners of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Franklin County. The term “buffer” includes open space, landscaping, fences, walls and other structured elements such as streets, street rights-of-way, bicycle trails, pedestrian pathways, and sidewalks.

Section 5. The Clerk of Council of the City of Reynoldsburg is hereby directed to forward a certified copy of this Resolution to the Board of County Commissioners of Franklin County.

Section 6. That this Ordinance is effective with the approval of Council and the signature of the Mayor.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Annexation Petition Expedited Type 2 Pursuant to ORC §709.023

RECEIVED

MAR 17 2020

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address: 700, 704 & 706 Waggoner Road, Reynoldsburg, OH 43068

Parcel ID(s): 263-000174-00; 263-002400-00; 263-000153-00; 263-000151-00	Total Acreage: 130.91 +/- acres
From Township: Truro Township	To Municipality: City of Reynoldsburg

Property Owner Information *In the event of multiple owners, please attach separate sheet

Name: multiple owners - see attached list of names and addresses

Address:

Phone # 614-335-9320

Fax # 614-335-9329

Email: Same as below

Attorney/Authorized Agent Information

Name: Aaron L. Underhill, David L. Hodge, and Katarina S. Karac

Address: 8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

Phone # 614-335-9320

Fax # 614-335-9329

Email: aaron@uhlawfirm.com; david@uhlawfirm.com; katarina@uhlawfirm.com

Petitioners Signature

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

See attached
Property Owner

Date

Property Owner

Date

Katarina Karac
Attorney or Authorized Agent

3.17.20
Date

Attorney or Authorized Agent

Date

Staff Use Only

Case # ANX-07-20

Hearing Date: 4/21/20

Date Filed: 3/17/20

Fee Paid: \$950.00

Receipt #: 20-00916

Received By: Matt Brown

Notification Deadline (5 days):

3/23/20

Svc Statement Deadline (20 days):

4/6/20

Document Submission

The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:

- ☒ Legal description of the property
- ☒ Fee Payment (checks only)
- ☒ Map/plot of property
- ☒ List of adjacent properties

Attachment: Annexation Services for MI Homes Exhibit (Annexation Request for Services)

**EXPEDITED TYPE II PETITION FOR ANNEXATION
(PURSUANT TO R.C. SECTION 709.023)
OF ±130.91 ACRES
FROM THE TOWNSHIP OF TRURO
TO
THE CITY OF REYNOLDSBURG**

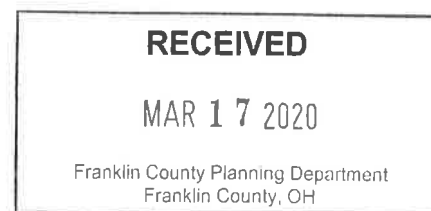
*TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO:*

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of ±130.91 acres, more or less, located in the Township of Truro, which area is contiguous along 9,422.19+/- feet or 77.7+/-% and adjacent to the City of Reynoldsburg, do hereby request that said territory be annexed to the City of Reynoldsburg according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.023, and that no island of unincorporated area will be created by this annexation.

A full and accurate description and plat of the requested annexation territory are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there are within the territory to be annexed FOUR OWNER(S) OF REAL ESTATE.

Aaron Underhill, Esq., David Hodge, Esq. and Katarina Karac, Esq., whose address is Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, Columbus, Ohio 43054, are hereby appointed Agents for the undersigned Petitioners, as required by Section 709.02 of the Ohio Revised Code. Said Agents hereby are each individually authorized to take any action on behalf of the Petitioners in furtherance of the approval of this Petition and to make any amendment, deletion, and/or supplementation which in his/her absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to do so in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of the Petition, legal description, and/or plat. Said amendment shall be made by the presentation of an amended Petition, legal description, and/or plat to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.



WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAME

ADDRESS

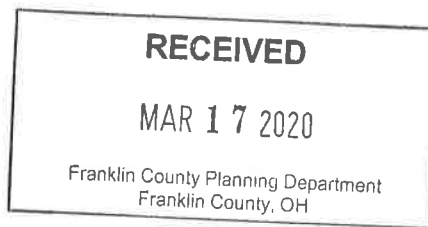
Rhoderick C. Griffin, as Trustee

704 Waggoner Road
Reynoldsburg, Ohio 43068

By: Rhoderick C. Griffin

Print Name: Rhoderick C Griffin

Date: 3/5/2020



WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAME

ADDRESS

Rhoderick C. Griffin

704 Waggoner Road
Reynoldsburg, Ohio 43068

Signature: *Rhoderick C Griffin*

Print Name: Rhoderick C Griffin

Date: 3/5/2020

RECEIVED

MAR 17 2020

Franklin County Planning Department
Franklin County, OH

Attachment: Annexation Services for MI Homes Exhibit (Annexation Request for Services)

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAME

ADDRESS

Kenton G. Griffin

~~1005 Oakridge Drive~~
~~Lanesville, IN 47136~~

203 E Riverside Dr
Jeffersonville, IN
47130

Signature: _____

Print Name: _____

Date: _____

3/3/2020

RECEIVED

MAR 17 2020

Franklin County Planning Department
Franklin County, OH

Attachment: Annexation Services for MI Homes Exhibit (Annexation Request for Services)

Signature: _____

Print Name: _____

Date: _____

RECEIVED

MAR 17 2020

Franklin County Planning Department
Franklin County, OH

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAMEADDRESS

Laurel J. Sample

1006 Moorpoint DriveLas Vegas, NV 89031Signature: Laurel J. SamplePrint Name: Laurel J. Sample

**130.91 +/- Acre Annexation
Expedited Type II
Owners of Property to be Annexed from
Truro Township to the City of Reynoldsburg**

Rhoderick C. Griffin, Kenton G. Griffin, and Laurel J. Sample 704 Waggoner Road Reynoldsburg, Ohio 43068 PN: 263-000174-00	Rhoderick C. Griffin, Kenton G. Griffin, and Laurel J. Sample 706 Waggoner Road Reynoldsburg, Ohio 43068 PN: 263-000151-00
Rhoderick C. Griffin, Kenton G. Griffin, and Laurel J. Sample Waggoner Road Reynoldsburg, Ohio 43068 PN: 263-000153-00	Rhoderick C. Griffin, Trustee 700 Waggoner Road, Reynoldsburg, Ohio 43068 PN: 263-002400-00

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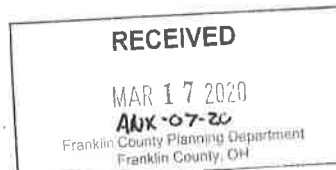
MAR 17 2020

Franklin County Planning Department
Franklin County, OH

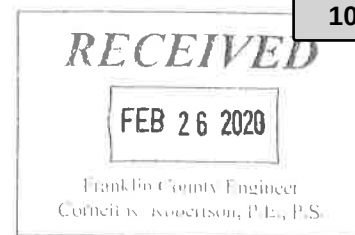
Attachment: Annexation Services for MI Homes Exhibit (Annexation Request for Services)

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By [Signature] Date 2/26/2020



PROPOSED ANNEXATION
130.91± ACRES



10.a.a

FROM: TRURO TOWNSHIP

TO: CITY OF REYNOLDSBURG

Situated in the State of Ohio, County of Franklin, Township of Truro, in Sections 5 and 6, Township 16, Range 20, Refugee Lands, being comprised of all of that tract of land conveyed to Kenton G. Griffin and Laurel J. Sample by deed of record in Instrument Numbers 201705120064720 and 201705120064721, all of those tracts of land conveyed to Rhoderick C. Griffin, Trustee by deed of record in Instrument Number 201705300071557, all of those tracts of land conveyed to Rhoderick C. Griffin, Kenton G. Griffin and Laurel J. Sample by deed of record in Instrument Number 201705120064718, and parts of the right of way of Waggoner Road, as established in Instrument Numbers 200305220152895, 200305220152896, 200306250193441 and 200308190261909, Plat Book 73, Page 80 and Plat Book 79, Page 80 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted) and more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of the subdivision entitled "Taylor Ridge Section 6", of record in Plat Book 15, Page 1 (Licking County), in the southerly line of the subdivision entitled "Woods at Reynoldsburg Section 3 Part 1", of record in Plat Book 92, Page 86, in the common line of Franklin and Licking Counties, in the existing City of Reynoldsburg corporation line established by Ordinance Number 32-88, of record in Official Record 11139F03;

Thence South 00° 51' 24" West, with the westerly line of said "Taylor Ridge Section 6", the westerly line of the subdivision entitled "Taylor Ridge Section 5", of record in Plat Book 14, Page 365 (Licking County), said County line, and the existing City of Reynoldsburg corporation line established by Ordinance Number 97-63, of record in Plat Book 8, Page 69 (Licking County), a distance of 1636.07 feet to the northeasterly corner of the subdivision entitled "Ludlow Subdivision", of record in Plat Book 33, Page 72, in the existing City of Reynoldsburg corporation line established by Ordinance Number 815, of record in Miscellaneous Volume 122, Page 628;

Thence North 89° 40' 19" West, with the northerly line of said "Ludlow Subdivision" and said corporation line, a distance of 1328.93 feet to a point in the easterly line of the subdivision entitled "Quarry Park Section 3 Part 3", of record in Plat Book 102, Page 68, in the existing City of Reynoldsburg corporation line established by Ordinance Number 4-2000, of record in Instrument Number 200008110161882;

Thence with the boundary of said subdivision and said corporation line the following courses and distances:

North 00° 13' 29" East, a distance of 86.77 feet to a point;

North 89° 23' 23" West, a distance of 1347.65 feet to a point; and

South 00° 26' 43" West, a distance of 85.11 feet to the northeasterly corner of that 18.452 acre tract conveyed to Arthur Baer, Trustee by deed of record in Instrument Number 201803290041085;

Thence North 89° 29' 21" West, with the northerly line of said 18.452 acre tract, a distance of 585.26 feet to the southeasterly corner of that 5 acre tract conveyed to Judy L. Brammer by deeds of record in Deed Book 3361, Page 16 and Instrument Number 201807260099908;

Thence North 00° 30' 08" East, with the easterly line of said 5 acre tract, a distance of 315.66 feet to the southeasterly corner of that 5.454 acre tract conveyed to Steven Hatton and Tami Williams by deed of record in Instrument Number 201101050002631, in the existing City

Attachment: Annexation Services for MI Homes Exhibit (Annexation Request for Services)

of Reynoldsburg corporation line established by Ordinance Number 33-13, of record in Instrument Number 201803160035350;

Thence North 00° 31' 00" East, with the easterly line of said 5.454 acre tract and said corporation line, a distance of 380.85 feet to the northeasterly corner of said 5.454 acre tract;

Thence North 89° 28' 36" West, with the northerly line of said 5.454 acre tract, a distance of 12.56 feet to the southeasterly corner of that 2.856 acre tract conveyed as Parcel Two to Robert J. Holomuzki and Margaret M. Holomuzki by deed of record in Instrument Number 200002010022313;

Thence North 00° 13' 27" West, with the easterly line of said 2.856 acre tract, a distance of 220.52 feet to the northeasterly corner thereof;

Thence North 89° 28' 36" West, with the northerly line of said 2.856 acre tract, a distance of 561.00 feet to a point in the centerline of Waggoner Road;

Thence South 03° 38' 12" West, with said centerline, a distance of 220.80 feet to the northwesterly corner of said 5.454 acre tract;

Thence North 89° 31' 11" West, crossing said Waggoner Road, a distance of 41.65 feet to a point in the westerly right-of-way line thereof, in the existing City of Reynoldsburg corporation line established by Ordinance Number 135-89, of record in Official Record 14744C11;

Thence North 03° 38' 12" East, with said westerly right-of-way line and said corporation line, a distance of 389.93 feet to a point in the southerly line of that 0.997 acre tract conveyed to Noah B. Jones and Emily E. Jones by deed of record in Instrument Number 200809230143146;

Thence South 87° 59' 39" East, with said southerly line, a distance of 41.60 feet to a point in the centerline of said Waggoner Road, in the westerly line of that 0.531 acre tract conveyed as Parcel 8WD to Franklin County Commissioners by deed of record in Instrument Number 200306250193441;

Thence North 03° 38' 12" East, with said centerline, with the westerly line of said Parcel 8WD, with the easterly line of said Jones tract, the easterly line of that 0.924 acre tract conveyed to Bernard L. Moyer by deed of record in Instrument Number 200203110062846, and with the easterly line of that 0.924 acre tract conveyed to Ty Newberry by deed of record in Instrument Number 201808230113714, a distance of 294.05 feet to the northeasterly corner of said Newberry tract;

Thence North 88° 05' 49" West, with the northerly line of said Newberry tract, a distance of 41.43 feet to a point in the westerly right-of-way line of said Waggoner Road, the southeasterly corner of that 1.123 acre tract conveyed to Tammy J. Hall by deed of record in Instrument Number 201909230124140, the southwesterly corner of that 0.184 acre tract conveyed as Parcel 3-WD to Franklin County Commissioners by deed of record in Instrument Number 200305220152896;

Thence North 03° 38' 12" East, with the easterly line of said Hall tract, said westerly right of way line, the westerly line of said 0.184 acre tract, and the westerly line of that 0.146 acre tract conveyed as Parcel 4-Wd to Franklin County Commissioners by deed of record in Instrument Number 200305220152895, distance of 250.72 feet to a point;

Thence North 86° 59' 40" West, with the easterly line of said Hall tract, said westerly right of way line, and the westerly line of said 0.146 acre tract, a distance of 20.29 feet to a point;

Thence North 02° 50' 05" East, with the easterly line of said Hall tract, said westerly right of way line, the westerly line of said 0.146 acre tract, and crossing the right of way of Rodebaugh Road, a distance of 95.91 feet to a point in the northerly right of way line of said Rodebaugh Road, in the southerly line of Lot 9 of the subdivision entitled "Braeburn", or record

in Plat Book 79, Page 80, in the existing City of Reynoldsburg corporation line established by Ordinance Number 94-93, of record in Official Record 25177F11;

Thence South 82° 35' 43" East, with said northerly right of way line, the southerly line of said Lot 9, and said corporation line, a distance of 10.20 feet to a point of curvature to the left;

Thence with said northerly right of way line, the southerly line of said Lot 9, said corporation line, and with the arc of said curve, having a central angle of 33° 46' 58", a radius of 20.65 feet, an arc length of 12.18 feet, a chord bearing of North 80° 54' 08" East and chord distance of 12.00 feet to a point in the westerly right of way line of said Waggoner Road;

Thence North 03° 24' 42" East, with the easterly line of said Lot 9, said westerly right of way line, and said corporation line, a distance of 109.68 feet to a point;

Thence South 87° 14' 42" East, crossing said Waggoner Road and with said corporation line, a distance of 77.71 feet to a point in the easterly right-of-way line thereof, the northeasterly corner of that 0.673 acre tract conveyed to City of Reynoldsburg, Ohio by deed of record in Instrument Number 200308190261909, in the existing City of Reynoldsburg corporation line established by Ordinance Number 40-2000, of record in Instrument Number 200008110161877;

Thence South 02° 45' 19" West, with said easterly right-of-way line, the easterly line of said 0.673 acre tract, and with said corporation line, a distance of 187.54 feet to a point in the southerly right-of-way line of Rodebaugh Road;

Thence South 89° 20' 05" East, partly with said southerly right-of-way line, partly with the southerly line of said 0.673 acre tract, partly with the southerly line of the subdivision entitled "The Park at Waggoner Section 1 Part 1", of record in Plat Book 92, Page 67, partly with the southerly line of the subdivision entitled "The Park at Waggoner Section 2 Part 1", of record in Plat Book 98 Page 85, partly with the southerly line of the subdivision entitled "The Park at Waggoner Section 2 Part 3", of record in Plat Book 99, Page 92, partly with the southerly line of the subdivision entitled "Woods at Reynoldsburg Section 4 Part 2", of record in Plat Book 100, Page 47, partly with the southerly line of said "Woods at Reynoldsburg Section 3 Part 1", partly with said corporation line (Ordinance Number 40-2000), partly with the existing City of Reynoldsburg corporation line established by Ordinance Number 136-91, of record in Official record 19918B09, and partly with the existing City of Reynoldsburg corporation line established by Ordinance Number 32-88, of record in Official record 11939F03, a distance of 3769.57 feet to the POINT OF BEGINNING, containing 130.91 acres of land, more or less.

Contiguity Note:

Total perimeter of annexation area is 12123.64 feet, of which 9422.19 feet is contiguous with the City of Reynoldsburg by Ordinance Numbers 815, 97-63, 32-88, 135-89, 136-91, 94-93, 4-2000, 40-2000, and 33-13, giving 77.8% perimeter contiguity.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

13 FEB 20

Matthew A. Kirk
Professional Surveyor No. 7865

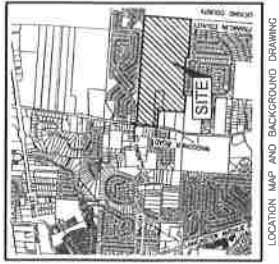
Date

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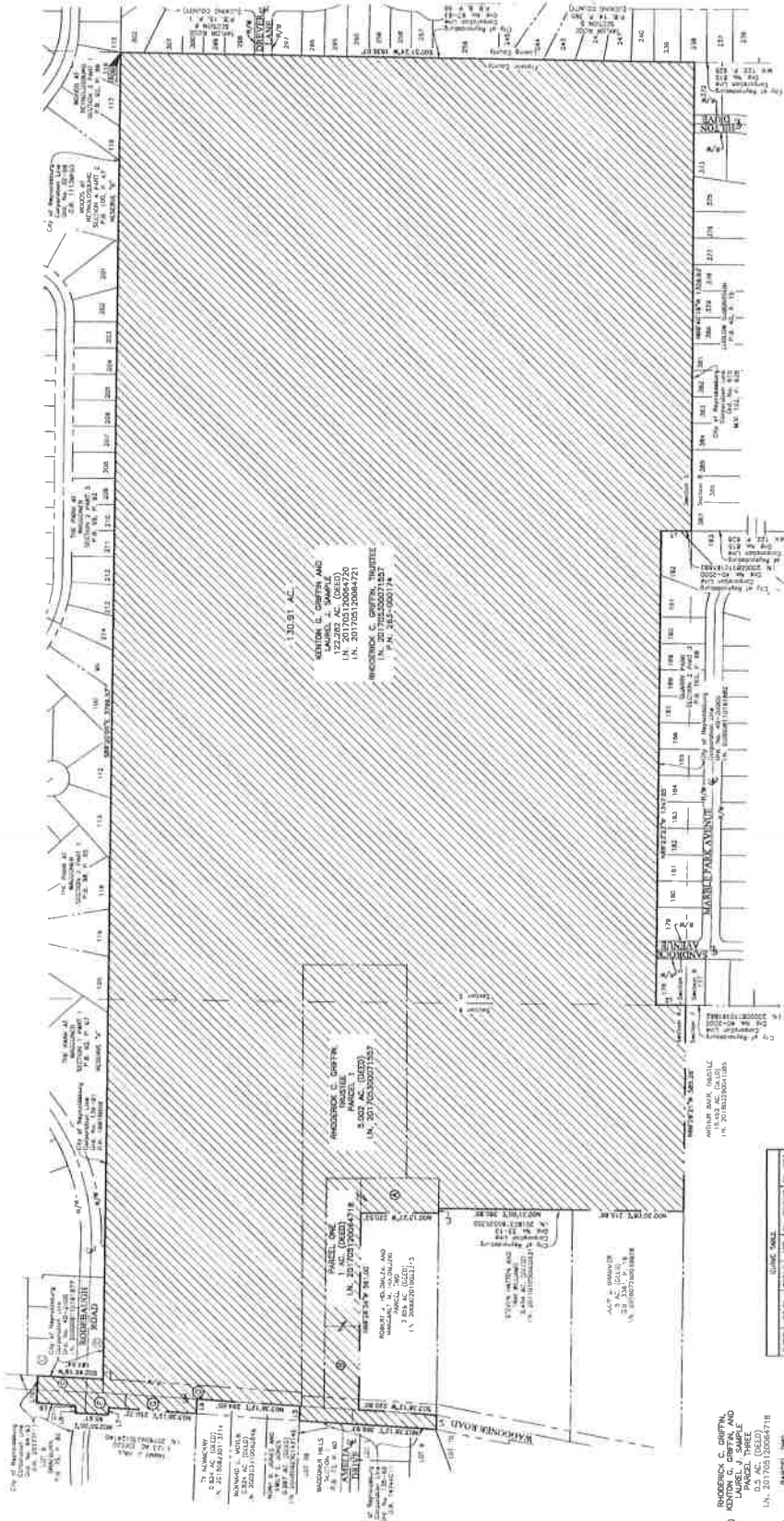


PROPOSED ANNEXATION OF 130.91± ACRES FROM TRURO TOWNSHIP TO THE CITY OF REYNOLDBURG

SECTIONS 5 AND 6, TOWNSHIP 16, RANGE 20
TOWNSHIP OF TRURO, COUNTY OF FRANKLIN, STATE OF OHIO



NOT TO SCALE
DATE: 11/11/2019
BY: [Signature]
PROJECT: ANNEXATION OF 130.91± ACRES FROM TRURO TOWNSHIP TO THE CITY OF REYNOLDBURG
SHEET: 1 OF 1
SCALE: 1" = 150'



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MAR 17 2020

Franklin County Planning Department
Franklin County, OH

Box-07-20

- 1. RICHARDSON, C. GUYTON, LAUREL J. SAMPLE, KENTON C. GUYTON, IN. 201705120064718, 0.5 AC. (DEED)
- 2. MICHEL, TUD, IN. 201705120064718, 1.4 AC. (DEED)
- 3. CITY OF ANNEXATION, C-1, IN. 200405120064718, 2.0 AC. (DEED)
- 4. FRANKLIN COUNTY COMMISSIONERS, IN. 200405120064718, 0.184 AC. (DEED)
- 5. FRANKLIN COUNTY COMMISSIONERS, IN. 200405120064718, 0.184 AC. (DEED)

**Adjacent Property Owners
and Parcel Numbers for
130.91 +/- Acre Annexation**

RECEIVED

MAR 17 2020
Aux-07-20

Franklin County Planning Department
Franklin County, OH

Edilawit Worku and Mesafint Mare 6283 Whenham Court Reynoldsburg, OH 43068 PN: 060-008449	Robert and William Vanderwall 10706 Laplacida Drive, Apt 1 Coral Springs, FL 33065 PN: 060-008450
Jeffrey and Brittany Lyon 7868 Rodebaugh Road Reynoldsburg, OH 43068 PN: 060-008451	Somsanith and Rungnapha Palino 7876 Rodebaugh Road Reynoldsburg, OH 43068 PN: 060-008452
Douglas and Suk Hager 7884 Rodebaugh Road Reynoldsburg, OH 43068 PN: 060-008453	Woods at Reynoldsburg Homeowners Association, Inc. P.O. Box 395 Grove City, OH 43123
Jeremy and Brittany Solomon 8129 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008687	Karl and Teresa Hellstrom 8127 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008688
William and Barbara Sams 8125 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008689	Timothy and Rebecca Feldman 8123 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008690
Donald and Roxanne Lushbaugh 8119 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008691	Seth and Thea Harms 8117 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008692
Deborah Furey 8115 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008693	Larry and Chekitha Beard 8113 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008694
Richard and Sherry Kirby 8111 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008695	Jessie and Betty Tatum 8109 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008696
Joseph and Tammy Meyers 8105 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008637	Gene and Toni Albrecht 8095 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 060-008638

Attachment: Annexation Services for MI Homes Exhibit (Annexation Request for Services)

Scott and Marlene Lovelace 592 Bellow Park Court Reynoldsburg, OH 43068 PN: 060-008649	George Nkimbi and Mbenoh Nkemasong 595 Bellow Park Court Reynoldsburg, OH 43068 PN: 060-008650
Delane and Shannon Hye 585 Bellow Park Court Reynoldsburg, OH 43068 PN: 060-008651	Hastings and Relindis Agbor 575 Bellow Park Court Reynoldsburg, OH 43068 PN: 060-008652
Daniel and Nancy Griffin 8021 Bellow Park Drive Reynoldsburg, OH 43068 PN: 060-008655	Gregory and Katharine Davis 8011 Bellow Park Drive Reynoldsburg, OH 43068 PN: 060-008656
S&P Rentals LLC 2700 East Dublin Granville Road Columbus, OH 43231 PN: 060-008657 & 060-008585	Stephanie and Lane Beougher 7991 Bellow Park Drive Reynoldsburg, OH 43068 PN: 060-008658
Judith Allensworth 7981 Bellow Park Drive Reynoldsburg, OH 43068 PN: 060-008659	Laura Young 825 Sandrock Avenue Reynoldsburg, OH 43068 PN: 060-008785
Leslie and Crystal Davies 775 Tricolor Drive Reynoldsburg, OH 43068 PN: 060-008786	David and Sydney Pallone 805 Sandrock Avenue Reynoldsburg, OH 43068 PN: 060-008787
Stanley and Iman Hunt 795 Sandrock Avenue Reynoldsburg, OH 43068 PN: 060-008788	Scott and Kanah Heckman 7918 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008789
Armenak Stepanian and Yelena Nersesian 7928 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008790	James and Judith Lytle 7938 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008791
Mark and Melissa Emerson 7948 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008792	Shaun and Heather Slisher 7958 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008793
JAG 7968 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008794	Khadka Biswa, et al. 7978 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008795

William Edmonds 7988 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008796	Monique and Jason Leatherman 7998 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008797
Gabriel and Kendall Howard 8008 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008798	Rodney and Claudette Carter 8018 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008799
Chali Mahat, et al. 8028 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008800	Pasco Lukunku Mkolu and Clemence Nkotanzo 8040 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008801
Christopher and Robin Dalrymple 8052 Marble Park Avenue Reynoldsburg, OH 43068 PN: 060-008802	Anthony Dean and Alicia Gruenther 8064 Maugham Drive Reynoldsburg, OH 43068 PN: 060-008803
Mohammad Mannan and Fatema Akhter 7766 Amelia Drive Reynoldsburg, OH 43068 PN: 060-007815	Scott Young 8078 Maugham Drive Reynoldsburg, OH 43068 PN: 060-003824
Kristopher Kane 8088 Maugham Drive Reynoldsburg, OH 43068 PN: 060-00382	Gary McKillip 8100 Maugham Drive Reynoldsburg, OH 43068 PN: 060-003822
Corey Tennant and Shannon Zimmerman 8988 Coral Canyon Circle Reynoldsburg, OH 43068 PN: 060-003821	Home SFR Borrower IV LLC 3505 Koger Boulevard, Suite 400 Duluth, GA 30096 PN: 060-003820
Kristen Brown 8128 Maugham Drive Reynoldsburg, OH 43068 PN: 060-003819	Willo Ray 8138 Maugham Drive Reynoldsburg, OH 43068 PN: 060-003818
Alexander and Katelyn Rieser 8148 Maugham Drive Reynoldsburg, OH 43068 PN: 060-003817	Charles and Marie Cochran 8158 Maugham Drive Reynoldsburg, OH 43068 PN: 060-003816
James and Tina Cassell, Trustees 8168 Maugham Drive Reynoldsburg, OH 43068 PN: 060-003815	Ryan and Casei Phillips 7490 Broadwyn Drive Reynoldsburg, OH 43068 PN: 060-003814

Robert and Pamela Anderson 8188 Maugham Drive Reynoldsburg, OH 43068 PN: 060-003813	William and Patricia Bates 2546 Burgundy Lane Columbus, OH 43232 PN: 060-003812
Valentina Kapinos 885 Hilton Drive Reynoldsburg, OH 43068 PN: 060-003811	Robert and Christine Messaros 875 Hilton Drive Reynoldsburg, OH 43068 PN: 060-003810
Donna Kay Long 874 Hilton Drive Reynoldsburg, OH 43068 PN: 060-003809	Robert and Becky Williams 884 Hilton Drive Reynoldsburg, OH 43068 PN: 060-003808
Theodore and Jennifer Thomas 7840 Rodebaugh Road Reynoldsburg, OH 43068 PN: 060-008582	Jeff Edelstein 2428 Morse Ravine Drive Columbus, OH 43224 PN: 060-008584
Steven Hatton and Tami Williams 7600 Asden Court Reynoldsburg, OH 43068 PN: 060-09300	Trenna Briscoe, Trustee 8141 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 061-000018
Willard and Karen Lyons 8139 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 061-000019	John and Tina Barnett 8137 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 061-000020
James Mahaffey 8135 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 061-000021	Peter and Thongbay Phonhphaseuth 8131 Reynoldswood Drive Reynoldsburg, OH 43068 PN: 061-000022
Floyd and Peggy Wolford 8383 Rodebaugh Road Reynoldsburg, OH 43068 PN: 061-000004	Daniel and Carolyn Jones 8377 Rodebaugh Road Reynoldsburg, OH 43068 PN: 061-000005
Joseph and Amanda Wahler 8371 Rodebaugh Road Reynoldsburg, OH 43068 PN: 061-000006	City of Reynoldsburg Ohio 7232 East Main Street Reynoldsburg, OH 43068 PN: 061-000058
Noah Jones 699 Waggoner Road Reynoldsburg, OH 43068 PN: 263-000917	Bernard Moyer 579 Waggoner Road Reynoldsburg, OH 43068 PN: 263-001182

Ty Newberry 563 Waggoner Road Reynoldsburg, OH 43068 PN: 263-001829	Tammy Hall 555 Waggoner Road Reynoldsburg, OH 43068 PN: 263-001224
Robert and Margaret Holomuzki 730 Waggoner Road Reynoldsburg, OH 43068 PN: 263-000244	Judy Brammer 754 Waggoner Road Reynoldsburg, OH 43068 PN: 263-000926
Arthur Baer, Trustee 777 Waggoner Road Reynoldsburg, OH 43068 PN: 263-000924	Richard and Kristin Martino 8354 Lucerne Drive Reynoldsburg, OH 43068 013-030180-00.190
Nicole Kerr 681 Corgi Drive Reynoldsburg, OH 43068 013-030180-00.189	Kathryn Edmister 691 Corgi Drive Reynoldsburg, OH 43068 013-030180-00.188
Gita Adhikari 699 Corgi Drive Reynoldsburg, OH 43068 013-030180-00.187	Jose and Teresa Zamora 707 Corgi Drive Reynoldsburg, OH 43068 013-030180-00.186
Jannine Jakubisin 721 Corgi Drive Reynoldsburg, OH 43068 013-030180-00.185	American Homes 4 Rent Properties Seven LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301 013-030180-00.184
Yohannes Asfaw 745 Corgi Drive Reynoldsburg, OH 43068 013-030180-00.183	Sharon Stone 751 Corgi Drive Reynoldsburg, OH 43068 013-030180-00.147
Larry Steffey 761 Ardennes Court Reynoldsburg, OH 43068 013-030180-00.146	Deo Adhikari, et al. 773 Ardennes Court Reynoldsburg, OH 43068 013-030180-00.145
Jonathan Prater 777 Ardennes Court Reynoldsburg, OH 43068 013-030180-00.144	Jason and Jodi Slattery 787 Ardennes Court Reynoldsburg, OH 43068 013-030180-00.143
Nathaniel Sherman 8318 Priestley Drive Reynoldsburg, OH 43068 013-030180-00.132	Rick and Sandra Stapleton 8316 Priestley Drive Reynoldsburg, OH 43068 013-030180-00.131

Nar Dhakal 8312 Priestley Drive Reynoldsburg, OH 43068 013-030180-00.130	Anthony and Silvia Graves 8310 Priestley Drive Reynoldsburg, OH 43068 013-030180-00.129
Jason Stone 8306 Priestley Drive Reynoldsburg, OH 43068 013-030180-00.128	Nicholas and Keylee Unger 8302 Priestley Drive Reynoldsburg, OH 43068 013-030180-00.127
Michael and Alicia Frey 8296 Priestley Drive Reynoldsburg, OH 43068 013-030180-00.126	Joce Obednikovski 8292 Priestley Drive Reynoldsburg, OH 43068 013-030180-00.125

Clerk of Court**Leslie Clark****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6852 phone****Memo****DATE: March 23, 2020****TO: City Council****CC:****RE: CLERK OF COURT REPORT MONTH ENDING FEBRUARY 2020**

I am submitting monies collected from the courts held on 2/6, 2/13, 2/20, and 2/27/20. I am also submitting monies collected during the same period pursuant to City Ordinance No/s. 146-94 and 104-02.

Fines &Waivers/Bond Costs/Bond Forfeitures Order In	(#110.4512)	\$ 12,469.00
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Court Costs & Misc. Costs Assessed	(#110.4510)	\$ 19,686.00
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Sub-Total (To General Revenue Fund)		\$ 32,155.00
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Computerization Needs Fund	(#211.4510)	\$ 2,480.00
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Enforcement & Education Fund	(#293.4616)	\$ 100.00
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Sub-Total		\$ 2,580.00
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Total Amount Submitted		\$ 34,735.00
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Clerk of Council**Mollie Prasher****7232 East Main Street****Reynoldsburg OH 43068****614-322-6836 phone****Memo**

DATE: March 23, 2020**TO:****CC:****RE: Liquor Permit for MOGA 6 Enterprises**

This is a permit to transfer a C1 & C2 liquor permit from Global Partners of Ohio 7616 LLC (DBA GP Marts) to MOGA 6 Enterprises Inc for 7616 East Main Street.

NOTICE TO LEGISLATIVE
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

6081581		TRFO		MOGA 6 ENTERPRISES INC	
PERMIT NUMBER		TYPE		7616 E MAIN ST	
02	01	2019		REYNOLDSBURG OH 43068	
ISSUE DATE					
03	03	2020			
FILING DATE					
C1		C2			
PERMIT CLASSES					
25	220	B	F23795		
TAX DISTRICT		RECEIPT NO.			

FROM 03/05/2020

3225775				GLOBAL PARTNERS OF OHIO 7616 LLC	
PERMIT NUMBER		TYPE		DBA GP MARTS	
02	01	2019		7616 E MAIN ST	
ISSUE DATE		REYNOLDSBURG OH 43068			
03	03	2020			
FILING DATE					
C1		C2			
PERMIT CLASSES					
25	220				
TAX DISTRICT		RECEIPT NO.			



MAILED 03/05/2020

RESPONSES MUST BE POSTMARKED NO LATER THAN. 04/06/2020

IMPORTANT NOTICEPLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

B TRFO 6081581

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF REYNOLDSBURG CITY COUNCIL
7232 EAST MAIN STREET
REYNOLDSBURG OHIO 43068

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. **For best results, search only ONE criteria at a time.** If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

SEARCH CRITERIA**Permit Number**

6081581

Permit Name / DBA**Member / Officer Name****Search****Reset****Main Menu**

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 6081581; Name: MOGA 6 ENTERPRISES INC; DBA: ; Address: 7616 E MAIN ST REYNOLDSBURG 43068		
DAVINDER SINGH	50.00	VICE PRES.
RAGWIR SINGH	50.00	CEO

- [Ohio.Gov](#)
- [Ohio Department of Commerce](#)

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Attachment: Moga 6 Enterprises (Liquor Permit MOGA 6 Enterprises)

Parks & Recreation Dept.**Donna Bauman****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6879 Phone****ORDINANCE REQUEST****DATE: March 23, 2020****TO: Development, Parks and Recreation Committee****RE: 2020 Tomato Festival Contract with Media Promotion Enterprises for
Production Services**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
-------------------------	--------------------------	----------------------------

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

Request authorization to enter into contract with MPE for an amount not to exceed \$30,000 for production services for the 2020 Tomato Festival. Contract includes covered portable stage, sound system, lighting, backline equipment.

Pursuant to Reynoldsburg Code of Ordinances (RCO) Chapter 175.01 (d) As an alternative to competitive bidding, contracts for professional services are not subject to competitive bidding requirements and shall not require further legislative authorization where there are adequate unencumbered appropriations for that purpose. Professional services includes, but are not limited to services of an accountant, appraiser, architect, attorney at law, physician, professional engineer, construction project manager, surveyor, or fiscal and management consultants.

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT
WITH MEDIA PROMOTION ENTERPRISES (MPE) FOR THE 2020 TOMATO
FESTIVAL PRODUCTION SERVICES, AND DECLARING AN EMERGENCY**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

Parks & Recreation Dept.**Donna Bauman****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6879 Phone**

SECTION 1. That the Mayor be and is hereby authorized and directed to enter into an agreement with Media Promotion Enterprises (MPE) for a price not to exceed thirty thousand dollars (\$30,000.00).

SECTION 2. That this purchase is authorized pursuant to Reynoldsburg Code Section 175.01(d).

SECTION 3. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government, and further to return the contract by a March 10, 2020 deadline; wherefore upon adoption by Council this Ordinance shall be in effect immediately upon signature by the Mayor.

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone****ORDINANCE REQUEST****DATE: March 23, 2020****TO: Public Service and Transportation Committee****RE: Davidson Drive Improvement Project**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
-------------------------	--------------------------	----------------------------

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

This legislation is an emergency in order to meet the deadline for the period in which the bid offer is valid and to keep the project on schedule.

This legislation will authorize the City to enter into contract with Shelly & Sands Inc. (1515 Harmon Avenue, Columbus, Ohio 43229), as it relates to the City of Reynoldsburgs Davidson Drive reconstruction Project, and makes the following appropriations:

Base Bid:	\$1,608,051.90
Contingency (10%):	<u>\$160,805.19</u>
Total	\$1,768,857,.09

Appropriate as follows:

\$400,000.00 from the Street Fund (260.000.0173.5659)

Service Department

Bill Dorman

7232 E. Main Street

Reynoldsburg OH 43068

Phone

\$1,187,257.09 from the Capital Improvement Project (CIP) Fund (410.000.0173.5659)

\$181,600.00 from the Storm Water Fund (740.000.0173.5623)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT FOR THE DAVIDSON DRIVE IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY

WHEREAS, following the construction of the new Reynoldsburg Community Center, the milling and paving of Davidson Drive needs to be completed;

WHEREAS, that the project limits are from Main Street to just east of Haft Drive with work including the installation of new storm sewer, concrete curb and gutter, roadway, signage, reconstruction, street lighting, sidewalk, leisure path, minor landscaping enhancements, and improvements to the existing Huber Park parking lot; and

WHEREAS, Council authorizes the Mayor to enter into a contract with Shelly and Sands, Inc. as the lowest and best bidder with a base bid of \$1,608,051.90.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized to enter into contract with Shelly and Sands, Inc., for the Davidson Road improvement project costs to be as follows:

Base Bid:	\$ 1,608,051.90
Contingency (10%):	<u>\$ 160,805.19</u>
Total	\$ 1,768,857.09

SECTION 2. That in order to fund the Davidson Drive project, the following appropriations

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone**

shall be made:

that an amount of \$181,600.00 in the unappropriated Storm Water Fund (740) be and is hereby appropriated to 740.000.0173.5623 Storm Waterlines; and

that an amount of \$1,187,257.09 in the unappropriated CIP Fund (410) be and is hereby appropriated to 410.000.0173.5659 Miscellaneous Infrastructure; and

that an amount of \$400,000.00 in the unappropriated Street Fund (260) be and is hereby appropriated to 260.000.0173.5659 Miscellaneous Infrastructure.

SECTION 3. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the city, and further so that construction can begin as soon as possible in order to be completed this year; wherefore upon adoption by Council this Ordinance shall be in effect immediately upon signature by the Mayor.



Engineers, Surveyors, Planners, Scientists

March 3, 2020

Mr. William Dorman
Director of Public Service
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: Davidson Drive Street Reconstruction

Dear Mr. Dorman,

We have completed our analysis of the bids received on February 28, 2020 for the Davidson Drive Street Reconstruction. Based on our review of the public bid results, we recommend that the contract be awarded to Shelly & Sands, Inc for the amount of \$ 1,608,051.90 for the work included under the Base Bid. Shelly & Sands appears to be qualified for this type of work and their prices are competitive when compared to those of recent, similar projects.

Please review the enclosed information. Once City Council authorizes this project for construction, please have the Mayor sign the Notice of Award and forward it to me. Once I receive that, we will prepare conformed copies of the contract documents and forward them to the selected Contractor for execution. Please do not hesitate to contact me if you should have any additional questions.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink, appearing to read "N. Mill".

Nicholas D. Mill, PE

Attachments:

Bid Tabulation
Lowest and Best Evaluation
Notice of Award of Contract

Attachment: Davidson Drive - Award Recommendation Letter (24-2020 : Davidson Drive Improvement Project)

Davidson Drive Street Reconstruction - City of Reynoldsburg, Ohio							
Contractor	Shelly & Sands, Inc	Strawser Paving Co. Inc.	Decker Construction Co	Danbert, Inc	Sunesis Construction Co.	Double Z Construction	Columbus Asphalt Paving
Bid Price (pg BF-2)	\$ 1,608,051.90	\$ 1,702,300.74	\$ 1,704,924.01	\$ 1,730,496.30	\$ 1,778,092.00	\$ 1,799,299.75	\$ 1,868,412.70
Bid Guaranty and Contract Bond (pg BGCB-1 & 2)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Licensed Acceptable Surety (pg BGCB-2)	Ohio Farmers Insurance Company / Travelers Casualty and Surety Company of America	Fidelity and Deposit Company of Maryland	Cincinnati Insurance Company	Fidelity and Deposit Company of Maryland	Great American Insurance Company	The Guarantee Company of North America USA	Ohio Farmers Insurance Company
AM Best Surety Rating & No.	A / 002381 and A++ / 003609	A+ / 000387	A+ / 000258	A+ / 000387	A+ / 002213	Could Not Find on AM Best	A / 002381
Delinquent Personal Property Tax Affidavit (pg CPPTA)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addendum 1 Acknowledgement	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(a) Has a history of consistently completing projects to the Owner's satisfaction	Shelly & Sands has worked in Reynoldsburg in the past, most recently on the 2015 Brice Road project and has performed satisfactorily.	Strawser consistently completes work to the City's standards, most recently the 2019 Street Program and the Palmer Road Reconstruction project.	Has worked as a Subcontractor on City projects recently and performed satisfactorily.	Danbert has performed work for the City in a satisfactory manner most recently in 2016 and 2018.	Sunesis has not worked on City of Reynoldsburg projects in the last five years.	Double Z has not worked on City of Reynoldsburg projects in the last five years.	Contractor has performed satisfactorily on City contracts in the past.
(b) Has a suitable financial status to meet obligations incident to the work without resort to the surety;	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(c) Is an experienced Bidder on comparable or more complex projects, especially involving work similar to that called for;	Yes; Shelly & Sands is one of the largest heavy highway Contractors in the state.	In the last two years has completed work on more than 5 similarly sized or larger projects.	Listed 4 specific contracts of similar size and scope that were completed; also listed numerous clients for which similar projects have been completed in the recent past.	Listed specific contracts of similar size and scope that were completed; also listed numerous clients for which similar projects have been completed in the recent past.	Listed specific contracts of similar size and scope that were completed; also listed numerous clients for which similar projects have been completed in the recent past.	Listed 5 specific contracts of similar size and scope that were completed; also listed numerous clients for which similar projects have been completed in the recent past.	Has completed more than 10 projects of similar scope in the last 5 years.
(d) Has displayed acceptable conduct and performance on previous contracts both in terms of workmanship and timeliness of both performance and completion, including the Bidder's history of filing or having claims filed against it;	Shelly & Sands has demonstrated the ability to complete quality work in a timely fashion.	Has demonstrated acceptable conduct and performance on recent City of Reynoldsburg projects. Has not had claims filed against in the recent past. Is ODOT-qualified for all types of work on this contract.	Has worked as a Subcontractor on City projects recently and performed satisfactorily.	Danbert has shown the ability to complete quality work in a timely fashion.	Sunesis has not worked on City of Reynoldsburg projects in the last five years.	Double Z has not worked on City of Reynoldsburg projects in the last five years.	Contractor has performed satisfactorily on City contracts in the past.
(e) Possesses adequate equipment and facilities to complete the work;	Yes; Shelly & Sands is one of the largest heavy highway Contractors in the state.	Has shown that they have sufficient equipment and materials to perform this type of work in the recent past.	Owens and operates sufficient equipment to perform the work in the Contract.	Owens and operates sufficient equipment to perform the work in the Contract.	Owens and operates sufficient equipment to perform the work in the Contract.	Owens and operates sufficient equipment to perform the work in the Contract.	Owens and operates sufficient equipment to perform the work in the Contract.
(f) The adequacy, in numbers and experience, of the Bidder's work force to complete the Contract successfully and on time;	Shelly & Sands is one of the largest heavy highway Contractors in the state.	Estimated 150 full-time employees.	Project history shows Decker has adequate work force.	Project history shows Danbert has adequate work force.	Project history shows Sunesis has adequate work force.	Project history shows Double Z has adequate work force.	Provided resumes for key personnel; has sufficient workforce to complete the work.
(g) Is in compliance with federal, state, and local laws, rules, and regulations, including but not limited to the Occupational Safety and Health Act, the Ohio Prevailing Wage laws, and Ohio ethics laws;	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(h) The foregoing information holds true for each Subcontractor and Supplier proposed for the Project;	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(i) Bidder participates in a drug-free workplace program acceptable to the Owner, and the Bidder's record for both resolved and unresolved findings of the Auditor of State for recovery as defined in Section 9.24 of the Ohio Revised Code;	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(j) Owner's prior experience with Bidder's Surety;	No prior issues.	No prior issues.	No prior issues.	No prior issues.	No prior issues.	No prior issues.	No prior issues.
(k) Bidder displayed interest in the Project by attending any pre-bid meetings or conferences for bidders;	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(l) Any other considerations as may be required by the type of work, other essential factors, as required by the Specifications or as determined by the Owner.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Recommended as Lowest and Best	X						
Completed by:	EMH&T, Inc. -Nicholas D. Mill, PE						
Signature/Date:	 3/3/2020						

City of Reynoldsburg
Bid Opening

Reynoldsburg
OHIO • 1839

PROJECT: Davidson Drive Reconstruction

ADVERTISED DATES: February 13 and February 20, 2020

ESTIMATED PROJECT COSTS: Base \$1,948,475.00

BID OPENING DATE & TIME: February 28, 2020 @ 2:00 pm

BID OPENING LOCATION: 7232 East Main Street, Reynoldsburg, OH 43068

REPRESENTATIVES AT OPENING: Mayor

Joe Begeny
Public Service
William Dorman
City Auditor
Stephen Cicak
Engineer of Record
EMH&T
Street Department
Keith Kundtz
Water Department
Paul Hellman

Bidders In Order Of Delivery	Date	Time	Project Bid Amount \$	Alt 1
Columbus Asphalt	2-28-20	12:32pm	1,868,412. ⁷⁰	
Danbert, Inc	2-28-20	1:25pm	1,730,573. ⁴⁰	
Sunesis Construction Co	2-28-20	1:25pm	1,752,480. ⁰⁰	
Double Z Construction	2-28-20	1:34pm	1,798,339. ⁷⁵	
Strawser Paving Co	2-28-20	1:43pm	1,702,300. ⁷⁴	
Decker Construction Co	2-28-20	1:44pm	1,704,924. ⁰¹	
Shelly & Sands, Inc	2-28-20	1:44pm	1,608,051. ⁹⁰	

Stephen M. Cicak
City Auditor Signature

2/28/20
Date

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone****ORDINANCE REQUEST****DATE: March 23, 2020****TO: Public Service and Transportation Committee****RE: Davidson Drive Project Construction Inspection**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

This legislation is an emergency in order to meet the deadline for the period in which the bid offer is valid and to keep the project on schedule.

This legislation authorizes EMH&T to conduct construction inspection services for the City of Reynoldsburgs 2020 Street Improvement Program and appropriates \$142,689.00 from Capital Improvement Program (CIP) Fund to cover said costs. This project limits are from Main Street to just east of Haft Drive. This work will include the installation of new storm sewer, concrete curb and gutter, roadway reconstruction, street lighting, signage, sidewalk, leisure path, minor landscaping enhancements, as well as improvements to the existing Huber Park parking lot.

410.000.0174.5651.....\$142,689.00

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION INSPECTION SERVICES FOR THE DAVIDSON DRIVE IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone**

Whereas, Council is hereby authorizing the Mayor to enter into a contract with EMH&T for the inspection services for the Davidson Drive improvement project.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized to enter into contract with EMH&T in the amount of \$142,689.00 for inspection services for the Davidson Drive Project.

SECTION 2. That funds be unappropriated from the Capital Improvements Fund (410) and be hereby appropriated to 410.000.0173.5659 Street Resurfacing.

SECTION 3. That this ordinance is deemed to be an emergency measure necessary for the financial needs of the city to meet contract deadlines and complete the project on schedule; wherefore upon adoption by Council this Ordinance shall be in effect immediately upon signature by the Mayor.



Engineers, Surveyors, Planners, Scientists

March 3, 2020

Mr. William Dorman
 Director of Public Service
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, OH 43068

Subject: Davidson Drive Street Reconstruction
 Proposal for Construction Phase Engineering Services

Dear Mr. Dorman,

EMH&T is pleased to submit this proposal for Construction Phase Engineering Services for the upcoming Davidson Drive Reconstruction project. We understand the scope includes roadway reconstruction, curb and gutter, resurfacing, and storm sewer installation. The City is prepared to award the contract to Shelly & Sands with a construction cost of \$1,608,051.90.

The construction duration of the project is 120 calendar days from the City's issuance of the Notice to Proceed. The project is anticipated to commence in March/April 2020.

SCOPE OF SERVICES

EMH&T will provide engineering and project representation services for the above referenced improvements to include the following tasks, as facilitated through the EMH&T CSDocs software program:

Construction Representation/Contract Administration

- Conduct a preconstruction coordination meeting with the City, Contractor, Subconsultants, Utilities, Police, Fire, and any other stakeholders, as requested by the City.
 - EMH&T will provide the following for the meeting:
 - Meeting agenda
 - Sign-in sheet
 - Meeting summary for the City and attendees
- Prepare shop drawing submittal log, review and track shop drawings and other submittals.
 - Along with the City and Design Engineer, EMH&T will review and coordinate submittals and shop drawings for conformance with the plans and specifications, and provide recommendations.
 - EMH&T will prepare a Submittal Log to coordinate, track, and document submittals throughout the duration of the construction contract.
 - Provide to the City/other vested parties, submittals requiring specific comments. EMH&T will coordinate comments and approval as necessary.
 - Upon request, reviewed submittals and shop drawings will be logged and provided to all interested project parties.

- Conduct periodic Progress Meetings (or as otherwise directed by the City) with the City, Design Engineer, Contractor, Subconsultant, and other project stakeholders. EMH&T will provide the following for the meeting:
 - Meeting agenda, which will include;
 - Recap of current project status, current revised contract amount, project elapsed time and percent complete
 - Updated list of current project management personnel
 - Review project safety concerns
 - Review of previous meeting minutes
 - Coordinate with the Prime Contractor to provide updated list of Subcontractors currently working on site
 - Analysis of current schedule and work completed to date
 - Discuss potential ongoing project delays
 - Update delivery schedule for long lead items
 - Updated submittal log and discuss outstanding submittals for review
 - Status of all change orders, change requests and requests for information
 - Status of all pay requests
 - Follow-up on outstanding items and issues along with new items and issues to be reviewed
 - Review drawings with updates provided by Contractor
 - Sign-in sheet
 - Meeting summary for the City, Engineer, and attendees
- Review initial and monthly schedule updates with respect to general project parameters and provide a copy of the schedules and EMH&T's comments to the Owner for review and comment.
 - EMH&T will review order of construction and work progress schedules submitted by the Contractor, determine acceptability in accordance with the Contract Documents and monitor that all milestones and dates are shown as being met; and confirm acceptance or non-acceptance in writing to the Contractor.
 - Make recommendation to the Owner for time extension requests from the Contractor.
 - If required, ask the Contractor to submit revised schedules when the proposed work is anticipated to not be performed in accordance with the project requirements.
 - Provide guidance to help minimize delays and regain time lost due to delays.
- Review Requests for Information and Facilitate Change Orders
 - EMH&T will review requests for information and coordinate clarification to the Contractor.
 - Change orders will be reviewed by EMH&T and all parties, as required to determine conformance with contract plans and specifications prior to Owner approval.
- EMH&T will maintain logs of quantities and review pay documentation for the Owner and Contractor.
 - Maintain daily logs of quantities for payment.
 - Review monthly and final pay estimates.
 - Generate change orders and process the change orders for Contractor and Owner.
 - Maintain a record of the work performed to include correspondence and daily project representation reports.

- EMH&T will coordinate with the Owner and Contractor prior to conducting both the pre-final and final project walk-throughs for participation and input of documented deficiencies.
 - EMH&T will prepare punch list for work performed not in accordance with the contract documents.
 - EMH&T will coordinate with the Contractor to address required warranty work.
 - Re-inspect punch list work until completed in accordance with the contract documents.
 - Submit a recommendation for acceptance of the project.
- Maintain a set of red-line record drawings of the completed work to be used in preparation of final record drawings (plan-set projects).
 - EMH&T will prepare and provide record drawings of the completed work.
- Copies of correspondence, change orders, submittals, pay estimates, daily observation reports, and record drawings are retained by EMH&T until completion of the project through the 1-Year warranty period, at which time the project documents will be delivered to the Owner for future retention.

Resident/Standby Project Representation

- Resident Project Representatives, (RPR) provide full and part-time observation. Full time observation is defined as approximately 8 hours per day. Provide on-site project representation during the contract duration, as required, and as coordinated with the Owner to support the Administration and oversight of the improvements.
- EMH&T will observe construction activities performed by the Contractor and their Subcontractors and document the activities in respect to the plans, specifications, and contract conformance. The RPR will measure and track project quantities for payment.
- Assist in coordination of material testing, as needed. Material testing completed shall be under a subconsultant contract with a third party provider.
- The RPR will record their observations and provide an ongoing progress log with photographs in a daily observation report. The RPR will record the quantity of items performed in conformance with the contract in a quantity log.
- EMH&T's RPR will identify and document non-conforming work if encountered. The RPR will notify the City of non-conforming work. The City will be responsible for providing notices for work stoppage to the Contractor.
- EMH&T's RPR will bring to the attention of the Owner instances:
 - Where the Contractor fails to comply with the terms of the Contract documents.
 - When the Contractor acts in a manner which is not in the best interest of the Owner.
 - When the Contractor's proposed schedule of work is in conflict with the project contract duration.
- The RPR will prepare a punch list(s) for work performed, noting deficiencies which require corrective measures by the Contractor or their assigns, for the purpose of observing and accepting the corrected conforming work. This list will be shared with City and Contractor at a minimum of bi-weekly and during the Progress Meetings to ensure deficiencies can be addressed in a timely, appropriate manner and not negatively impact subsequent work. Final Project walkthrough and 1-year warranty punch list will be conducted as defined above.

- Punch list items will be coordinated with the Contractor and the RPR will observe the work until completed in accordance with Contract documents, or as accepted by the City.
- RPR will observe completed work and provide the Owner a recommendation for acceptance. Copies of the daily observation reports are available for the Owner's review upon request, or periodically as required.

Subconsultant: Material Testing

- EMH&T will subcontract a third-party provider to provide material testing for this project. This testing may include the following:
 - Nuclear density testing of the upper 3 feet of soil and/or granular trench backfill.
 - Nuclear density testing of the asphalt pavement sections.
 - Prepare and test concrete compressive strength cylinders for approach drives, sidewalk, and curb and gutter placements.
- Copies of material testing reports are available for the City to review in a manner to be determined by the Owner.

Project Closeout

- EMH&T will provide:
 - Record Drawings to the Owner in a digital format (plan set projects).
 - 1 Year Warranty Review.

Clarifications and Exclusions

EMH&T shall not have control or charge of, and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the project construction, for the acts or omissions of the Contractor, Subcontractors, any of their agents or Subcontractor's employees, or any other person performing any of the work, or for the failure of such persons to carry out the work in accordance with the contract documents.

The Scope of Services does not include the following:

- Safety Compliance/Monitoring outside of EMH&T's safety procedures
- Construction Layout/Staking

SCHEDULE

We are prepared to begin work identified in this proposal immediately upon receipt of Authorization to Proceed. This scope of services is expected to support construction activities performed during the period of March 2020 through July 2020.

FEE

We have evaluated the level of effort associated with completing the construction phase engineering services. These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not

exceed the amount shown in the table below without prior authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt.

EMH&T SERVICES FEE SUMMARY

Description of Service/Task	Fee
Construction Representation/Contract Administration	\$47,775.00
Design Consultation During Construction	\$9,550.00
Resident/Standby Representation	\$77,300.00
EMH&T Labor Fee	\$134,625.00
Reimbursable Expenses (material testing, printing, mileage, etc.)	\$8,064.00
PROJECT TOTAL FEE	\$142,689.00

Should the scope of our services change, the project duration increase, or the construction contract cost increase, additional fees may be necessary to cover the cost of the additional professional services. EMH&T will request these additional fees concurrent with the Contractor's modification/change order (if needed.)

We appreciate the opportunity to submit this proposal to you and look forward to working with you on this project. If you have any questions, please do not hesitate to call me at (614) 775-4555.

Respectfully submitted,

EMH&T, INC.

Ryan M. Andrews, PE

Acceptance and Authorization to Proceed:

APPROVED – CITY OF REYNOLDSBURG, OHIO

Authorized Signature

Print Name and Date

P.O. Number

Phone

ORDINANCE REQUEST

DATE: **March 23, 2020**

TO: Public Service and Transportation Committee

RE: 2020 Street Program

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

This legislation is an emergency in order to meet the deadline for the period in which the bid offer is valid.

This legislation will authorize the City to enter into contract with Strawser Paving Co. Inc. (1595 Frank Road, Columbus, Ohio 43223), as it relates to the City of Reynoldsburgs 2020 Street Improvement Program, and makes the following appropriations::

Base Bid: Stouder Rd, Andrea Pl., Taylor Rd., E. Main St. \$ 2,124,497.50

Alternate 1: Deerfield and Westlea Ct.:	\$ 57,895.50
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Alternate 2: Wayfaring Dr.:	\$ 216,589.50
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Alternate 3: Featherleaf Ct.:	\$ 34,635.00
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Contingency (10%):	\$ 243,361.75
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Total	\$ 2,676,979.25
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Service Department

Bill Dorman

7232 E. Main Street

Reynoldsburg OH 43068

Phone

Appropriate as follows:

\$250,000.00 from the Street Fund (260.000.0174.5651)

\$1,300,000.00 from the Permissive Tax Fund (230.000.0174.5651)

Franklin County Permissive Tax Fund = \$250,000.00

Licking County Permissive Tax Fund = \$300,000.00

\$470,725.00 from the Storm Water Fund (740.000.0174.5623)

\$646,086.75.00 from the Capital Improvement Project (CIP) Fund (410.000.0174.5651)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR 2020 STREET IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY

WHEREAS, the City of Reynoldsburg has received proposals from companies interested in providing the services required for the 2020 street improvement project to mill and pave Stouder Drive, Andrea Place, Taylor Road, Deerfield Court, Westlea Court, Wayfaring Drive, Acadia Place, Wayfaring Court, Featherleaf Court and make repairs to a portion of East Main Street; and

WHEREAS, the City Engineer has reviewed the proposals that were submitted and has determined that the lowest and most responsible bidder for the project is Strawser Paving Co.; and

WHEREAS, the City Engineer has also concluded that Strawser Paving Co. has the ability, the resources, and the experience to properly complete the project and has recommended that the contract for the 2020 street improvement project be awarded to Strawser Paving Co. at a base bid of \$2,433,617.50; and

WHEREAS, sufficient funds were appropriated for this project in the 2020 budget.

Service Department

Bill Dorman

7232 E. Main Street

Reynoldsburg OH 43068

Phone

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized and directed to enter into contract with Strawser Paving Co. for the 2020 Street Program for a base bid of \$2,433,617.50; project costs to be as follows:

Base Bid: Stouder Rd, Andrea Pl., Taylor Rd., E. Main St.	\$ 2,124,497.50
Alternate 1: Deerfield and Westlea Ct.:	\$ 57,895.50
Alternate 2: Wayfaring Dr.:	<u>\$ 216,589.50</u>
Base Bid Total	\$ 2,433,617.50
Alternate 3: Featherleaf Ct.:	\$ 34,635.00
Contingency (10%):	<u>\$ 243,361.75</u>
Total	\$ 2,676,979.25

SECTION 2. That the following appropriations shall be made:

that an amount of \$470,725.00 in the unappropriated Storm Water Fund (740) be and is hereby appropriated to 740.000.0174.5623 Stormwater Lines; and

that an amount of \$646,254.25 in the unappropriated Capital Improvement Project Fund (410) be and is hereby appropriated to 410.000.0174.5651 Street Resurfacing;

that an amount of \$260,000.00 in unappropriate Street Fund (260) be and is hereby appropriated to 260.000.0174.5651 Street Resurfacing;

that an amount of \$1,300,000.00 in unappropriated Permissive Tax Fund (230) be and is hereby appropriated to 230.000.0174.5651 Street Resurfacing;

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone**

that an amount of \$250,000.00 is hereby requested by the Service Director to be taken from the Franklin County Engineer's Permissive Tax Fund and \$300,000.00 from the Licking County Engineer's Permissive Tax Fund to be deposited into the Permissive Tax Fund (230).

SECTION 3. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the city, and further so that construction can begin as soon as possible in order to be completed this year; wherefore upon adoption by Council this Ordinance shall be in effect immediately upon signature by the Mayor.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: February 7, 2020

To: City of Reynoldsburg

From: Ryan Andrews

Subject: 2020 Street Maintenance Program

Copies: Nick Mill

The following table summarizes the construction phase costs for both the street program base bid and the optional additional bids. Please review and let me know which of the additional bids, if any, the City would like to include in the construction contract. During our review, we noted that Strawser was the apparent low bidding on the Base Bid and Additional Bid 2, while Columbus Asphalt Paving was the apparent low bidder on Additional Bids 1, 3, 4, and 5. However, there is no combination of base and additional bids that would result in Columbus Asphalt Paving being the overall low bidder. Therefore, the costs presented in the table below are reflective of Strawser's bid pricing.

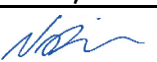
BID	STREETS INCLUDED	CONSTRUCTION COST*
Base Bid	Stouder Dr., Andrea Pl., Taylor Rd., E. Main St. (Repairs),	\$2,535,947
Add Bid 1	Deerfield Ct., Westlea Ct.	\$63,685
Add Bid 2	Wayfaring Dr.	\$238,248
Add Bid 3	Acadia Pl.	\$54,432
Add Bid 4	Wayfaring Ct.	\$43,951
Add Bid 5	Featherleaf Ct.	\$38,099

*Cost for Base Bid includes 10% contingency and construction management and inspection. Cost for Additional Bids all include 10% contingency.

For you budgeting consideration, please note that the current estimate for the Davidson Drive project, which will advertise for bids next week is:

Construction Cost	\$1,948,475
Construction Contingency (10%)	\$194,848
Construction Management and Inspection (10%)	\$194,848
Total Opinion of Probable Cost	\$2,338,171

Please let me know how the City intends to proceed with the street program construction contract. Feel free to contact me at 614-775-4555 with any questions.

2020 Reynoldsburg Street Program - City of Reynoldsburg, Ohio				
Contractor	Strawser Paving Co. Inc.	Columbus Asphalt Paving	Kokosing Construction Co	Decker Construction Co
Bid Price (pg BF-2)	\$ 2,124,497.50	\$ 2,174,259.50	\$ 2,180,714.75	\$ 2,397,768.24
Bid Guaranty and Contract Bond (pg BGCB-1 & 2)	Yes	Yes	Yes	Yes
Licensed Acceptable Surety (pg BGCB-2)	Fidelity and Deposit Company of Maryland	Ohio Farmers Insurance Company	Liberty Mutual Insurance Company <u>and</u> Travelers Casualty and Surety Company of America	Cincinnati Insurance Company
AM Best Surety Rating & No.	A+ / 000387	A / 002381	A / 002283 <u>and</u> A++ / 003609	A+ / 000258
Delinquent Personal Property Tax Affidavit (pg CPPTA)	Yes	Yes	Yes	Yes
Addendum 1 Acknowledgement	Yes	Yes	Yes	Yes
Addendum 2 Acknowledgement	Yes	Yes	Yes	Yes
(a) Has a history of consistently completing projects to the Owner's satisfaction	Strawser consistently completes work to the City's standards, most recently the 2019 Street Program and the Palmer Road Reconstruction project.	Contractor has performed satisfactorily on City contracts in the past.	Kokosing has not worked on City of Reynoldsburg projects in the last five years.	Has worked as a Subcontractor on City projects recently and performed satisfactorily.
(b) Has a suitable financial status to meet obligations incident to the work without resort to the surety;	Yes	Yes	Yes	Yes
(c) Is an experienced Bidder on comparable or more complex projects, especially involving work similar to that called for;	In the last two years has completed work on more than 5 similarly sized or larger projects.	Has completed more than 10 projects of similar scope in the last 5 years.	Yes; Kokosing is one of the largest heavy highway Contractors in the state.	Listed 4 specific contracts of similar size and scope that were completed; also listed numerous clients for which similar projects have been completed in the recent past.
(d) Has displayed acceptable conduct and performance on previous contracts both in terms of workmanship and timeliness of both performance and completion, including the Bidder's history of filing or having claims filed against it;	Has demonstrated acceptable conduct and performance on recent City of Reynoldsburg projects. Has not had claims filed against in the recent past. Is ODOT-prequalified for all types of work on this contract.	Contractor has performed satisfactorily on City contracts in the past.	Kokosing has not worked on City of Reynoldsburg projects in the last five years. Bidder provided a list of claims filed by and against them; claims against involve alleged property damage, claim filed by involved engineering fees. No claims related to faulty work per their submittal.	Has worked as a Subcontractor on City projects recently and performed satisfactorily.
(e) Possesses adequate equipment and facilities to complete the work;	Has shown that they have sufficient equipment and materials to perform this type of work in the recent past.	Owens and operates sufficient equipment to perform the work in the Contract.	Yes; Kokosing is one of the largest heavy highway Contractors in the state.	Owens and operates sufficient equipment to perform the work in the Contract.
(f) The adequacy, in numbers and experience, of the Bidder's work force to complete the Contract successfully and on time;	Estimated 150 full-time employees.	Provided resumes for key personnel; has sufficient workforce to complete the work.	Kokosing is one of the largest and most experienced heavy highway Contractors in Ohio.	Project superintendent has nearly 40 years of experience; project history shows Decker has adequate work force.
(g) Is in compliance with federal, state, and local laws, rules, and regulations, including but not limited to the Occupational Safety and Health Act, the Ohio Prevailing Wage laws, and Ohio ethics laws;	Yes	Yes	Yes	Yes
(h) The foregoing information holds true for each Subcontractor and Supplier proposed for the Project;	Yes	Yes	Yes	Yes
(i) Bidder participates in a drug-free workplace program acceptable to the Owner, and the Bidder's record for both resolved and unresolved findings of the Auditor of State for recovery as defined in Section 9.24 of the Ohio Revised Code;	Yes	Yes	Yes	Yes
(j) Owner's prior experience with Bidder's Surety;	No prior issues.	No prior issues.	No prior issues.	No prior issues.
(k) Bidder displayed interest in the Project by attending any pre-bid meetings or conferences for bidders;	N/A	N/A	N/A	N/A
(l) Any other considerations as may be required by the type of work, other essential factors, as required by the Specifications or as determined by the Owner.	N/A	N/A	N/A	N/A
Recommended as Lowest and Best	X			
Completed by:	EMH&T, Inc. -Nicholas D. Mill, PE			
Signature/Date:	 2/27/2020			

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone****ORDINANCE REQUEST****DATE: March 23, 2020****TO: Public Service and Transportation Committee****RE: 2020 Street Improvement Program Construction Inspection Services**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
-------------------------	--------------------------	----------------------------

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

This legislation is an emergency in order to meet the deadline for the period in which the bid offer is valid.

This legislation authorizes EMH&T to conduct construction inspection services for the City of Reynoldsburgs 2020 Street Improvement Program and appropriates \$227,128.84.00 from the Capital Improvement Program (CIP) Fund to cover said costs. The attached memo outlines the streets identified for repair. This project will also include repairs to the roadway base on Main Street (Olde Reynoldsburg).

410.000.0174.5651.....\$227,128.84

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION ADMINISTRATION/INSPECTION/TESTING SERVICES FOR THE 2020 STREET PROGRAM, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY

Whereas, Council is hereby authorizing the Mayor to enter into a contract with EMH&T for the

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone**

administration/inspecting/testing services for the 2020 street improvement project.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized to enter into contract with EMH&T in the amount of \$227,128.84 for inspection services for the 2020 Street Program.

SECTION 2. That funds be unappropriated from the Capital Improvements Fund (410) and be hereby appropriated to 410.000.0174.5651 Street Resurfacing.

SECTION 3. That this ordinance is deemed to be an emergency measure necessary for the financial needs of the city to meet contract deadlines and complete the project on schedule; wherefore upon adoption by Council this Ordinance shall be in effect immediately upon signature by the Mayor.



Engineers, Surveyors, Planners, Scientists

February 28, 2020

Mr. William Dorman
 Director of Public Service
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, OH 43068

Subject: 2020 Street Maintenance Program
 Proposal for Construction Phase Engineering Services

Dear Mr. Dorman,

EMH&T is pleased to submit our proposal for construction phase services for the City's upcoming Street Maintenance Program. An award letter to Strawser Paving Company Inc. is pending for the base bid contract amount of \$2,124,497.50. The construction duration for the project is 120 calendar days, and is anticipated to commence in March, 2020.

SCOPE OF SERVICES

Contract Administration Services

1. Conduct a pre-construction coordination meeting with the Owner, Engineer, Contractor, Subconsultants, and any other stakeholders the Owner requests. EMH&T will provide the following for the meeting:
 - Meeting agenda
 - Sign-in sheet
 - Meeting summary for the Owner, Engineer and attendees
2. Review shop drawings and submittals.
 - EMH&T will review and coordinate with the Owner and Design Professional submittals and shop drawings for conformance with the plans and specifications and provide recommendations.
 - EMH&T will prepare a Submittal Log to coordinate, track and document submittals throughout the execution and duration of the construction contract.
 - Provide to the Owner/other vested parties submittals requiring specific comments. EMH&T will coordinate comments and review as necessary.
 - Submittals and shop drawings will be logged and provided to all interested project parties after acceptance upon request.
3. Conduct periodic Progress Meetings (or as directed by the Owner) with the Owner, Engineer, Contractor, Subconsultants, and other project stakeholders as needed. EMH&T will provide for the meeting the following:
 - Meeting agenda
 - Recap of current project status, current revised contract amount, project elapsed time and percent complete
 - Updated list of current project management personnel
 - Review project safety concerns

City of Reynoldsburg
2020 Street Maintenance Program

- Review of previous meeting minutes
 - Coordinate with the Prime Contractor to provide updated list of Subcontractors currently working on site
 - Analysis of current schedule and work completed to date
 - Discuss potential ongoing project delays
 - Update delivery schedule for long lead items
 - Updated submittal log and discuss outstanding submittals for review
 - Status of all change orders, change requests and requests for information
 - Status of all pay requests
 - Follow-up on outstanding items and issues along with new items and issues to be reviewed
 - Review drawings with updates provided by Contractor
 - Meeting summary for the Owner, Engineer and attendees
4. Review initial and monthly schedule updates with respect to general project parameters and provide a copy of the schedules and EMH&T's comments to the Owner and Engineer for review and comment.
 - EMH&T will review order of construction work, progress schedules, and milestone dates submitted by the Contractor. EMH&T will determine acceptability in accordance with the Contract documents and monitor that all milestone dates are being met, and confirm acceptance or non-acceptance in writing to the Contractor.
 - Make recommendation to the Owner and Engineer if time extensions are requested from the Contractor.
 - If required, ask the Contractor to submit revised schedules when the proposed work is not anticipated to be performed in accordance with the Contract requirements.
 - Provide guidance to help minimize delays and regain possible time lost due to delays.
 5. Review Requests for Information and Facilitate Change Orders
 - EMH&T will review requests for information and coordinate clarification to the Contractor.
 - Change orders will be reviewed by EMH&T and confer with all parties as required to determine conformance with contract plans and specifications prior to Owner approval.
 6. EMH&T will review pay documentation for the Owner and Engineer
 - Maintain daily logs of quantities for payment.
 - Review progress and final pay estimates.
 - Generate change orders and process the change orders for Contractor, Owner and Engineer.
 - Maintain a record of the work performed to include correspondence and daily observation reports.
 7. EMH&T will coordinate with the Owner and Contractor prior to conducting the pre-final and final 1-year walkthrough to allow the Owner and Contractor to provide input and participate in the field walkthrough and documented deficiencies.
 - Maintain a set of red-line record drawings of the completed work to be used in preparation of final record drawings. EMH&T will prepare and provide record drawings of the completed work (plan set construction).
 - Copies of the submittals, correspondence, change orders, pay estimates, and daily observation reports will be retained at EMH&T until completion of the project, at which time the project documents will be delivered to the Owner for future retention.

City of Reynoldsburg
2020 Street Maintenance Program

On-site Services

1. Resident Project Representatives, (RPR) provide full or part-time observation (as detailed in the labor and cost summary – if applicable). Full time observation is defined as approximately 8 hours per day, for the duration of the Contractor's work. We assume (1) one full time RPR observer will be needed during the performance of all construction related work. If the Contractor elects to work multiple shifts, EMH&T can provide supplementary observation services for an additional fee.
 - EMH&T will monitor construction activities performed by the Contractor and their Subcontractors and document the activities in respect to the plans, specifications, and contract conformance. The RPR will measure and track project quantities for payment.
 - Assist in coordination of material testing, if needed.
 - The RPR will document construction activities with a written daily observation report and photographs. The RPR will record the quantity of items installed as they are completed in conformance with the contract.
 - EMH&T's RPR will condemn non-conforming work if encountered. The RPR will notify the Owner and Engineer immediately of non-conforming work. The Owner will be responsible for providing notices for work stoppage to the Contractor.
 - EMH&T's RPR will bring to the immediate attention of the Owner and Engineer instances where the Contractor fails to be in compliance with the terms of the Contract documents; when the Contractor acts in a manner which is not in the best interest of the Owner and Engineer, or when the Contractor's proposed schedule of work is in conflict with the project related submittal review process.
 - Copies of the daily observation reports will be made available for the Owner's and Engineer's review.
 - The RPR will prepare a punchlist(s) for work performed noting deficiencies which require corrective measures by the Contractor or their assigns, for the purpose of observing and accepting the corrected conforming work.
 - Punchlist items will be observed by the RPR until work is completed in accordance with Contract documents.
 - RPR will observe completed work and provide the Owner and Engineer a recommendation for acceptance.
2. EMH&T will subcontract with DHDC to provide material testing for this project. Material testing may include the following:
 - Observe a proofroll of prepared roadway subgrade soils.
 - Observe a proofroll of prepared roadway aggregate base.
 - Nuclear density testing of roadway aggregate base.
 - Temperature, thickness and placement observations of asphalt placement along with appropriate nuclear density testing.
 - Prepare and test concrete compressive strength cylinders.
 - Copies of the material testing reports will be made available for the City to review.

City of Reynoldsburg
2020 Street Maintenance Program

Fee

These services will be provided per the conditions of our Professional Services Agreement and the Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed the amount shown in the table below without prior written authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt. Should the scope of our services change, the project duration increase, or the construction contract cost increase, additional fees will be necessary to cover the cost of the additional professional services.

Description of Service/Task	Fee
Construction Representation/Contract Administration	\$56,325.00
Design Consultation During Construction	\$12,950.00
Resident/Standby Representation	\$89,340.00
EMH&T Labor Fee	\$158,615.00
Reimbursable Expenses (material testing, printing, mileage, etc.)	\$11,238.00
PROJECT TOTAL FEE	\$169,853.00

Clarifications and Exclusions

EMH&T shall not have control or charge of, and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the project construction, for the acts or omissions of the Contractor, Subcontractors, any of their agents or Subcontractor's employees, or any other person performing any of the work, or for the failure of such persons to carry out the work in accordance with the contract documents.

The Scope of Services does not include the following:

- Safety Compliance/Monitoring Outside of EMH&T's Safety Procedures
- Staking/Cut Sheets/Construction Layout
- Communications to the public, affected residents, businesses and other stakeholders unless the Owner and Engineer specifically requests those services

SCHEDULE

We are prepared to begin work identified in this proposal immediately upon receipt of Authorization to Proceed. This scope of services is expected to be provided from March, 2020 to July, 2020. The contract duration is 120 calendar days.

City of Reynoldsburg
2020 Street Maintenance Program

We appreciate the opportunity to submit this proposal to you and look forward to working with you on this project. If this description and estimated fee meet with your approval please authorize with your signature below. Should you have any questions regarding this proposal please do not hesitate to contact me at (614) 775-4555.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



Ryan M. Andrews, PE

Acceptance and Authorization to Proceed:

APPROVED – CITY OF REYNOLDSBURG, OHIO

Authorized Signature

Print Name and Date

P.O. Number

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone****ORDINANCE REQUEST****DATE: March 23, 2020****TO: Public Service and Transportation Committee****RE: 2020 Fireworks Contract**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
-------------------------	--------------------------	----------------------------

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

Annual contract for 2020 fireworks display with Pyrotecnico. The price for this years display is \$29,800.00, and the event will be held on July 3rd, 2020 in Civic Park.

An Ordinance authorizing the Mayor to Enter into a Contract for 2020 Fireworks Display, and Declaring an Emergency

WHEREAS, the fireworks display is an integral part of the Reynoldsburg 4th of July Festival, which has been a Reynoldsburg community institution for years; and

WHEREAS, the fireworks display is one of the largest community gatherings in Reynoldsburg; and

WHEREAS, a significant number of those attending the fireworks display are visitors to the community and many of those visitors support other businesses and activities while they are in the community.

Service Department**Bill Dorman****7232 E. Main Street****Reynoldsburg OH 43068****Phone**

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

Section 1. That the Mayor is authorized to enter into a contract with Pyrotecnico in the amount of twenty-nine thousand eight hundred dollars (\$29,800) for the 2020 fireworks display.

Section 2. That this purchase is authorized pursuant to RCO Section 175.01(d).

Section 3. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government. Wherefore upon adoption by Council, this Ordinance shall be in effect immediately upon signature of the Mayor.

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

ORDINANCE REQUEST

DATE: **March 23, 2020**

TO: **Bill Dorman,Public Service and Transportation Committee**

RE: **2020 Sewer Inspection Proposal**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

Request Legislation for the Mayor to accept proposal with EMH&T, 5500 New Albany Road, Columbus, Ohio 43054 for the 2020 Sewer inspection and Cleaning for Professional Services

This is for the city to meet its obligations with the EPA Directors Finding and Orders.

EMH&T Infratechnologies Division will perform internal pipe inspection (CCTV) on approximately 23,500 linear feet of 8-in 10-in 12-in and 15-in of Sanitary Sewers

This scope of work includes closed circuit televising (CCTV) of the collection systems in the Rose hill neighborhood that runs Mostly in the rear yard easements.

Asking for Budgeted Sewer funds from 720.736.5365 and appropriate for this continuing project.

EMH&T Asking for 91,914.00 to fund this project.

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

There is a balance of 115,000 in this GL account.

An emergency was added in order to move this legislation through in case the April 13th meeting is not able to take place.

AN ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN AGREEMENT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF SEWER LINE CCTV, MANHOLE INSPECTIONS AND CLEANING, AND DECLARING AN EMERGENCY

WHEREAS, EMH&T Infratechnologies Division will perform internal pipe inspection via closed circuit televising (CCTV) on approximately 23,500 linear feet of eight inch, ten inch, twelve inch and fifteen inch of sanitary sewer pipe; and

WHEREAS, the scope of work will also include televising the collection systems in the Rosehill neighborhood general reviewing rear yard easements; and

WHEREAS, \$91,914.00 is available from account 720.736.5365 Utility Line Repair/Maintenance to fund this project which was approved in the 2020 budget; and

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized and directed to enter into an agreement with EMH&T for preliminary engineering and management of sewer line televising, manhole inspections and cleaning.

SECTION 2. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government. Wherefore upon adoption by Council, this Ordinance shall be in effect immediately upon signature of the Mayor.

March 3, 2020

Mr. Paul Hellman
Water / Wastewater Superintendent
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

**Re: City of Reynoldsburg 2020 Sewer Inspection and Cleaning
Proposal for Professional Services**

Dear Mr. Hellman:

The sewer inspection and cleaning work included in this proposal will assist the City in meeting its obligations under the Ohio EPA Directors Findings and Orders to clean and inspect the City's sewer system annually. This scope of work includes closed circuit televising (CCTV) of the collection system in the Rosehill neighborhood (8-15" diameter) that runs mostly in rear yard easements. Please refer to the attached exhibit for a schematic of the proposed study area. These investigations will identify significant deficiencies and culminate in a report, which summarizes the deficiencies as well as any recommended improvements to the sanitary collection system.

SCOPE OF SERVICES

EMH&T will provide the following engineering services:

1. System Characterization and Management
 - a. Conduct project meetings with the City to include a kick-off meeting, progress meetings (when needed), and a presentation of findings and recommendations.
 - b. Review of existing site conditions, Record Plans, tributary areas, sewer capacities, and right-of-way; and coordination with the City of Reynoldsburg.
 - c. Prepare field exhibits for use by inspection personnel.
 - d. Conduct periodic site visits during televising, cleaning, and manhole inspections.
2. CCTV Field Investigations
 - a. EMH&T's Infratechnologies Division will perform internal pipe inspection (CCTV) on approximately 23,499 linear feet of 8-in, 10-in, 12-in, and 15-in sanitary sewer.
 - b. The CCTV task includes regular cleaning activities and assumes the following:
 - i. Manholes are accessible to cleaning and inspection equipment. City crews will be available to assist in providing access if needed. If manholes are not accessible to the cleaning truck/equipment, we may not be able to perform the inspection.
 - ii. No bypass pumping will be performed. It is understood that CCTV may need to occur during off peak hours.

- iii. Manhole lids are removable and there are no obstructions to man entry.
- iv. Debris will be disposed of at the wastewater treatment facility and there are no provisions in this proposal for handling hazardous wastes.
- v. City of Reynoldsburg will provide water from a hydrant near the project site.
- vi. Maintenance of traffic beyond cones and truck flashers is not included in the scope of services.
- c. A contingency for 120-hours of heavy cleaning/root removal is included in this scope of services to be used in the event that the sewers are not passable by the CCTV camera. In the event that heavy cleaning or root cutting exceeds 120 hours, EMH&T will coordinate with the City on options / fee for any additional work.
- d. One copy of CCTV logs and flash drives will be provided to the City upon completion of work.
- e. All CCTV will be conducted in accordance with Pipeline Assessment and Certification Program (PACP) standards and the observed defects will be graded accordingly.
- f. The following is a summary of unit costs for the CCTV scope of services:

Description	2015 Unit Price	Units
CCTV (8-in to 15-in)	\$1.75	Lin. Ft.
Heavy Cleaning	\$225.00	Hour

3. Data Analysis and Reporting

- a. The CCTV data will be reviewed with respect to structural or operation and maintenance defects. The pipes and defects will be scored based on PACP standards.
- b. Prepare exhibits for the existing conditions in the study area. Exhibits will also be prepared documenting finings and deficiencies in the collection system. Finally, exhibits will be prepared to outline the recommended improvements in the inspection area.
- c. The City's Capital Improvement Project list will be updated based on rehabilitation or replacement recommendations for the study area. Probable project cost estimates will be prepared for all rehab or replacement recommendations.
- d. A summary report will be prepared. Two (2) copies of the report will be submitted to the City. This report will include a summary of the field data analysis, recommendations for further improvements/rehabilitation or additional analysis to be made to this portion of the collection system, updated Capital Improvement Project list, and probable project cost estimates.

No field survey or construction plans are included as part of this scope. If emergency repairs are needed, then an additional scope and fee may be necessary to cover the cost of those services.

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed the amount shown below without prior authorization from the City. Invoices will be submitted monthly, based on the progress of the work, and are payable upon receipt. Should this scope increase to incorporate additional investigations or heavy cleaning, additional fees may be necessary to cover the cost of professional services.

EMH&T SERVICES FEE SUMMARY

Description of Service/Task	Fee
1. System Characterization and Management	\$5,390.00
2. CCTV Field Investigations	\$68,123.00
a. CCTV and Regular Cleaning for 8-in to 15" Sewer (23,499 @ \$1.75/LF)	(\$41,123.25)
d. Cleaning and Root Cutting (Contingency Item, 120 Hours @ \$225.00/Hr)	(\$27,000.00)
Data Analysis and Reporting	\$18,400.75
TOTAL FEE	\$91,914.00

SCHEDULE

EMH&T is prepared to begin work upon receipt of a authorization from the City of Reynoldsburg. A detailed schedule for field activities and office work will be prepared and submitted to the City at a project kick-off meeting.

If this description and fee meet your approval, please authorize with your signature below. Please contact me at (614) 775-4555 if you have any questions.

Respectfully submitted,
EVANS, MECHWART, HAMBLETON & TILTON, INC.



Ryan M. Andrews, PE
Senior Project Manager

Attachment: CCTV Exhibit (1 Page)

Acceptance and Authorization to Proceed:

City of Reynoldsburg
2020 Reynoldsburg Sewer Inspection and Cleaning

March 3, 2020
Page 4 of 4

Authorized Signature/Date

PO Number/Date

Print Name

Attachment: Proposal - 2020 Reynoldsburg Sewer Inspection and Cleaning 1.22.19 (29-2020 : 2020 Sewer Inspection & Cleaning)

Legend

Completed CCTV Projects

2004 CCTV Work, by MES

2007 CCTV Inspection, by MES

2008 Brookside Subdivision, by D&M

2008 Briarcliff Subdivision, by D&M

2009 CCTV Inspection, by MES

2010 CCTV Inspection, by D&M

2011 CCTV Inspection, by D&M

2012 CCTV Inspection, by D&M

2014 CCTV Inspection and Cleaning, by EMH&T

2015 CCTV Inspection and Cleaning, by EMH&T

2016 CCTV Inspection, by City of Reynoldsburg

2017 CCTV Inspection and Cleaning, by EMH&T

2018 CCTV Inspection and Cleaning, by EMH&T

2019 CCTV Inspection and Cleaning, by EMH&T

2020 CCTV Inspection and Cleaning, by EMH&T

2021 Proposed CCTV Inspection and Cleaning

2022 Proposed CCTV Inspection and Cleaning

Sanitary Sewer

Corporation Line

CITY OF REYNOLDSBURG, OHIO

CCTV Inspection Projects

By Year

0 375 750 1,500

Feet

EMH&T

Engineers • Surveyors • Planners • Scientists

6500 New Albany Road, Columbus, OH 43204

Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

Date: MARCH, 2020

Scale: 1" = 750'

Job No: 2019-0016

Sheet: 1 of 1

Attachment: Proposal - 2020 Reynoldsburg Sewer Inspection and Cleaning, 1.22.19 (25-2020 - 2020 Sewer Inspection & Cleaning)

Packet Pg. 121

Street/Stormwater Department**Keith Kundtz****614-322-5800 Phone****ORDINANCE REQUEST**

DATE: **March 23, 2020**

TO: **Public Service and Transportation Committee**

RE: **ODOT WINTER SALT CONTRACT FOR 2020/2021**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

We need to pass this as an emergency for ODOT to receive the participation agreement before the April 24th 2020 deadline. This agreement was just sent to us on March 13th 2020. This Ordinance is being passed as a one read ordinance, in case Council is unable to meet April 13th.

**AN ORDINANCE AUTHORIZING PARTICIPATION IN ODOT ROAD SALT
PURCHASING CONTRACT FOR 2020-2021**

WHEREAS, the City of Reynoldsburg, Franklin County (hereinafter referred to as the “Political Subdivision”) hereby submits this written agreement to participate in the Ohio Department of Transportation’s (ODOT) annual road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT’s signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and

Street/Stormwater Department

Keith Kundtz

614-322-5800 Phone

- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision's participation in the road salt contract; and
- d. The Political Subdivision hereby requests through this participation agreement a total of seven hundred (700) tons of Sodium Chloride (road salt) of which the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its electronically submitted salt quantities from its awarded salt supplier during the contract's effective period; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Friday, April 24 by 12:00 p.m. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: Contracts.Purchasing@dot.ohio.gov <mailto:Contracts.Purchasing@dot.ohio.gov> by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, COUNTIES OF FRANKLIN, LICKING, and FAIRFIELD, STATE OF OHIO that:

SECTION 1. That the Mayor hereby is granted authority in the name of the City of Reynoldsburg to participate in the Ohio Department of Transportation Winter Contract (202-20201), and that funding has been authorized in the 2020 Budget.

SECTION 2. That the Mayor is hereby authorized to agree in the name of the City of Reynoldsburg to be bound by all terms and conditions as the Director of Transportation prescribes.

Street/Stormwater Department

Keith Kundtz

614-322-5800 Phone

SECTION 3. That the Mayor is hereby authorized to agree in the name of the City of Reynoldsburg to directly pay vendors, under each such contract of the Ohio Department of Transportation in which the City of Reynoldsburg participates, for items it receives pursuant to the contract.

SECTION 4. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government, as the agreement is due back to ODOT before April 24, 2020; wherefore upon adoption by Council, this Ordinance shall be in effect immediately upon signature by the Mayor.

City Auditor's Office

Stephen Cicak

7232 E. Main Street

Reynoldsburg OHIO 43068

614/322-6858 Phone

ORDINANCE REQUEST

DATE: **March 23, 2020**

TO: **Finance and Administration Committee**

RE: Appropriating Unencumbered Balances from 2019

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
-------------------------	--------------------------	----------------------------

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

An Ordinance Appropriating Unencumbered Balances as of December 31, 2019, in Various Police Special Revenue Funds; and Providing that Revenues for Funds Received During 2020 be Accepted

Section 1: That the unencumbered balances as of December 31, 2019, in various Police Special Revenue Funds be appropriated to the proper associated accounts in the following manner:

\$84,167.33 from the unappropriated Law Enforcement Fund (290) be appropriated to account **290.111.5529 Miscellaneous Distributions Law Enforcement Fund.**

\$16,656.54 from the unappropriated Law Enforcement Fund (290) be appropriated to account **290.111.5921 Immobilization Expenses Law Enforcement Fund.**

\$47,943.74 from the unappropriated Drug Enforcement Fund (291) be appropriated to **291.111.5529 Miscellaneous Distributions Drug Enforcement Fund.**

\$4,376.00 from the unappropriated Safety Belt Program Fund (292) be appropriated to **292.111.5529 Miscellaneous Distributions Safety Belt Program Fund.**

\$16,469.19 from the unappropriated DUI/ Education/ Enforcement Fund (293) be appropriated to **293.111.5529 Miscellaneous Distributions DUI/Education/Enforcement Fund.**

City Auditor's Office

Stephen Cicak

7232 E. Main Street

Reynoldsburg OHIO 43068

614/322-6858 Phone

\$87,891.85 from the unappropriated Federal Forfeiture Fund (294) be appropriated to
294.111.5529 Miscellaneous Distributions Federal Forfeiture Fund.

\$57,121.76 from the unappropriated Law Enforcement Asst. Fund (295) be appropriated to
295.111.5529 Miscellaneous Distributions Law Enforcement Asst. Fund.

Section 2. That any revenues received by the City for the various funds referred to in Section 1, during the year 2019, shall be credited to the proper funds, to appropriate when requested by the Administration and approved by City Council.

SECTION 3. That this Ordinance is deemed to be an emergency measure necessary for the financial needs of the City's government. Wherefore upon adoption by Council, this Ordinance shall be in effect immediately upon signature of the Mayor.

Clerk of Council**Mollie Prasher****7232 East Main Street****Reynoldsburg OH 43068****614-322-6836 Phone****ORDINANCE REQUEST**

DATE: **March 23, 2020**

TO: **Development, Parks and Recreation Committee**

RE: **Annexation of City Owned Property at 1140 Waggoner Road**

Approval:

Skipped Joe Begeny	Skipped Chris Shook	Stephen Cicak
-----------------------	------------------------	---------------

As the property adjacent to Quarry Park at 1140 Waggoner Road has been purchased by the City of Reynoldsburg, it now needs to be annexed into the City proper. This legislation initiates that annexation process.

**AN ORDINANCE CONSENTING TO THE ANNEXATION OF CERTAIN REAL
PROPERTY LOCATED AT 1140 WAGGONER ROAD IN TRURO TOWNSHIP,
OWNED BY THE CITY OF REYNOLDSBURG**

WHEREAS, the City of Reynoldsburg (the "Property Owner"), is the owner of approximately 0.9 acres of located at 1140 Waggoner Road, being more fully described in Exhibit "A" of the Petition for Municipal Annexation (the "Annexation Petition") attached hereto and incorporated herein (collectively, the "Property"); and

WHEREAS, the Property is located outside of the corporate limits of any municipality, but is adjacent and contiguous to the corporate limits of the City of Reynoldsburg ("City"); and

WHEREAS, the Property Owner desires to obtain services from the City, and the City desires to provide such services; and

WHEREAS, the Property Owner desires to obtain the zoning necessary to support the existing use of the Property; and

Clerk of Council

Mollie Prasher

7232 East Main Street

Reynoldsburg OH 43068

614-322-6836 Phone

WHEREAS, the City desires to annex the Property in order to serve and to assist in the development of the Property for the benefit of its citizens and residents; and

WHEREAS, the City, after due and careful consideration, has concluded that the annexation, zoning, development, and use of the Property as contemplated by the Annexation Petition is consistent with the City's plans and goals for the future development of Reynoldsburg and accordingly is in the best interests of the citizens and residents of the City.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Reynoldsburg, Franklin County, State of Ohio that:

Section 1: The City of Reynoldsburg hereby consents to the proposed annexation, and will make available services upon annexation in accordance with the Reynoldsburg Codified Ordinances and existing administrative regulations.

Section 2: Once the Property is annexed and becomes subject to City of Reynoldsburg zoning ordinances, and if the City of Reynoldsburg zoning ordinances permit uses on the Property that are determined by the City to be clearly incompatible with the uses permitted under current Truro Township zoning regulations applicable to adjacent land remaining within Truro Township, the City of Reynoldsburg will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed Property to provide a buffer separating the use of the annexed Property and any adjacent land remaining within Truro Township.

Section 3: That upon adoption by Council, this ordinance shall be in effect following the signature by the Mayor.

DO NOT DETACH

 Instrument Number: 202002140022836 Recorded Date: 02/14/2020 9:10:12 AM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov		
		Return To (Box): AMERITITLE BOX
Transaction Number: T20200011916 Document Type: DEED Document Page Count: 3		
Submitted By (Walk-In): AMERITITLE - DOWNTOWN		
		Box
First Grantor: DE MARCO LLC		First Grantee: REYNOLDSBURG CITY OF
Fees: Document Recording Fee: \$34.00 Additional Pages Fee: \$8.00 Total Fees: \$42.00 Amount Paid: \$42.00 Amount Due: \$0.00		Instrument Number: 202002140022836 Recorded Date: 02/14/2020 9:10:12 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

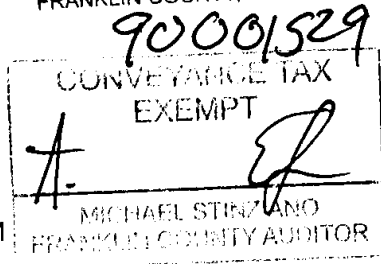
If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Attachment: 07-20 Purchase of Waggoner Road Property Exhibit (32-2020 : Annexation of 1140 Waggoner Road)

TRANSFERRED

FEB 13 2020

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIOAmeriTitle Box
R2001006OAM**GENERAL WARRANTY DEED**
(By a Limited Liability Company)

DE Marco LLC, an Ohio limited liability company, (Grantor), for valuable consideration paid, grants with General Warranty Covenants, to The City of Reynoldsburg, Ohio (Grantee), whose tax mailing address is 7232 E. Main St, Reynoldsburg, Ohio 43068, the following REAL PROPERTY:

For APN/Parcel ID(s): 263-000178-00

Situating in the Township of Truro, County of Franklin and State of Ohio:

Being part of One-half (1/2) Section 8, East Township No. 16, Range No. 20, Refugee Lands, and being Four (4) acres off of the North side of a tract of land as described in Deed Book 352, Page 245, said Four (4) acres more particularly described as follows:

Beginning in the center of Graham Road where it is intersected by the center line of the Forresters Lane;

Thence East in the center of said Lane, 52 1/2 rods to the Northwest corner of James Maxwell's lands;

Thence South on the West side of James Maxwell's land 201 feet and One inch to an iron pin;

Thence West on a line parallel with the center line of Forresters Lane 52 1/2 rods to the center of said Graham Road; passing an iron stake on the East side of said Graham Road;

Thence North with the center of said Graham Road to the place of beginning, containing Four (4) acres of land, excepting, however, being a strip of land 100.00 feet in width off of the entire South side of a 4.0 acre (plus or minus) tract conveyed to Dorothy Amrine by Junmaie Barton, as described and of record in Deed Book 17874, Page 443, Recorder's Office, Franklin County, Ohio, said 100.00 foot strip of land extending from the center line of Waggoner Road, Easterly to the West line of the Maxwell Land (now owned by Joseph H. and Mabel Hamilton) and containing 2.0 acres.

Excepting therefrom following:

Situating in the Township of Truro, County of Franklin, and State of Ohio:

Being located in Half Section 8, Township 16, Range 20, Refugee Lands and being part of the 2.0 acre tract conveyed Claude A., Jr. and Barbara C. Williams, by deed of record in Deed Book 2369, Page 94, all references being to record in the Records office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin found in the centerline of Waggoner Road at the Northwesterly corner of said Claude A., Jr. and Barbara C. Williams 2.0 acre tract the Southwesterly corner of the Elias Z. and Maria Vlaar 0.753 acre tract of record in Deed Book 3625, Page 250.

Thence South 86 deg. 15' 00" East, along the Southerly line of said Elias Z. and Maria Vlaar 0.753 acre tract and the Southerly line of the Peter N. Cenci. Mary Jane Cenci and Robert G. Newport 5.667 acre tract of record in Official Record 18523H17 (passing an iron pin at 283.72 feet), a distance of 333.72 foot to a point;

Thence South 84 deg. 21' 40" West, a distance of 50.56 feet to a point;

Thence North 86 deg. 15' 00" West crossing the Claude A., Jr. and Barbara C. Williams 2.0 acre tract, being 8.25 feet Southerly, as measured at right angles and parallel with the Northerly Line of said 2.0 acre tract, a distance of 284.00 feet to a PK Nail set in the centerline of Waggoner Road;

GENERAL WARRANTY DEED
(By a Limited Liability Company)
(continued)

Thence North 4 deg. 53' 30" East, along the centerline of Waggoner Road, a distance of 8.25 feet to the point of beginning, containing 0.059 acre, more or less.

Subject, however, to all legal rights-of-ways and/or easement, if any, of previous record.

Bearings contained herein are based on the same meridian as the Easterly line of Half Section 8 (South 4 deg. 00' 45" West), of record in Official Record 18523H17.

1140 Waggoner Road
Reynoldsburg, Ohio 43068

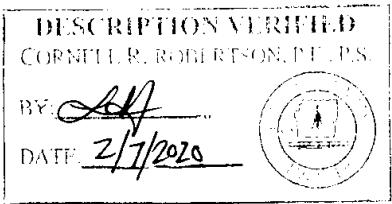
PPN: 263-000178-00

Tax Parcel No.: 263-000178-00
Property Address: 1140 Waggoner Road, Reynoldsburg, OH 43068

Subject to all taxes after date hereof, conditions, restrictions, covenants, legal highways and easement of record, if any.

Prior Instrument Reference: Instrument Number 201802270026365

41 of
(263)
000178



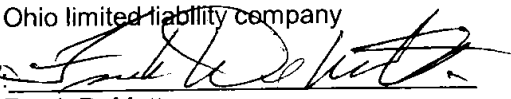
Attachment: 07-20 Purchase of Waggoner Road Property Exhibit (32-2020 : Annexation of 1140 Waggoner Road)

GENERAL WARRANTY DEED
(By a Limited Liability Company)
(continued)

Grantor has caused its name to be subscribed hereto by Frank DeMatteo, being duly authorized by resolution, signed this 30th day of January, 2020.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

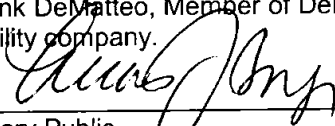
GRANTOR(S):

DE Marco LLC
an Ohio limited liability company
BY 
Frank DeMatteo
Member

State of Ohio,

County of Franklin :ss

The foregoing instrument was acknowledged before me this 30 of January, 2020 by Frank DeMatteo, Member of DeMarco LLC, an Ohio limited liability company, on behalf of said limited liability company.


Notary Public
My Commission Expires:

(SEAL)



This instrument was prepared by:
Lisa Berger, Esq.
150 E. Main St., Suite 1A
Columbus, OH 43215

Attachment: 07-20 Purchase of Waggoner Road Property Exhibit (32-2020 : Annexation of 1140 Waggoner Road)

Parks & Recreation Dept.**Donna Bauman****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6879 Phone****ORDINANCE REQUEST****DATE: March 23, 2020****TO: Development, Parks and Recreation Committee****RE: Authorization to Purchase a 15 Passenger Van for the Senior Center**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
-------------------------	--------------------------	----------------------------

Authorize the Mayor to enter into contract with Bus Service Inc., 8120 Howe Industrial Parkway, Canal Winchester, OH 43110, for the purchase of one (1) 2020 Starcraft 15 passenger van for a price not to exceed \$60,000.

Requesting that \$60,000 from the un-appropriated 285 fund be appropriated into fund 285.000.5639.0001 Endowments

In 2018 and 2019 the Reynoldsburg Senior Center received a bequeath from a former member. The will stipulated that the funds were to be used for the Senior Center and its members.

No tax dollars are going towards the purchase of this van.

*Request waiving competitive bidding as this is a specialized mode of transportation. The Parks and Recreation Department requested quotes and two companies submitted quotes; please see attached. The Parks and Recreation Department request the purchase be from Bus Service Inc., as they are the service provider to the other company that submitted a quote. They are also located in Central Ohio.

Parks & Recreation Dept.

Donna Bauman

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6879 Phone

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE A 2020 STARCRAFT FIFTEEN PASSENGER VAN FOR THE SENIOR CENTER, WAIVE THE COMPETITIVE BIDDING PROCESS, AND APPROPRIATING FUNDS

WHEREAS, the Parks and Recreation Department requests to purchase a 2020 Starcraft fifteen passenger van using an anonymous bequest received in 2018 and 2019 from a former member; and

WHEREAS, the member's will stipulated that the funds were to be used for the Senior Center and its members; and

WHEREAS, the Parks and Recreation Department sought bids from two vendors and request the Council approve the purchase from Bus Service at that vendor's vehicle more closely meets the needs of the Senior Center, not exceeding \$60,000.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG

SECTION 1. That the Mayor be and is hereby authorized to purchase from Bus Service Inc., 2020 Starcraft fifteen passenger van for a total cost not to exceed sixty thousand dollars (\$60,000).

SECTION 2. That an amount of sixty thousand dollars (\$60,000.00) be unappropriated from the 285 Endowments Fund and be appropriate to 285.000.5639.0001.

SECTION 4. Upon adoption by Council, this Ordinance shall be in effect thirty days following the signature by the Mayor.

1/27/2020

Brad Palmer p 419.836.2835
bpalmer@tescobus.com f 419.836.8460

6401 Seaman Rd. www.tescobus.com
P.O. Box 167230 419.836.2835
Oregon OH 43616-7230

City of Reynoldsburg

1615 Truro Ave
Reynoldsburg OH 43068-2519

Brian McGuire
614-322-4510
BMcGuire@ci.reynoldsburg.oh.us

Qty: 1



Picture is from a similar vehicle

2020 StarTrans Candidate II with a 2020 Ford Transit 14 passenger & driver

Engine: 3.5L PFDI
Wheelbase: 138
GVWR: 10360

Standard Chassis Equipment

Medium height roof
3.5L V6 gasoline engine, 10,360 GVWR
6-speed SelectShift with overdrive transmission
Brakes - 4-wheel disc with ABS
Heavy duty alternator
25 gallon fuel tank capacity
Cruise control
AM/FM stereo with 6 speakers
Windows all around
Black grille
Sliding passenger side door
Halogen headlamps
AdvanceTrac with Roll Stability Control
16" silver steel wheels with hubcaps
Side-wind stabilization
SOS Post-Crash Alert System

Standard Body Equipment

Fully welded aluminized steel cage construction
Laminated sidewall structure meeting all applicable FMVSS requirements
10" ground to first step at entry door
109" overall exterior height (depending on options)
"Super Starview" drivers visibility window in front of entry door
Electric actuated passenger entry door with full length glass
36" high x 36" wide high upper double T-Slider tempered tinted windows
Black powder coated steel rear bumper
Rear mud flaps
Pre-painted white galvanized steel sidewalls and skirts
Fiberglass front and rear cap
One-piece seamless FRP roof

Breakaway rearview mirrors with built-in convex
Drip rail over all windows and passenger door openings
LED front and rear marker lights
LED stop, tail and turn signal lights including back up lights
81" interior width
76" interior floor to ceiling height
Welded floor and wall seat track for flexible seating
Black slip resistant floor covering
5/8" plywood flooring
Ceiling and rear wall fabric for sound abatement
FRP sidewalls
White step nosing
1.25" left hand vertical passenger assist rail at entry door
Printed circuit board w/automotive type fuses & LED trouble shooting light
Back-up Camera System w/7" Rearview Monitor/Mirror Combo
5 Year 100,000 Mile Forest River Warranty

Body and Chassis Standard Equipment is subject to change without notice and may be replaced by Options Included on next page.

Attachment: TESCO Senior Van (33-2020 : Purchase Van for the Senior Center)

1/27/2020

Brad Palmer p 419.836.2835
bpalmer@tescobus.com f 419.836.8460

6401 Seaman Rd. www.tescobus.com
P.O. Box 167230 419.836.2835
Oregon OH 43616-7230

City of Reynoldsburg

1615 Truro Ave
Reynoldsburg OH 43068-2519

Brian McGuire
614-322-4510
BMcGuire@ci.reynoldsburg.oh.us

Options Included

Chassis

Valve Stem Extender Inner Dual Rear Wheel, Pair
Stainless Steel Wheel Insert, Set of 4 (2 front & 2 rear) Ford Transit

Doors/ Hatch / Windows

Passenger Door 36" Rough Opening (Standard)
Exterior Passenger Entrance Door Key
Passenger Door - Electric (Standard)

Electrical

Jensen JHD36AB AM/FM/CD/Clock Blue Tooth/USB Enabled, 4 Spkrs,...
Note: Mount Two of the Speakers in Front Bulkhead

Exterior

LED Rear Center Mount Brake Light, Rectangular

Heaters

Insulate Heater Hoses
Hot Water Heater, 65K BTU Floor Mounted 3 Speed, Low Profile

Interior

Stanchion and Modesty Panel Behind Driver
1 1/4" Grab Rail Parallel to Entrance Steps (Both sides)
Overhead Luggage Rack - Both Sides
Wrap Luggage Racks in Gray Vinyl ILO Standard Gray Carpet
FRP on Ceiling, Grey
Gerflor Sirius NT (#6782 Dune)
FRP on Rearwall, Grey

Passenger Seat Fabrics

(14) Passenger Seat Cover - Level 4

Safety Options

16 Unit First Aid Kit
Interior Flat Mirror, 6" x 16"
5 Lb Fire Extinguisher

White "Standee" Line
Back-Up Alarm SAE Type C 97 db(A)
Emergency Triangle Kit

Seat Options

(6) Black US Armrest, Each (Aisle)
(9) Recliner, Per Person
(14) Seat Belt, Freedman USR Retractable (Per Person) ** N/A Double...

Seating - Passenger Std. Rigid Seats

High Back Freedman Seats (5) 15" Rear Row
(3) High Back Double Seat
(3) High Back Single Seat

Trans/Air Dual Comp A/C Options

TA 733 Super 70K - TA73 Evap, SMC3L Cond, 10 C.I.D. Comp Transit...

Attachment: TESCO Senior Van (33-2020 : Purchase Van for the Senior Center)

Terms: COD 10% Deposit Required
Valid For: 30 Days
Delivery: 60 to 90 Days ARC

Unit Price	\$66,882.00
Mobility Rebate	(\$0.00)
Rebate Vizient# 3475143-RHO2	(\$1,810.00)
Discount	(\$3,500.00)
Delivery	Included

Unit Total \$61,572.00

Ext. Total	\$61,572.00
Trade-in(s)	\$0.00
Net Total	\$61,572.00



Sales Rep.

Purchaser

Fed Tax ID #

1/27/2020

Brad Palmer p 419.836.2835
bpalmer@tescobus.com f 419.836.8460

6401 Seaman Rd. www.tescobus.com
P.O. Box 167230 419.836.2835
Oregon OH 43616-7230

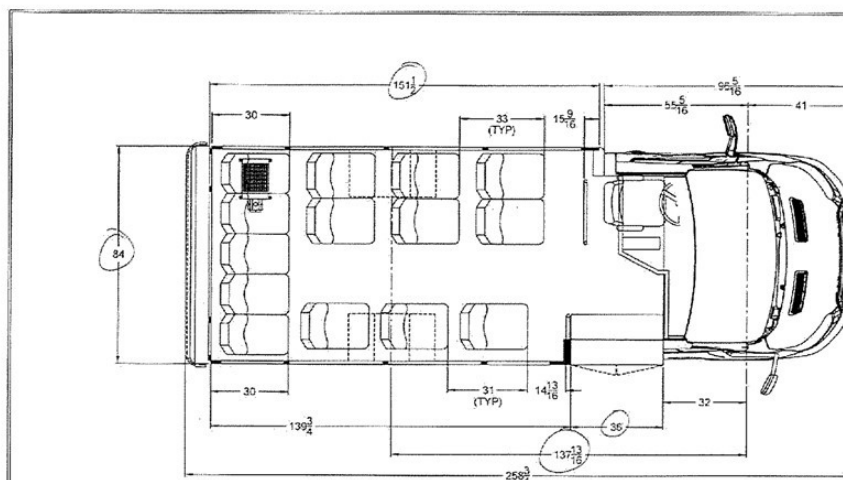
City of Reynoldsburg

1615 Truro Ave
Reynoldsburg OH 43068-2519

Brian McGuire
614-322-4510
BMcGuire@ci.reynoldsburg.oh.us

Trades

Floorplan



96811-96812CT

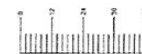
DEALER APPROVAL

☐ APPROVED

CUSTOMER SIGNATURE

NOTE: SHOWN WITH MID-RISE SEAT
TRANSIT 138 150 227
THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY
A WEIGHT ANALYSIS HAS NOT YET BEEN PERFORMED.
FINAL APPROVAL WITH A WEIGHT ANALYSIS IS REQUIRED UPON RECEIPT OF A
COMPLETED ORDER WITH ALL OPTIONS SHOWN.
OPTIONAL EQUIPMENT MAY BE SHOWN.
THE SALES ORDER PLACED INDICATES ACTUAL OPTION CONTENT

SCALE
IN INCHES



THIS DRAWING AND THE INFORMATION THEREON ARE THE
EXCLUSIVE PROPERTY OF STARTRANS BUS, A DIVISION OF
FOREST RIVER. IT SHALL NOT BE COPIED OR REPRODUCED IN
ANY MANNER, NOR SHALL IT BE SUBMITTED TO OUTSIDE
PARTIES FOR EXAMINATION WITHOUT OUR WRITTEN
CONSENT. IT IS LOANED FOR USE WITH REFERENCE TO
STARTRANS CONTRACT WITH OR PROPOSAL SUBMITTED
TO STARTRANS BUS, A DIVISION OF FOREST RIVER.

DESCRIPTION OF CHANGE	BY	CHK	DATE	ECN No

WOOD	OTHER	DATE	TITLE
1/8"	1/16"	TAC	14 PASS 138 150 227 TRANSIT
1"	1/2"	DATE	14 PASS 138 150 USA



Bus Service Inc.
3153 Lamb Ave
Columbus, OH 43219
614-471-2877
www.buyabus.net

13.b.b

Buyers Agreement

Customer	Contact	Ship to Address
City of Reynoldsburg 7232 East Main St Reynoldsburg, OH 43068	Donna Bauman	City of Reynoldsburg 7232 East Main St Reynoldsburg, OH 43068

2020 Starcraft

Vin #	TBD	Quote #:	DP12420
Model Year:	2020	Delivery Time:	TBD
Graphic:	Custom	Representative:	Dane Patterson
Seat Material:	TBD	Phone/Email:	614-332-8546 / dane@buyabus.net

STANDARD EXTERIOR AND INTERIOR FEATURES AND ITEMS

ALTOONA 7 Year / 200,000 Mile Durability Test	80" Interior Height (76" with Raised Floor)
Fully Welded Steel Cage Construction Meeting All FMVSS Requirements	93" Interior Width
"Starview" Drivers Visibility Window in Front	Floor and Wall Seat Track for Seating Flexibility
Front Entry Door w/ Full Length Glass	Anti-Slip Flooring
White Safety Edging at Entryway	5/8" Exterior Grade Plywood Flooring
Electric Actuated Passenger Entry Door With Full Length Glass	Ceiling and Rear Wall Fabric for Sound Abatement
Full 12" Deep Step with Low Riser Heights	Fiberglass Reinforced Sidewalls for Ease of Cleaning
Safety Glass Windows with Deep Tint	Entryway Assist Grab Bar
Black Powder Coated Rear Bumper	Printed Circuit Electrical Board with LED Troubleshooting Light
Rear Mud Flaps	Function Coded and Number Coded Wiring
One Piece Fiberglass Rear Cap	Entry Door LED StepWell Lights
Aerodynamic Fiberglass Front Cap	LED Interior Dome Lights
Pre-Painted White Aluminum Sidewall, Rear Wall and Skirt Panels	LED Dome Light above Driver
Flat Sidewall Construction for Maximum Interior Space	Entryway Modesty Panel
One Piece Seamless Fiberglass Reinforced Roof	Instrument Controls Within Drivers Reach
Breakaway Rearview Mirrors with Built In Convex	Lighted Accessory Switch Panel
Sealed LED Stop, Tail, Turn and Backup Lights	Emergency Exit Windows
Sealed LED Clearance Lights and License Plate Light	Easily Removeable Interior Panels for Access
Sealed LED Entry Way Light	Pre-Wired Switch Panel for Custom Add-Ons
Full Underbody Rustproofing	Driveshaft Guards
Fully Insulated Walls & Ceiling	Rain Gutters Over Windows

STANDARD CHASSIS EQUIPMENT AND FEATURES

Full OEM Factory Transferable Warranty	14,000 BTU Dash Air Conditioning
Electronic Automatic Transmission	Tilt Steering
Transmission Oil Cooler	Cruise Control
Front and Rear Disc Brakes with Full ABS	Intermittent Wipers
LT225/75R16E All Season Tires	Chrome Package
Dual 1300 CCA Batteries	Engine Block Heater
Heavy Duty Alternator 225 AMP	Full Dash Instrumentation

Attachment: BSI Senior Van (33-2020 : Purchase Van for the Senior Center)





Bus Service Inc.
3153 Lamb Ave
Columbus, OH 43219
614-471-2877
www.buyabus.net

13.b.b

Buyers Agreement

	Qty	
STARCRAFT BUS	1	
5 Year / 100,000 Mile Forest River Bus Warranty	1	
STARLITE - TRANSIT 350 HD	1	
Starlite 20 138" WB Transit350 3.5L EcoBoost® Gasoline Engine	1	Included
SIDEWALL / REARWALL / CEILING	1	
Grey Padded Vinyl Interior	1	Included
VEHICLE FLOORING	1	
Altro Meta Storm Anti-Slip Flooring	1	Included
EXTERIOR	1	
Fiberglass Sidewalls - Aluminum Skirts	1	Included
CHASSIS	1	
Stainless Steel Wheel Inserts	1	Included
Valve Stem Extenders Inner Dual Rear Wheel	1	Included
ENVIRONMENTAL CONTROL	1	
Trans/Air 45k btu Air-Conditioning System	1	Included
REAR (AUXILIARY) HEATING	1	
Rear Passenger Cabin Heater - 35K BTU	1	Included
ELECTRICAL ADDITIONS	1	
Intermotive Flex Tech Electrical System	1	Included
Wiring Diagram "AS BUILT" on USB Flash Drive	1	Included
EXTERIOR LIGHTS	1	
Surface Mount LED Entry Door Exterior Light	1	Included
INTERIOR LIGHTS	1	
Door Activated Interior Lights	1	Included
AUDIO / VISUAL	1	
Deluxe AM/FM/CD With Clock & 4 Speakers	1	Included
DOORS / WINDOWS / ROOF HATCHES	1	
Electric Passenger Entry Door	1	Included
SAFETY OPTIONS	1	
5 lb Fire Extinguisher	1	Included
16 Unit First Aid Kit	1	Included
Emergency Triangle Kit	1	Included
Back-Up Alarm SAE Type C 97 db(A) Ecco 510	1	Included
ROSCO STSK4750 Back-Up Camera System w/ 7" Rearview Monitor / Mirror Combo	1	Included
White "Standee" Line	1	Included
Decal - Please Stand Behind White/Yellow Line When Vehicle is in Motion	1	Included
GRAB RAILS / STANCHIONS / PANELS	1	
1 1/4" Dual Entry Grab Rails Parallel to Entrance Steps	1	Included
Stanchion and Modesty Panel at Entry Door	1	Included
DRIVER SEAT FABRIC	1	

Attachment: BSI Senior Van (33-2020 : Purchase Van for the Senior Center)





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13.b.b

Buyers Agreement

Driver Seat Cover - Level 1 Newport Vinyl; Oxen Vinyl; Olefin	1	Included
Re-Upholster OEM Driver or Co-Pilot	1	Included
PASSENGER SEATING	1	
Mid High Double Seat	3	Included
Mid High Single Seat	3	Included
Mid High Freedman Seats, (5) 15" Rear Row	1	Included
PASSENGER SEAT FABRICS	1	
Seat Cover - Level 1 Newport Vinyl; Oxen Vinyl; Olefin	14	Included
SEATING OPTIONS	1	
Black US Armrests on Aisle Seats	6	Included
SEAT BELTS	1	
Non-Retractable Seat Belts	14	Included
POPULAR OPTIONS (<u>not included in price below</u>)	1	
Custom Graphic Package	1	\$1,500.00
Remote Keyless Entry	1	\$250.00

Attachment: BSI Senior Van (33-2020 : Purchase Van for the Senior Center)



Bus Service Inc.
3153 Lamb Ave
Columbus, OH 43219
614-471-2877
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13.b.b

Buyers Agreement

TERMS AND CONDITIONS

Terms: Due Upon Receipt

Deposit: 10% Down Payment Due at Signing

Quote Valid For: 30 Days from Date

This Agreement is Confidential and not Subject to Distribution

Unit Price: \$68,015.00

2020 OH GPC Incentive (\$7,575.00)

Accessibility Rebate (\$1,000.00)

Options: \$0.00

Delivery: \$0.00

Sales Tax: \$0.00

Unit Total: \$59,440.00

Customer Signature _____ Date _____

Printed Name _____

Quantity: 1

Net Due: \$59,440.00

By Signing this Contract the Signer understands this contract is legal and binding by law and that this order cannot be cancelled.

Attachment: BSI Senior Van (33-2020 : Purchase Van for the Senior Center)

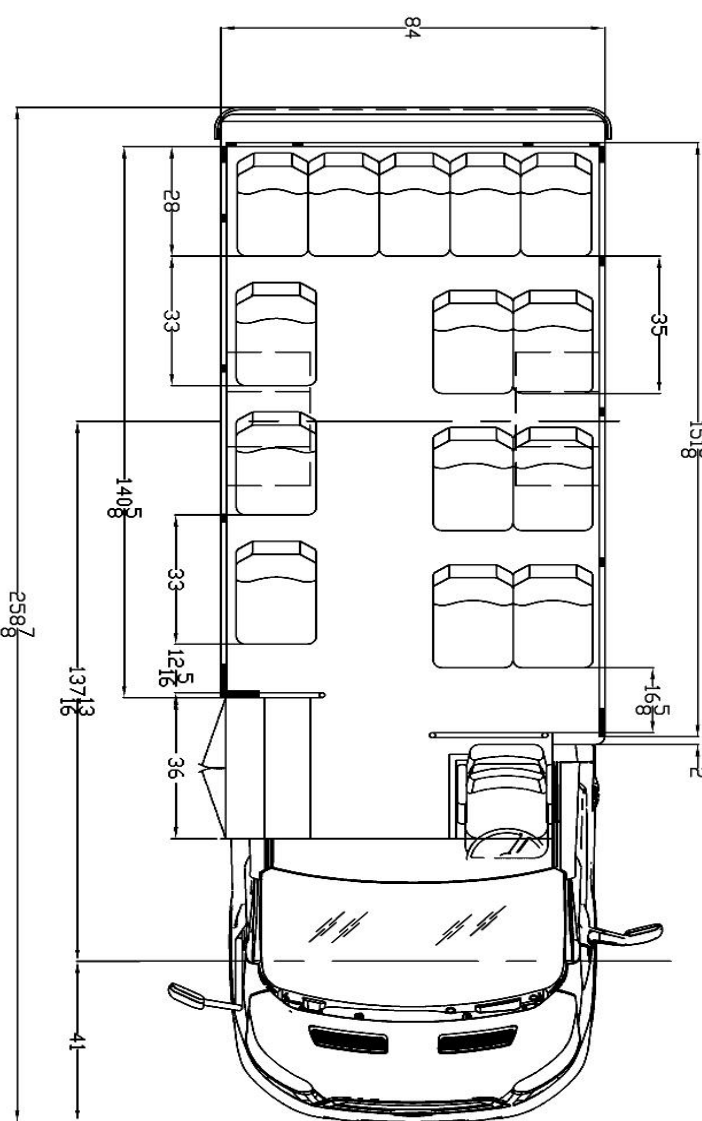


FloorPlan

DEALER APPROVAL

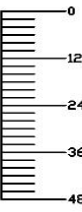
☐ APPROVED

CUSTOMER SIGNATURE



NOTE: SHOWN WITH MID HI FREEDMAN SEATS
TRANSIT 10,360 GVWR
THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY.
A WEIGHT ANALYSIS HAS NOT YET BEEN PERFORMED.
FINAL APPROVAL WITH A WEIGHT ANALYSIS IS REQUIRED UPON
RECEIPT OF A COMPLETED ORDER WITH ALL OPTIONS SHOWN.
OPTIONAL EQUIPMENT MAY BE SHOWN.
THE SALES ORDER PLACED DICTATES ACTUAL OPTION CONTENT.

SCALE IN INCHES



STARCRRAFT BUS
a division of Forest River, Inc.

AMERICA'S #1
SEATTLE BUS
MANUFACTURER

REV	DESCRIPTION OF CHANGE	BY	CHK	DATE	ECN No.	± 1"	± 1/2"	DWG No.
								14 PASS 138 150 USA

Development Department

Andrew Bowsher
7232 E. Main Street
Reynoldsburg OHIO 43068
614-322-6831 Phone

ORDINANCE REQUEST

DATE: **March 23, 2020**

TO: **Public Service and Transportation Committee**

RE: **EMH&T to conduct surveying, design engineering & bidding for East Main Street between Davidson Drive and Jackson Street**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
-------------------------	--------------------------	----------------------------

EMH&T will provide survey, engineering design and assistance with bidding for the East Main Street improvements between Davidson Drive and Jackson Street. The proposed improvements includes a full depth reclamation of the existing pavement section; preparing East Main for ODOT, widening the sidewalks, creating pedestrian mobility, decorative street lighting, stormwater management, the addition of street trees, and on-street parking

Requesting \$408,065.00 be unappropriated from Project Traffic Signal 410.000.0169.5659 (Ordinance 101-19) and appropriating to 410.000.0170.5659 - East Main Street Improvements.

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT
 WITH EMH&T FOR THE SURVEY, DESIGN, AND BIDDING FOR ROADWAY
 IMPROVEMENTS TO EAST MAIN STREET AND APPROPRIATING FUNDS
 THEREFORE**

WHEREAS, with the upcoming ODOT project to mill and pave East Main Street, the City of Reynoldsburg wants to complete other necessary infrastructure and City beautification projects along East Main Street; and

WHEREAS, these projects would include a full depth reclamation of the existing pavement

Development Department

Andrew Bowsher

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6831 Phone

section, preparing East Main Street for ODOT, widening the sidewalks, creating pedestrian mobility, decorative street lighting, stormwater management, adding street trees and on-street parking..

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor be and is hereby authorized to enter into contract with EMH&T, in the amount of \$408,065.00 for surveying, design and bidding processes for the East Main Street roadway improvement projects.

SECTION 2. Requesting \$408,065.00 be unappropriated from Project Traffic Signal 410.000.0169.5659 (**Ordinance 101-19**) and appropriating to 410.000.0170.5659 - East Main Street Improvements.

SECTION 3. Upon adoption by Council, this Ordinance shall be in effect thirty days following the signature by the Mayor.



Engineers, Surveyors, Planners, Scientists

January 13, 2020

Mr. Andrew Bowsher
 Director of Development
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, OH 43068

Subject: East Main Street, Phase 1 (Davidson Drive to Jackson Street)
 Proposal for Survey, Design, and Bidding Services

Dear Mr. Bowsher,

EMH&T is pleased to present a proposal for survey, detailed engineering, and bidding services for the first phase of improvements to East Main Street. This project was the subject of Reynoldsburg's successful Ohio Public Works Commission (OPWC) Round 34 funding application, which will provide \$2,000,000 in grant and loan assistance. This improvement will include the following:

- Roadway resurfacing and spot full depth pavement repairs.
- Full Replacement of curb and sidewalks. Sidewalk replacement will include decorative elements such as brick pavement and/or special concrete finishing.
- Replacement of the 1930's era storm sewer with an upsized and improved storm sewer system. Storm improvements will incorporate rain gardens and/or other water quality features.
- Establish center island medians in certain portions of the corridor.
- Replacement and/or upgrading of the street lighting within the corridor with LED fixtures.
- Installation of new decorative mast arm traffic signals at the intersections with Lancaster Ave. (north leg) and Jackson Street.

The anticipated total project cost for the improvements proposed is approximately \$4,130,000 as outlined in the attached preliminary opinion of probable cost. It is our understanding that this improvement will be funded through a combination of OPWC, Franklin County Infrastructure Bank (FCIB), and local sources.

SCOPE OF SERVICES

EMH&T will provide surveying, engineering, landscape architecture, and bidding services necessary to prepare construction plans and specifications for these improvements. The scope of services will include:

1. Survey
 - a. Survey – Horizontal and vertical control will be established for a basis of design and construction. Topography necessary for the design will be acquired within or directly adjacent to the established right-of-way. Survey will be obtained on the State Plane Coordinate System and NAVD 88 vertical datum. It is anticipated that full survey of the right-of-way corridor will be necessary to fully characterize all of the underground utilities and surface features in the corridor.
 - b. Right-of-Way Determination – We will conduct fieldwork and courthouse research necessary to determine the right-of-way limits within East Main Street to verify that the designed improvements do not encroach on private property without easements or rights of entry.

- c. EMH&T will prepare legal descriptions for necessary easements and/or right of way acquisition. This proposal assumes that approximately 10 legal descriptions will be prepared to support the improvements. If additional survey documentation becomes necessary through the course of design, additional fees may be requested.
- 2. Project Management
 - a. EMH&T will coordinate and lead meetings between the design team, City of Reynoldsburg, and any other projects stakeholders. This will include one project kick-off meeting with a site visit and monthly project coordination meetings throughout the design phase at various decision points or project milestone dates.
 - b. We will develop a project schedule that corresponds to the OPWC requirement for bidding in March of 2021. EMH&T will update the schedule throughout the course of design to reflect current project status prior to each update meeting.
 - c. EMH&T will manage subconsultant's schedules, coordinate their involvement in project meetings, and incorporate their work into the project plans and specifications. It is anticipated that subconsultants will be used for the following:
 - i. Geotechnical Services – GCI, Inc.
 - ii. Landscape Architecture – OHM Advisors
 - iii. Electrical Design – Bill Mess Engineering
 - d. Due to the amount of coordination that will be necessary with the local businesses, it is anticipated that the City would want to host one or two public information meetings. EMH&T will provide and distribute meeting notices, prepare project exhibits/plans for the meetings, and lead project discussions during two public information meetings.
 - e. Staged submittals at the 30%, 60%, and 100% design phase will be prepared and provided to the City, utility companies and any other project stakeholders for comment.
- 3. Roadway Plans and Specifications
 - a. Develop base map using topographic survey, record plan and GIS information to serve as the backbone for detailed design efforts.
 - b. Coordinate with a geotechnical sub-consultant to obtain pavement cores/borings along the project corridor to acquire information relating to the existing pavement composition and subgrade condition. This data will be used by EMH&T in the development of pavement rehabilitation strategies.
 - c. Roadway drawings will be prepared to show the horizontal layout of the roadway improvements. This will include the following:
 - i. Evaluation of turning radii at existing intersections. There are several "tight" intersections along this corridor where vehicles routinely drive over the curb and sidewalk. EMH&T will evaluate these intersections using AutoTurn truck turning templates to determine if geometric improvements to the intersections are needed. The short building setbacks may limit the opportunities to enhance turning movements in the roadway. We will develop exhibits and options for coordination with the City prior to incorporating radii improvements into the plan.
 - ii. Locations of sidewalk improvements and landscape / raingarden areas will be incorporated into the horizontal alignment of the roadway. EMH&T will coordinate with our landscape architecture subconsultant (OHM) on the location and layout of street trees and landscaping.
 - iii. Drive approach replacements, street medians, curb ramp improvements, street light pole locations, and signal infrastructure will be shown in the horizontal alignment.
 - d. Since the roadway is being resurfaced, only minor adjustments to the profile grade will be made. EMH&T will establish curb profile grades for both sides of the roadway. Minor

adjustments will be made to enhance the flow of stormwater to the inlets.

- e. Driveway and intersection details, showing the proposed limits, grades, and drainage patterns will be prepared for each intersecting street and private driveway.
 - f. Roadway cross-sections will be prepared in 50-ft intervals.
 - g. Typical roadway sections, plan details, supplemental project notes and specifications will be prepared.
 - h. Due to the amount of property/business owner coordination required for this improvement, it is anticipated that individual property owner exhibits will be developed to clearly show the improvements in color over an aerial photo background. These color renderings are easier to understand than a plan set and allow owners to see the improvements as they relate to existing site features. EMH&T will prepare these exhibits and participate in meetings with business owners to discuss the improvements and how the project will affect their access. It is anticipated that 20 meetings total will be conducted.
4. Storm Sewer Plans
- a. EMH&T will review existing storm sewer records to identify current storm outfalls and locations of existing sewers within the project corridor.
 - b. We will assess the topography for the project corridor and adjoining parcels and develop a storm sewer tributary area map for the project.
 - c. Storm sewer calculations will be prepared using the rational method to size the proposed storm sewer replacement.
 - d. Stormwater quality calculations will be prepared to determine the required water quality volume and the tributary area map will be used to identify locations and sizing of rain gardens.
 - e. Storm sewer plan and profiles will be included in the plans.
 - f. EMH&T will coordinate with OHM on the development of rain garden details and specifications.
5. Traffic and Lighting Plans
- a. EMH&T will prepare traffic signal plans for new signals the intersections with Lancaster Avenue (north leg) and Jackson Street. The signals will be decorative mast-arm style and will be designed with radar detection, similar to other recent signal improvements in the City.
 - b. The existing street lighting circuit will be inspected and evaluated for reuse on this project. Where existing streetlights are not in conflict with other planned improvements, the foundations will be re-used (if possible) and new LED fixtures will be installed. When existing streetlights are in conflict with improvements, they will be removed and new foundations, conduits, and poles/luminaires will be installed in alternative locations. The final design will incorporate new and existing infrastructure but appear completely new.
 - c. Traffic control plans, which show pavement markings and roadside signage will be prepared and included in the construction documents.
 - d. EMH&T will develop a maintenance of traffic plan, which outlines a procedure for the contractor to maintain two-way traffic during construction.
6. Landscape Architecture (OHM Advisors)
- a. Prepare demolition plans for items within the existing streetscape corridor.
 - b. Prepare preliminary and final layouts for streetscape amenities to include brick pavers, buff-wash walks, rain gardens, crosswalks, concrete drive aprons, street trees, benches, light poles, and gateway features.
 - c. Prepare grading and drainage plans for streetscape corridor.

- d. Prepare planting plans for street trees and rain gardens.
 - e. Select materials and prepare specifications for streetscape and landscape items.
 - f. Prepare graphic renderings for use in public meetings and attend up to 2 public information meetings.
 - g. Prepare preliminary and final cost estimates for streetscape and landscape items.
 - h. Respond to RFIs from bidders on items relating to the streetscape and/or landscape plans
7. Permitting and Utility Coordination
- a. We will prepare a Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent for the City to send to the Ohio EPA.
 - b. It is anticipated ODOT coordination will be required because this project abuts ODOT's Urban Paving project and the ODOT owned bridge over Blacklick Creek is within the project corridor. EMH&T will provide preliminary plans to ODOT and respond to their comments.
 - c. At the various design milestone stages, EMH&T will prepare plan sets for submittal to the private utility companies to confirm the location of their infrastructure and to determine whether or not any conflicts exist between existing utilities and the City's proposed improvements.
 - i. It is assumed that we will send plans to the utility companies three times during design (30%, 60% and 100% plans) and will have up to three utility coordination meeting to discuss any conflicts.
 - ii. We anticipate holding two utility coordination meetings with affected private utility companies to assess impacts, develop utility relocation requirements, and coordinate project schedules.
8. Bidding Services
- a. We will prepare the bidding documents and plan sets necessary to conduct public bidding for the construction of the improvement. It is assumed that we will provide 15 copies of the bid documents to the City. Tasks to be completed in conjunction with the bidding phase will include:
 - i. Bid document preparation
 - ii. Advertisement preparation
 - iii. Issuance of addenda, if necessary
 - iv. Bid tabulation
 - v. Review of bids and formal recommendation of award

The Scope of Services does not include inspection services during the construction phase or any efforts subsequent to the awarding of the Contract. Items specifically not included within the scope of this proposal include: construction inspection, construction administration, land appraisal, private utility relocation design, or environmental permitting. A proposal for construction administration and inspection services will be provided to the City when plans are completed and the project is ready for bidding.

SCHEDULE

We are prepared to begin work identified in this proposal immediately upon receipt of Notice to Proceed. Upon receiving authorization, we will develop a detailed project schedule and conduct a kick-off meeting with the City.

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed the amount shown in the table, below, without prior authorization from the City. Invoices will be submitted monthly and based on the progress of the work and are payable upon receipt.

EMH&T SERVICES FEE SUMMARY

Description	Fee
Task 1: Survey	\$30,390
Task 2: Project Management	\$11,870
Task 3: Roadway Plans and Specifications	\$104,600
Task 4: Storm Sewer Plans	\$22,940
Task 5: Traffic and Lighting Plans	\$73,635
Task 6: Landscape Architecture (OHM Advisors)	\$141,350
Task 7: Permitting and Utility Coordination	\$18,600
Task 8: Bidding Services	\$4,680
TOTAL FEE	\$408,065

These fees will not be exceeded without prior authorization from the City of Reynoldsburg. Should this scope increase to incorporate additional improvements, additional fees may be necessary to cover the cost of professional services.

If this description and estimated fee meet your approval, please authorize with your signature below. Please contact me at (614) 775-4555 if you have any questions.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



Ryan M. Andrews, PE

Acceptance and Authorization to Proceed:**APPROVED – CITY OF REYNOLDSBURG, OHIO**

Authorized Signature

PO Number

Print Name/Date

Copy: Keith Kundtz, City of Reynoldsburg

Attachment: Preliminary Opinions of Probable Cost

ENGINEERS ESTIMATE OF PROBABLE CONSTRUCTION COST

CITY OF REYNOLDSBURG, OHIO
ROADWAY IMPROVEMENTS FOR EAST MAIN STREET, PHASE 1 (RESURFACING)
September 9, 2019

OPWC ELIGIBLE ITEMS

REF NO.	ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	PRICE
FULL DEPTH ROADWAY						
1	201	Clearing and Grubbing	1	L.S.	\$15,000.00	\$15,000.00
2	202	Existing Curb Removed	2,525	L.F.	\$10.00	\$25,250.00
3	202	Existing Driveway Approach Removed	485	S.Y.	\$20.00	\$9,700.00
4	204*	Excavation of Unsuitable Subgrade and Granular Embankment	500	C.Y.	\$100.00	\$50,000.00
5	253	Arterial Full Depth Pavement Repair	1,100	S.Y.	\$125.00	\$137,500.00
6	253	Driveway Permanent Pavement Replacement, Type 3A	20	C.Y.	\$650.00	\$13,000.00
7	253	Driveway Permanent Pavement Replacement, T=8-in Type 3B	20	C.Y.	\$750.00	\$15,000.00
8	259	Permanent Pavement Replacement	900	S.Y.	\$125.00	\$112,500.00
9	452	Commercial Concrete Drive Approach, Class MS, Per R-11 (T=8-in)	420	S.Y.	\$100.00	\$42,000.00
10	605	6-in Underdrain	2,825	L.F.	\$7.50	\$21,187.50
11	609	Combination Curb and Gutter	2,825	L.F.	\$25.00	\$70,625.00
12	609	Curb, Straight 18-in	750	L.F.	\$25.00	\$18,750.00
13	653	Topsoil Furnished and Placed (T=3")	75	C.Y.	\$55.00	\$4,125.00
14	659	Seeding and Mulching	900	S.Y.	\$2.25	\$2,025.00
15	659*	Watering, Per Plan	1	L.S.	\$750.00	\$750.00
16	SPEC	Median	2	Ea.	\$30,000.00	\$60,000.00
FULL DEPTH ROADWAY SUBTOTAL:						\$597,412.50
LESS THAN FULL DEPTH ROADWAY						
17	254	Pavement Planing (D=3.25-in)	9,300	S.Y.	\$3.00	\$27,900.00
18	407	Tack Coat (0.1 Gal / SY)	1,860	Gal.	\$5.00	\$9,300.00
19	441	Asphalt Concrete, Intermediate Course, Type 2, (448) PG 70-22M (T=1.75-in)	455	C.Y.	\$195.00	\$88,725.00
20	441	Asphalt Concrete, Surface Course, Type 1, (448), PG 70-22M, (T=1.50-in)	390	C.Y.	\$195.00	\$76,050.00
FULL DEPTH ROADWAY SUBTOTAL:						\$201,975.00
STREET LIGHTING						
21	202	Demolition/Removal of Existing Street Lights	1	L.S.	\$25,000.00	\$25,000.00
22	1001	Pull Box, Medium Duty, 13"x24"	16	Ea.	\$600.00	\$9,600.00
23	1001	Conduit, 2" Under Sidewalk	3,200	L.F.	\$17.00	\$54,400.00
24	1001*	Conduit, 2" Under Street Pavement	300	L.F.	\$21.00	\$6,300.00
25	1001	Foundation, Reinforced, 4'	32	Ea.	\$800.00	\$25,600.00
26	1001	Post Top Light Pole	32	Ea.	\$1,200.00	\$38,400.00
27	1001	Luminaire, LED, 240 Volt Post top	32	Ea.	\$1,000.00	\$32,000.00
28	1001	Pole to Be Wired, Complete, Anchor Base (Pedestal Base)	32	Ea.	\$400.00	\$12,800.00
29	1001	120/240V Ground Mounted Contol Site, Complete	1	Ea.	\$8,000.00	\$8,000.00
30	1001	Circuit Cable, Three #4 AWG, CU, 5kV	3,500	Ckt. Ft.	\$4.00	\$14,000.00
STREET LIGHTING SUBTOTAL:						\$226,100.00
STORM SEWER						
31	202	Existing Pipe Removed (12-in - 27-in)	1,550	L.F.	\$18.00	\$27,900.00
32	202	Existing Storm Structure Removed	13	Ea.	\$650.00	\$8,450.00
33	604	Curb and Gutter Inlet	18	Ea.	\$2,500.00	\$45,000.00
34	604	Manhole, Type C	9	Ea.	\$3,000.00	\$27,000.00
35	604*	Manhole, Reconstructed to Grade	3	Ea.	\$2,000.00	\$6,000.00
36	604*	Manhole, Adjust to Grade	3	Ea.	\$250.00	\$750.00
37	901	12-in Storm Sewer with Type 1 Bedding and Type A Backfill	400	L.F.	\$80.00	\$32,000.00
38	901	18-in Storm Sewer with Type 1 Bedding and Type A Backfill	525	L.F.	\$90.00	\$47,250.00
39	901	24-in Storm Sewer with Type 1 Bedding and Type A Backfill	550	L.F.	\$115.00	\$63,250.00
40	901	36-in Storm Sewer with Type 1 Bedding and Type A Backfill	300	L.F.	\$150.00	\$45,000.00
41	Spec.	Bioretention Basins	1	L.S.	\$125,000.00	\$125,000.00
STORM SEWER SUBTOTAL:						\$427,600.00
SIDEWALK						
42	202	Concrete Sidewalk and Curb Ramps, Removed and Replaced	18	Ea.	\$1,500.00	\$27,000.00
43	202	Walk Removed	21,650	S.F.	\$2.25	\$48,712.50
44	608	Concrete Walk (T=4-in) with 4-in Aggregate Base, Class S, Buff Wash	9,600	S.F.	\$6.00	\$57,600.00

Attachment: Proposal - East Main Street 1.13.20 (34-2020 : East Main Street Improvements)

ENGINEERS ESTIMATE OF PROBABLE CONSTRUCTION COST

CITY OF REYNOLDSBURG, OHIO

ROADWAY IMPROVEMENTS FOR EAST MAIN STREET, PHASE 1 (RESURFACING)

September 9, 2019

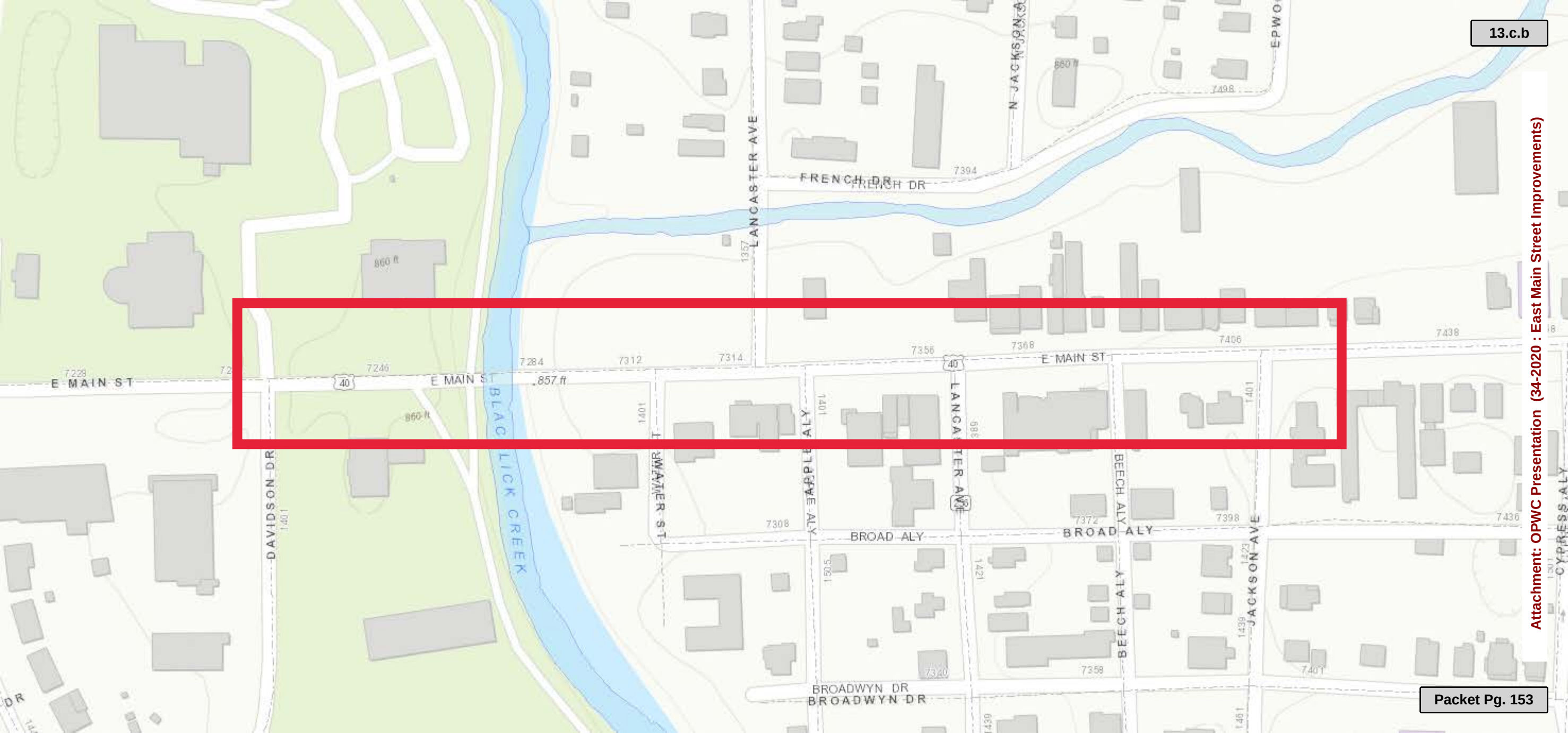
OPWC ELIGIBLE ITEMS

REF NO.	ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	PRICE
45	608	Detectable Warning System, 2-ft x 5-ft, Type E, Red (Per Columbus SS 1551)	18	Ea.	\$250.00	\$4,500.00
46	SPEC	Crosswalk/Median	5,050	S.F.	\$16.00	\$80,800.00
SIDEWALK SUBTOTAL:						\$218,612.50
TRAFFIC SIGNAL						
47	632	Traffic Signal Removal and Replacement	2	Ea.	\$250,000.00	\$500,000.00
48	632	School Flash Sign, Removal and Replacement	25,000	Ea.	\$1.00	\$25,000.00
TRAFFIC SIGNAL SUBTOTAL:						\$525,000.00
GENERAL ITEMS						
49	207	Sedimentation and Erosion Control	1	L.S.	\$20,000.00	\$20,000.00
50	614	Maintenance of Traffic	1	L.S.	\$85,000.00	\$85,000.00
51	615*	Temporary Pavement	125	S.Y.	\$65.00	\$8,125.00
52	632	Construction Layout Staking	1	L.S.	\$20,000.00	\$20,000.00
53	SPEC	OPWC Signs	2	Ea.	\$2,000.00	\$4,000.00
GENERAL ITEMS SUBTOTAL:						\$137,125.00
SUBTOTAL:						\$2,333,825.00
CONSTRUCTION CONTINGENCY AT 10%:						\$233,383.00
CONSTRUCTION TOTAL:						\$2,567,208.00
ENGINEERING FEES - FINAL DESIGN:						\$233,383.00
CONSTRUCTION INSPECTION:						\$233,383.00
RIGHT-OF-WAY / LAND ACQUISITION:						\$50,000.00
TOTAL PROJECT COST:						\$3,083,974.00
Professional Engineer's Signature						

Attachment: Proposal - East Main Street 1.13.20 (34-2020 : East Main Street Improvements)

ENGINEERS ESTIMATE OF PROBABLE CONSTRUCTION COST						
CITY OF REYNOLDSBURG, OHIO						
ROADWAY IMPROVEMENTS FOR EAST MAIN STREET						
September 9, 2019						
ADDITIONAL BID 1						
REF NO.	ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	PRICE
SIDEWALK						
A1-1	SPEC	Clay Brick Pavers - Pedestrian	21,000	S.F.	\$20.00	\$420,000.00
A1-2	SPEC	Limestone Bench	27	Ea.	\$1,000.00	\$27,000.00
A1-3	SPEC	Gateway Feature Column	3	Ea.	\$5,000.00	\$15,000.00
A1-4	SPEC	Paver Edge Restraint	7,200	L.F.	\$15.00	\$108,000.00
SIDEWALK SUBTOTAL:						\$570,000.00
SITE LANDSCAPING						
A1-5	661	Deciduous Tree	46	Ea.	\$700.00	\$32,200.00
A1-6	661	Ornamental Tree	8	Ea.	\$400.00	\$3,200.00
A1-7	661	GI Plantings (Shrubs/grasses)	1,650	S.F.	\$8.00	\$13,200.00
A1-8	661	Groundcover	1,840	S.F.	\$5.00	\$9,200.00
A1-9	661	Perennials/Annuals	1	L.S.	\$6,000.00	\$6,000.00
A1-10	661	Planting Soil Mixture	130	C.Y.	\$60.00	\$7,800.00
A1-11	661	3" Shredded Hardwood Mulch	32	C.Y.	\$50.00	\$1,600.00
A1-12	661	Seeded Lawn Repair	1	L.S.	\$2,000.00	\$2,000.00
SITE LANDSCAPING SUBTOTAL:						\$75,200.00
SITE FURNISHINGS & AMENITIES						
A1-13	SPEC	Decorative Planter Fence	1,210	L.F.	\$75.00	\$90,750.00
A1-14	SPEC	Planter Pot - Large	16	Ea.	\$2,200.00	\$35,200.00
A1-15	SPEC	Planter Pot - Small	14	Ea.	\$1,500.00	\$21,000.00
A1-16	SPEC	Trash Receptacle	4	Ea.	\$2,000.00	\$8,000.00
A1-17	SPEC	Bike Racks	1	Ea.	\$5,000.00	\$5,000.00
SITE FURNHISHINGS & AMENITIES SUBTOTAL:						\$159,950.00
					SUBTOTAL:	\$805,150.00
					CONSTRUCTION CONTINGENCY AT 10%:	\$80,515.00
					CONSTRUCTION TOTAL:	\$885,665.00
					ENGINEERING FEES - FINAL DESIGN:	\$80,515.00
					CONSTRUCTION INSPECTION:	\$80,515.00
					TOTAL PROJECT COST:	\$1,046,695.00
Professional Engineer's Signature						

Attachment: Proposal - East Main Street 1.13.20 (34-2020 : East Main Street Improvements)



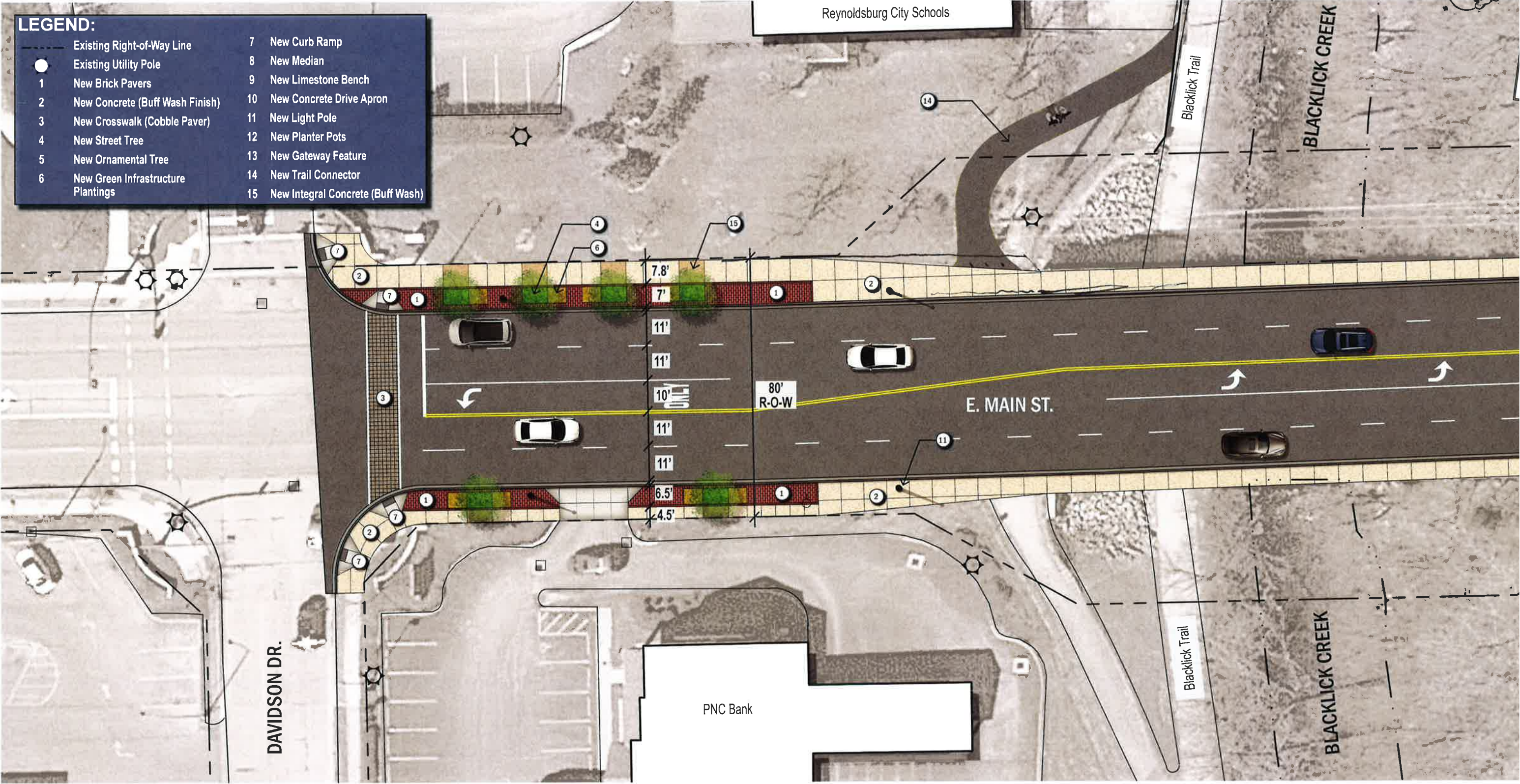
KEY

LANCASTER AND
MAIN PARKING LOT
(CONSTRUCTED)

MAIN ST. STREETSCAPE
STUDY AREA

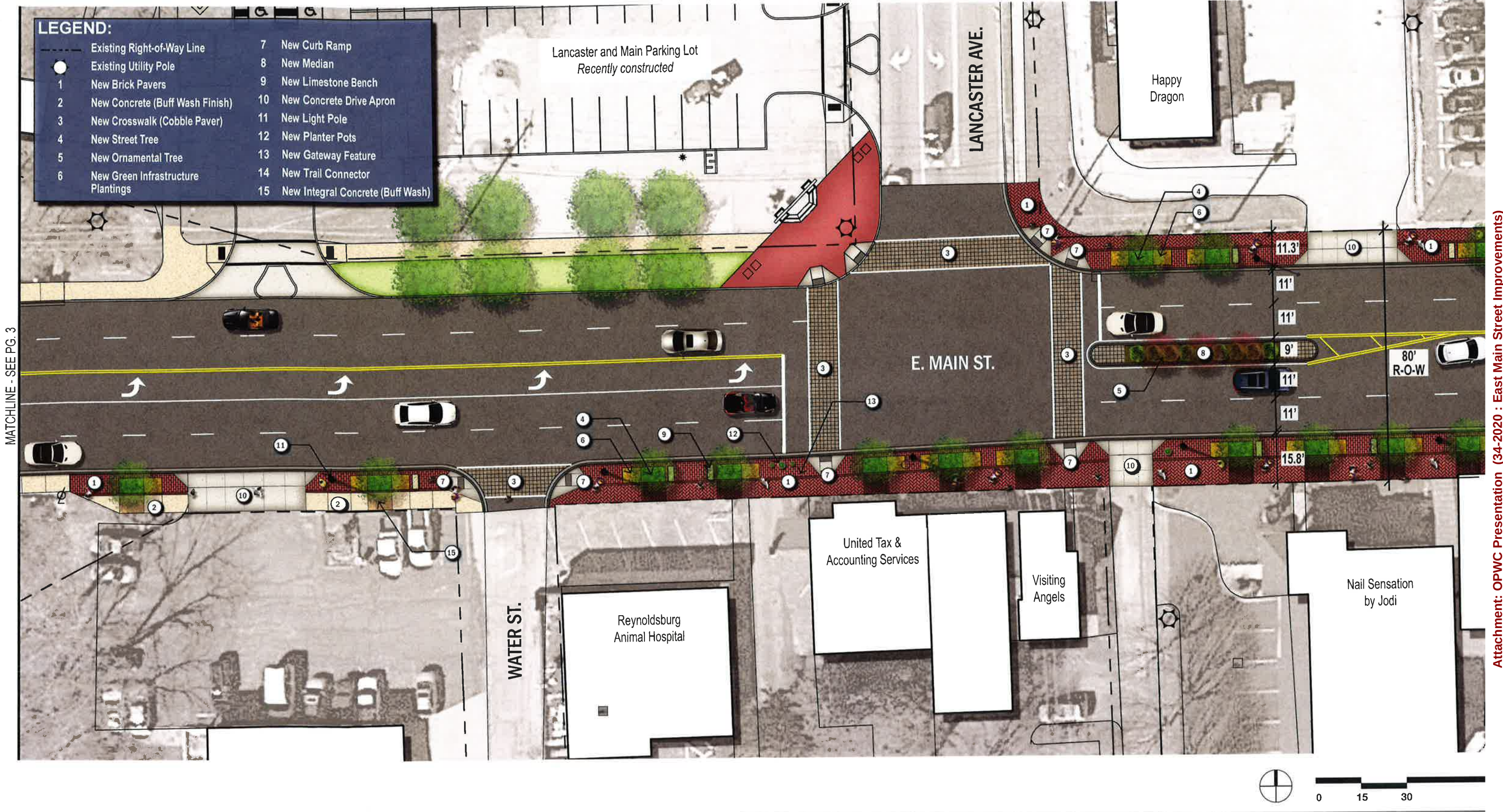


Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)

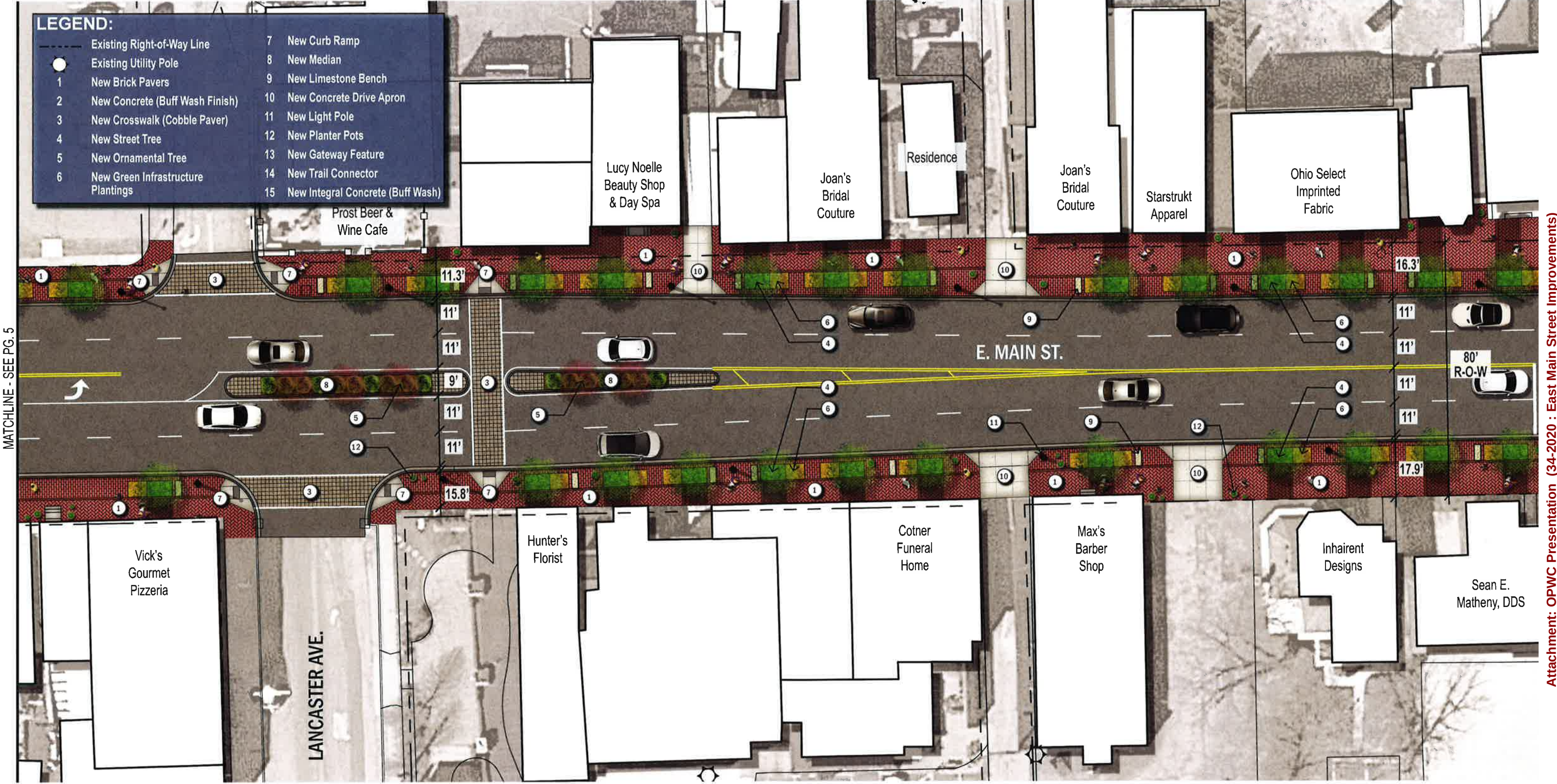


Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)

PROPOSED SITE PLAN



PROPOSED SITE PLAN



MATCHLINE - SEE PG. 5

Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)

PROPOSED SITE PLAN



MATCHLINE - SEE PG. 7

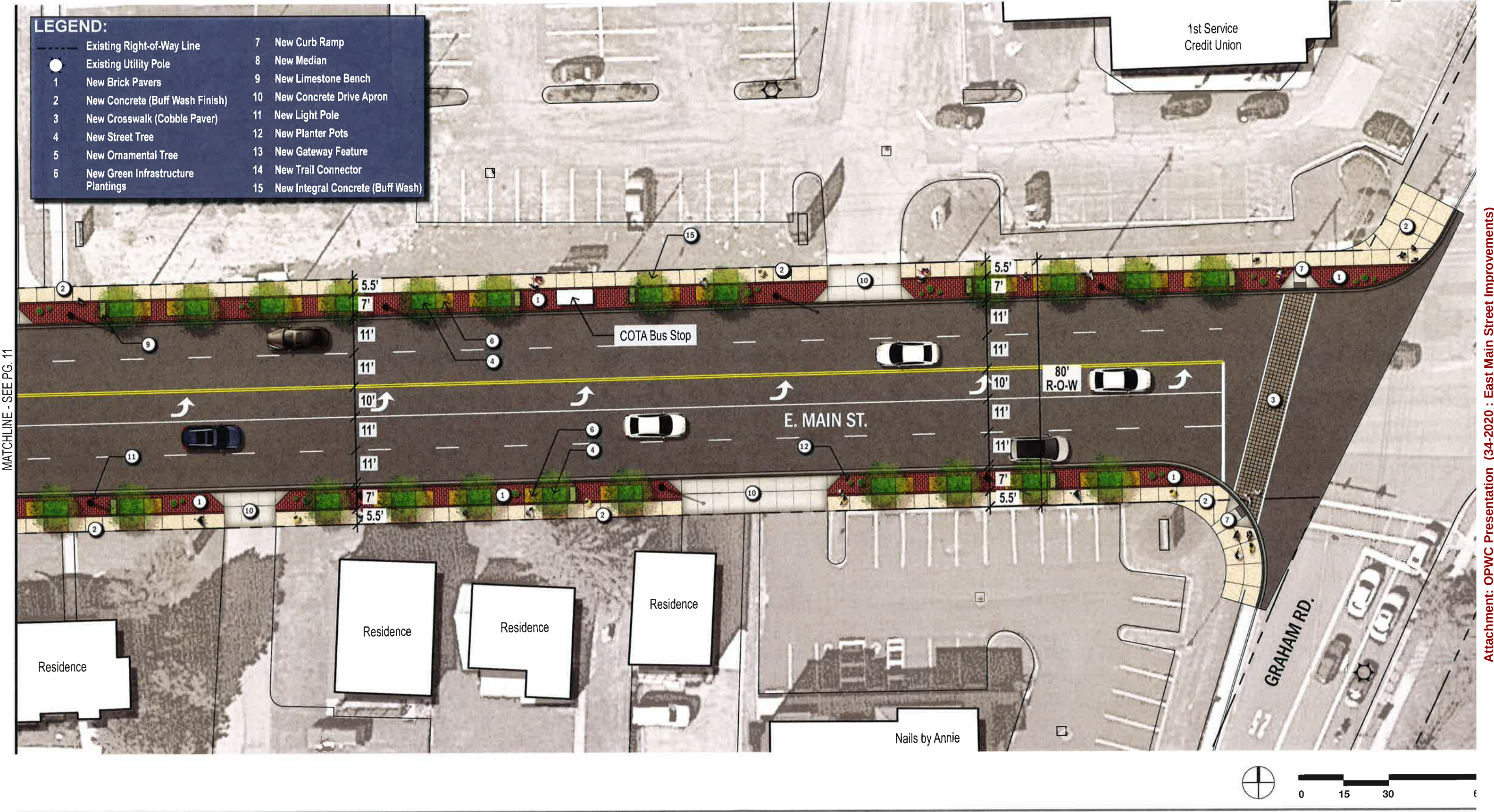
Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)

PROPOSED SITE PLAN



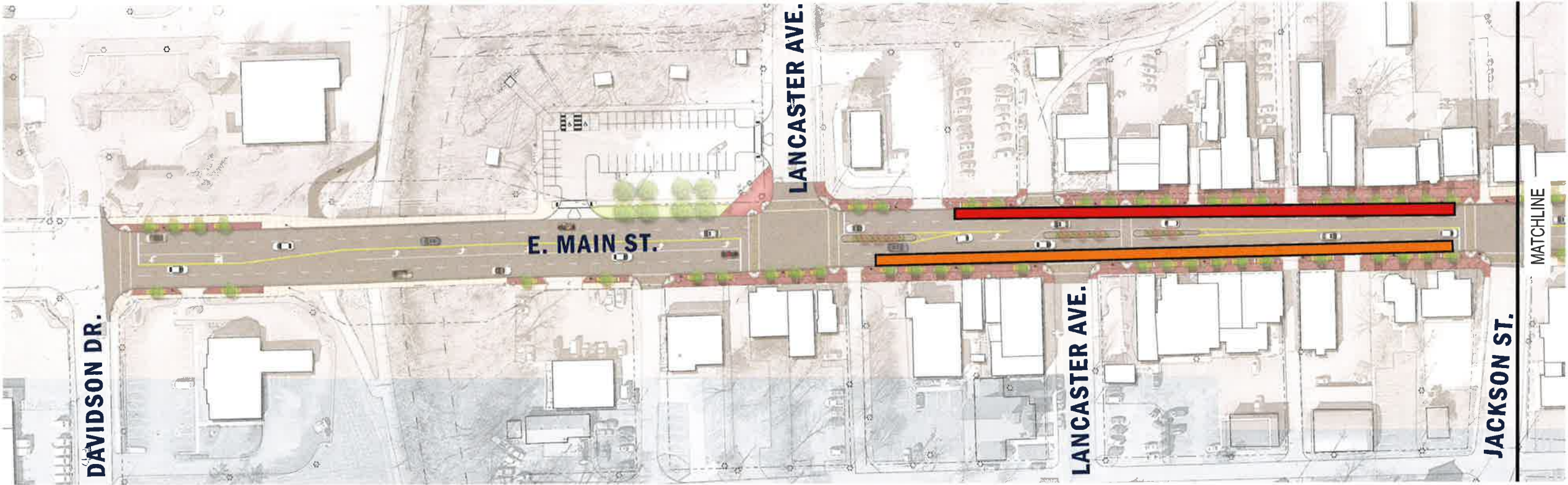
Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)

PROPOSED SITE PLAN



MATCHLINE - SEE PG. 11

Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)



NORTH SIDE PARKING
(15 SPACES)



SOUTH SIDE PARKING
(17 SPACES)



NORTH SIDE PARKING
(32 SPACES)



SOUTH SIDE PARKING
(39 SPACES)





Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)



Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)



Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)



Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)



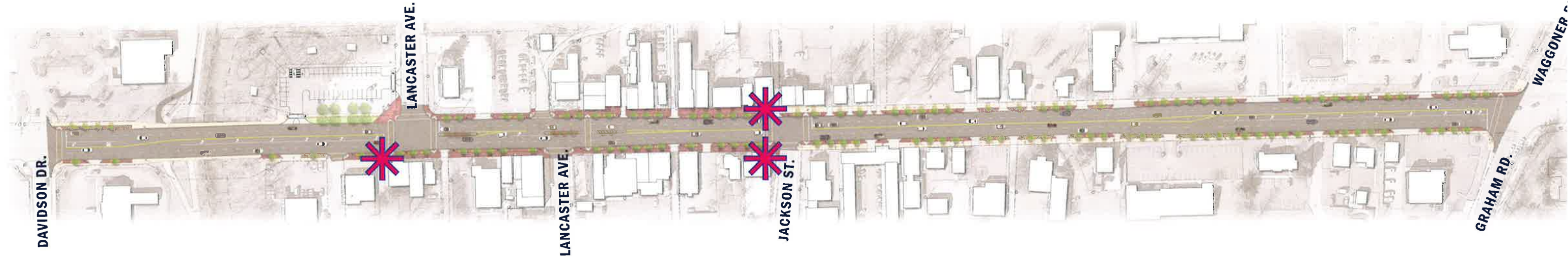
OPTION 1

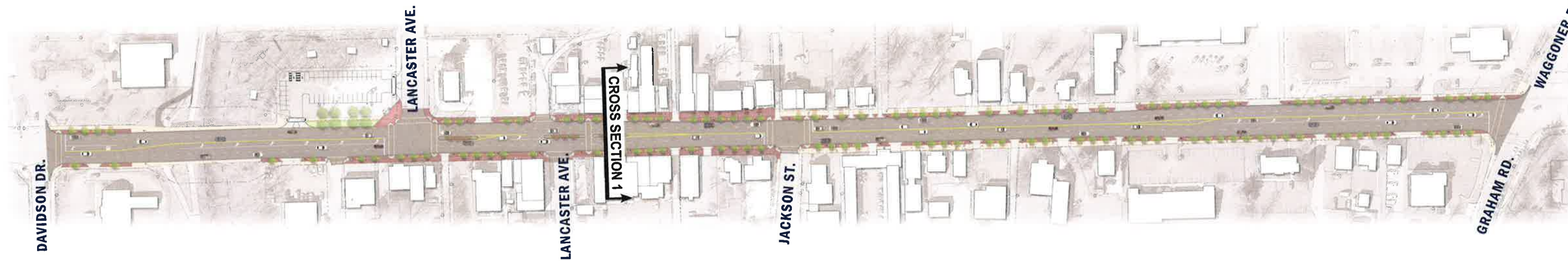
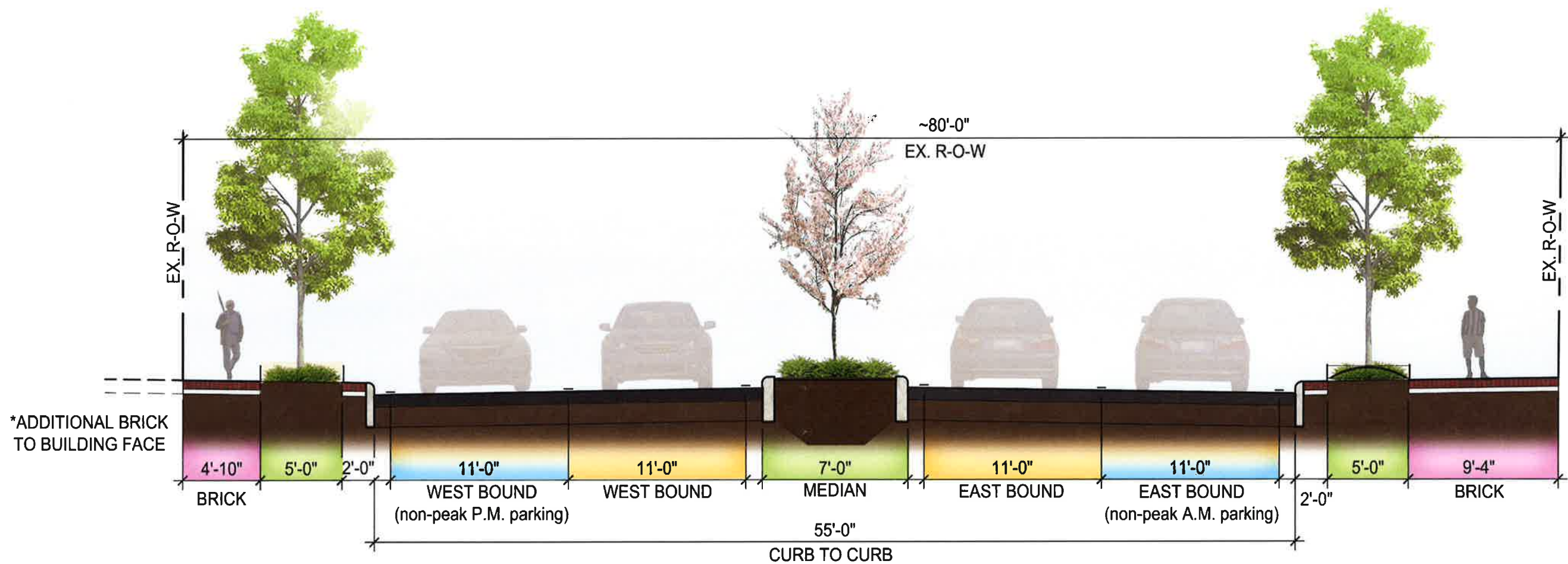


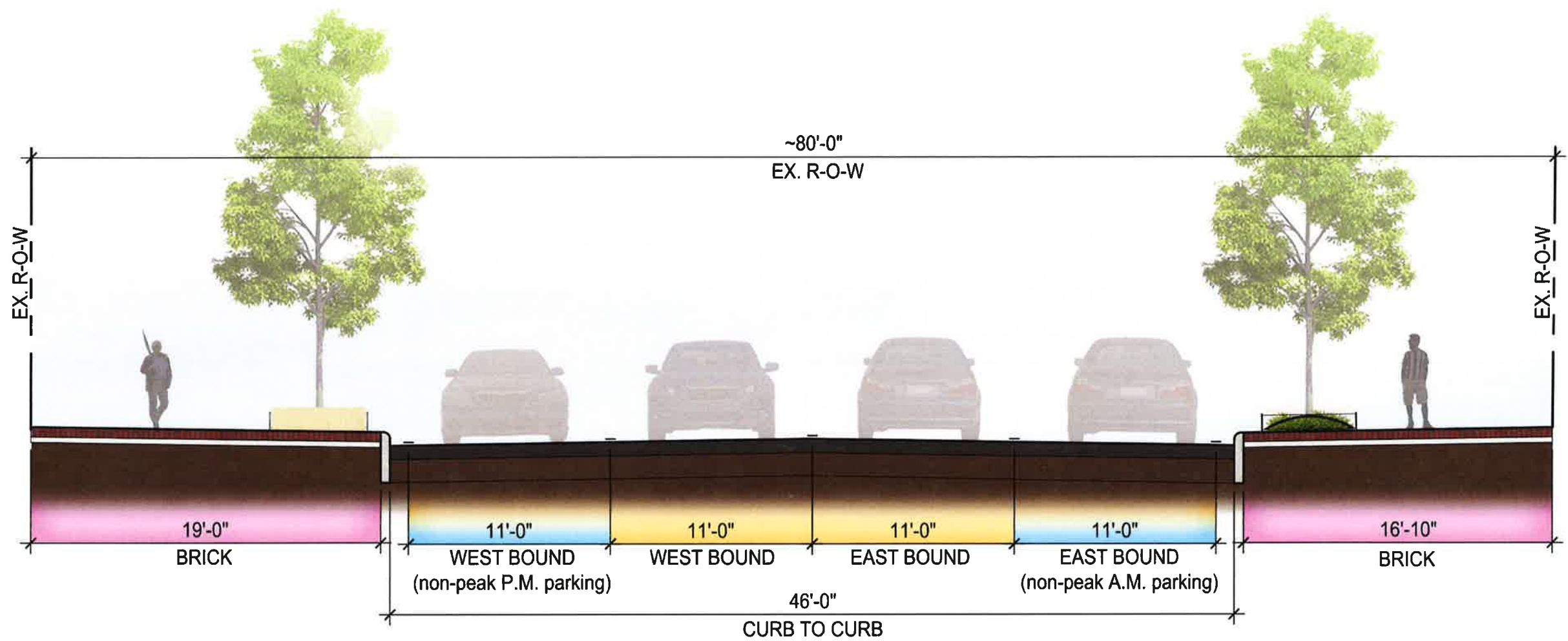
OPTION 2

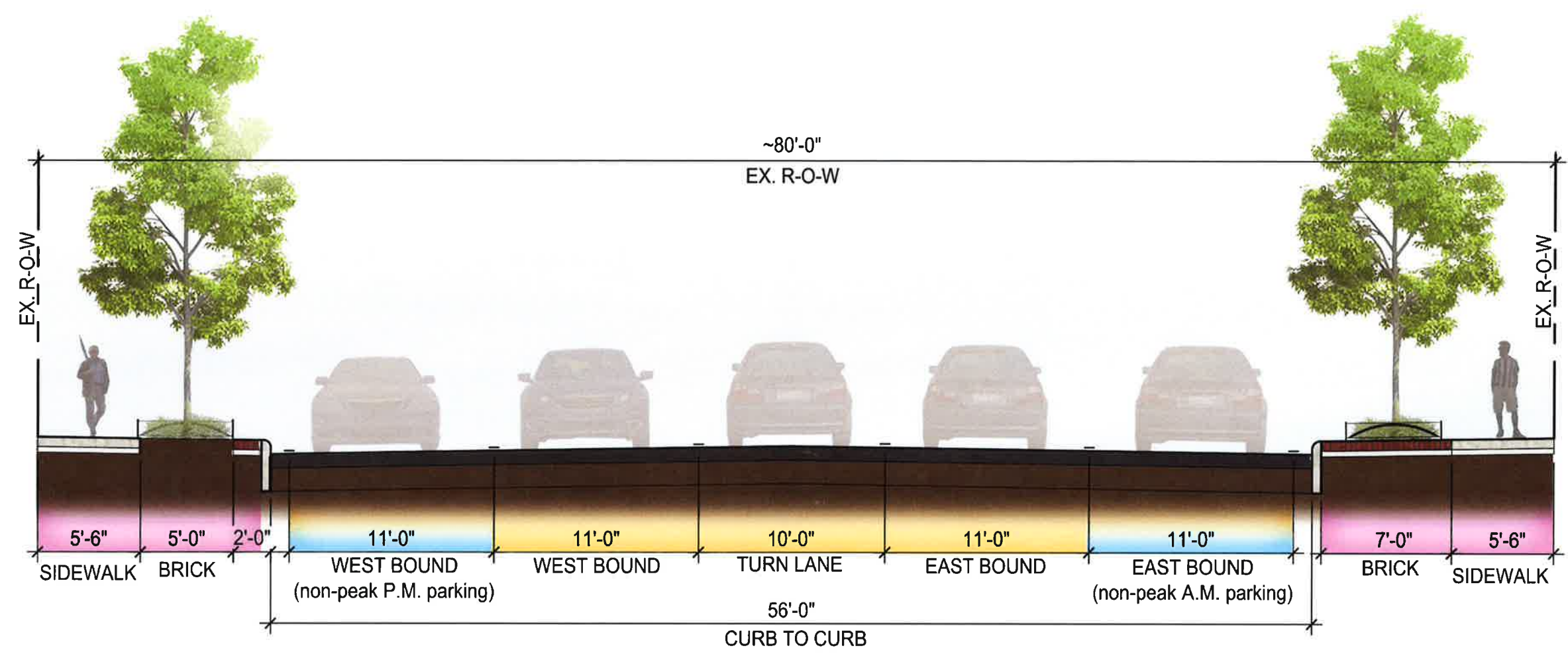


OPTION 3











STREETSCAPE MEDLEY



COBBLE PAVERS



CLAY BRICK PAVERS



DECORATIVE CONCRETE



STREETSCAPE PLANTER

Attachment: OPWC Presentation (34-2020 : East Main Street Improvements)



PLANTER POTS



TRASH/RECYCLE RECEPTACLE



STREETSCAPE - TREE CONDITION



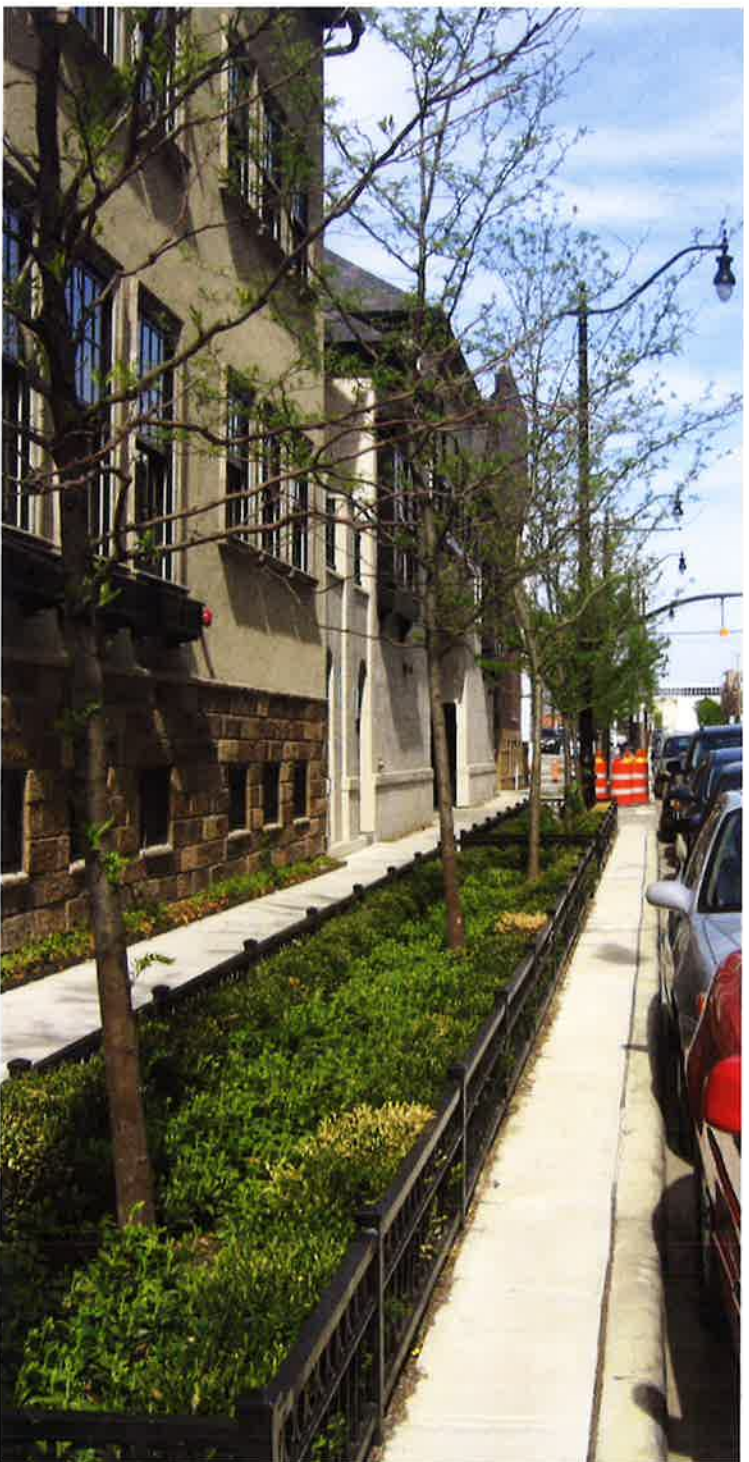
LIMESTONE BENCH



BENCH



GREEN INFRASTRUCTURE



STREETSCAPE - LOW PLANTING CONDITIONS

DECIDUOUS TREES

Deciduous trees are used to help define spaces, create overhead canopies and provide shade. Trees can also help reduce wind and modify temperatures. Due to the narrow corridor along Main St. we are proposing the ‘columnar’ variety of trees, to reduce any conflicts with vehicular traffic.



Ginkgo biloba ‘Autumn Gold’
Autumn Gold Ginkgo



Ulmus ‘New Horizon’
New Horizon Elm



Carpinus betulus ‘Fastigiata’
European Hornbeam



Acer freemanii ‘Armstrong’
Armstrong Maple

SHRUBS

Shrubs are used to define boundaries and create interest at the ground level. They provide aesthetic value with color, form and texture.



Clethra alnifolia ‘Sixteen Candles’
Sixteen Candles Summersweet



Buxus ‘Green Gem’
Green Gem Boxwood



Cornus sericea ‘Allemans’
Red Twig Dogwood



Juniperus sabina ‘Broadmoor’
Broadmoor Juniper



Ilex glabra ‘Compacta’
Compact Inkberry

ORNAMENTAL GRASSES

Ornamental grasses are used to soften the landscape and can be used in a variety of locations due to the wide range of sizes available and require low maintenance. Grasses can be planted in massings or used individually as a focal point.



Calamagrostis acutifolia 'Karl Foerster'
Karl Foerster's Feather Reed Grass



Carex morrowii 'Ice Dance'
Japanese Sedge Grass



Panicum virgatum 'Haense Herms'
Red Switch Grass



Pennisetum alopecuroides 'Hameln'
Dwarf Fountain Grass

PERENNIALS/GROUNDCOVER

Perennials and groundcovers provide aesthetic value with color, form and texture while adding seasonal interest with flowers and foliage.



Carex morrowii 'Ice Dance'
Japanese Sedge Grass



Sedum 'Autumn Joy'
Autumn Joy Sedum



Perovskia atripicifolia 'Little Spire'
Little Spire Russian Sage



Pachysandra terminalis 'Green Sheen'
Green Sheen Pachysandra

Public Works Integrating Committee

District 3 (Franklin County)

Phone: (614) 228-2663

Fax: (614) 228-1904

January 24, 2020

Hon. Joe Begeny
Mayor
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: **Final Action for the Award of OPWC Infrastructure Funds – Round 34**

Dear Hon. Begeny:

The District 3 Public Works Integrating Committee (PWIC) took final action on December 13, 2019, to award \$27.8 million to 18 project applications submitted by Franklin County communities for funding consideration under Round 34 of the State Capital Improvement Program (SCIP), the Local Transportation Improvement Program (LTIP), and the Small Government Program.

The status of the applications submitted by your community is below:

<u>SCIP Project Recommended:</u>	<u>Grant</u>	<u>Loan</u>
East Main Street Roadway Improvements	\$1,497,999	\$502,000

Chair
Cornell R. Robertson
(614) 525-3043

Vice-Chair
Jennifer Gallagher
(614) 645-8290

Kevin L. Boyce
John Bryner
Karl Craven
Tracie Davies
Darryl Hughes
Joe Martin
Nancy White

All recommended SCIP/LTIP projects have been submitted to the Ohio Public Works Commission (OPWC). For projects approved by OPWC, funds will be available after July 1, 2020, and after the funding agreement with OPWC has been executed. If you have questions regarding this process, you should contact OPWC's program representative, Jennifer Kline, at 614-752-8118 or Jennifer.Kline@pwc.state.oh.us.

Please remember that, as agreed to in the application, **an invoice of up to 1% of the OPWC award amount will be sent in early April of 2021** to those communities awarded funding in Round 34 to help cover the administrative costs.

Staff is available to assist all communities and will attempt to keep the quality of the programs high while keeping administrative costs at a minimum. Over the past ten years the invoice amounts have averaged 0.6%; thus, a community awarded \$1,000,000 might expect to receive an invoice for \$6,000.

Staff:

Nathaniel Vogt
c/o MORPC
111 Liberty Street
Suite 100
Columbus, OH
43215

Attachment: OPWC Final Action Rd34 - Reynoldsburg (34-2020 : East Main Street Improvements)

Hon. Joe Begeny
City of Reynoldsburg
January 24, 2020
Page 2

Thank you for your continued support of these important infrastructure programs.
Should you have any questions or need technical assistance, please contact
Nathaniel Vogt at 614-233-4183.

Sincerely,



Cornell R. Robertson, P.E., P.S.
Franklin County Engineer
Chair, District 3 Public Works Integrating Committee

c: Stephen Cicak
Andrew Bowsher

RESOLUTION NO. 90-19**A RESOLUTION AUTHORIZING THE MAYOR TO SEEK FINANCIAL ASSISTANCE FROM THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT PROGRAM (OPWC) FOR FUNDING VARIOUS CAPITAL INFRASTRUCTURE PROJECTS (MAIN STREET IMPROVEMENTS)**

WHEREAS, pursuant to Article VIII, Section 2K of the Ohio Constitution, the state of Ohio is authorized to issue bonds and other obligations of the state for the purpose of financing public infrastructure capital improvements of political subdivisions as designated by law; and

WHEREAS, pursuant to Section 164.06 of the Ohio Revised Code, the Ohio Public Works Commission has been created to accept and approve applications for state financing of capital infrastructure improvement projects of political subdivisions in Franklin County; and

WHEREAS, the City of Reynoldsburg has conducted a capital inventory and needs assessment and has determined that it is necessary to submit applications for financial assistance for capital infrastructure projects.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Reynoldsburg of the state of Ohio and Franklin, Licking, and Fairfield Counties that:

SECTION 1. The Mayor is hereby authorized to apply to the District Three Public Works Integrating Committee and the Ohio Public Works Commission for financial assistance for the following capital infrastructure project(s):

Main Street Improvements

SECTION 2. The Mayor is further authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance in conjunction with the recommendation of the City Engineer, and approved as to form by the City Attorney, in accordance with all authority granted to and limitations upon the City Auditor.

SECTION 3. That this resolution is declared to be an emergency measure necessary for the immediate preservation of the health and safety of the residents of the City of Reynoldsburg, and further that there is a submission deadline; wherefore, upon adoption by Council this resolution shall be in effect immediately upon the signature of the Mayor.

Passed this 9th day of September, 2019.


Doug Joseph, President of Council

ATTEST: 
Mollie Prasher, Clerk of Council

APPROVED: 
Bradley L. McCloud, Mayor

DATE 9/10/19

Clerk of Council**Mollie Prasher****7232 East Main Street****Reynoldsburg OH 43068****614-322-6836 Phone****ORDINANCE REQUEST****DATE: March 23, 2020****TO: Development, Parks and Recreation Committee****RE: Repeal and replace Chapter Eleven - Planning and Zoning Code**

Approval:

Joe Begeny	Chris Shook	Stephen Cicak
------------	-------------	---------------

This ordinance is the agreement to pass and start implementation of the unique Zoning Code created by staff, Calfee Zoning, and OHM Advisors. This Code is the next iteration of the our recently adopted Comprehensive Master Plan and will give foundational, yet legal standing, to new development within the City. This code will replace the current code from 1969, and once implemented will be forward thinking, inclusive and allow for creative uses and development to thrive within the City. This submission is in a draft state, and a final revision will be ready for the last reading.

**AN ORDINANCE TO REPEAL AND REPLACE CHAPTER ELEVEN - PLANNING
AND ZONING CODE FOR THE CITY OF REYNOLDSBURG, OHIO**

WHEREAS, the City of Reynoldsburg determined that the entire zoning code needed to be revised following the update of the Reynoldsburg Comprehensive Master Plan in 2018; and

WHEREAS, the new code (attached as Exhibit A) will replace the current code from 1969 to be more inclusive, allow for creative uses, and encourage development to thrive.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

Clerk of Council**Mollie Prasher****7232 East Main Street****Reynoldsburg OH 43068****614-322-6836 Phone**

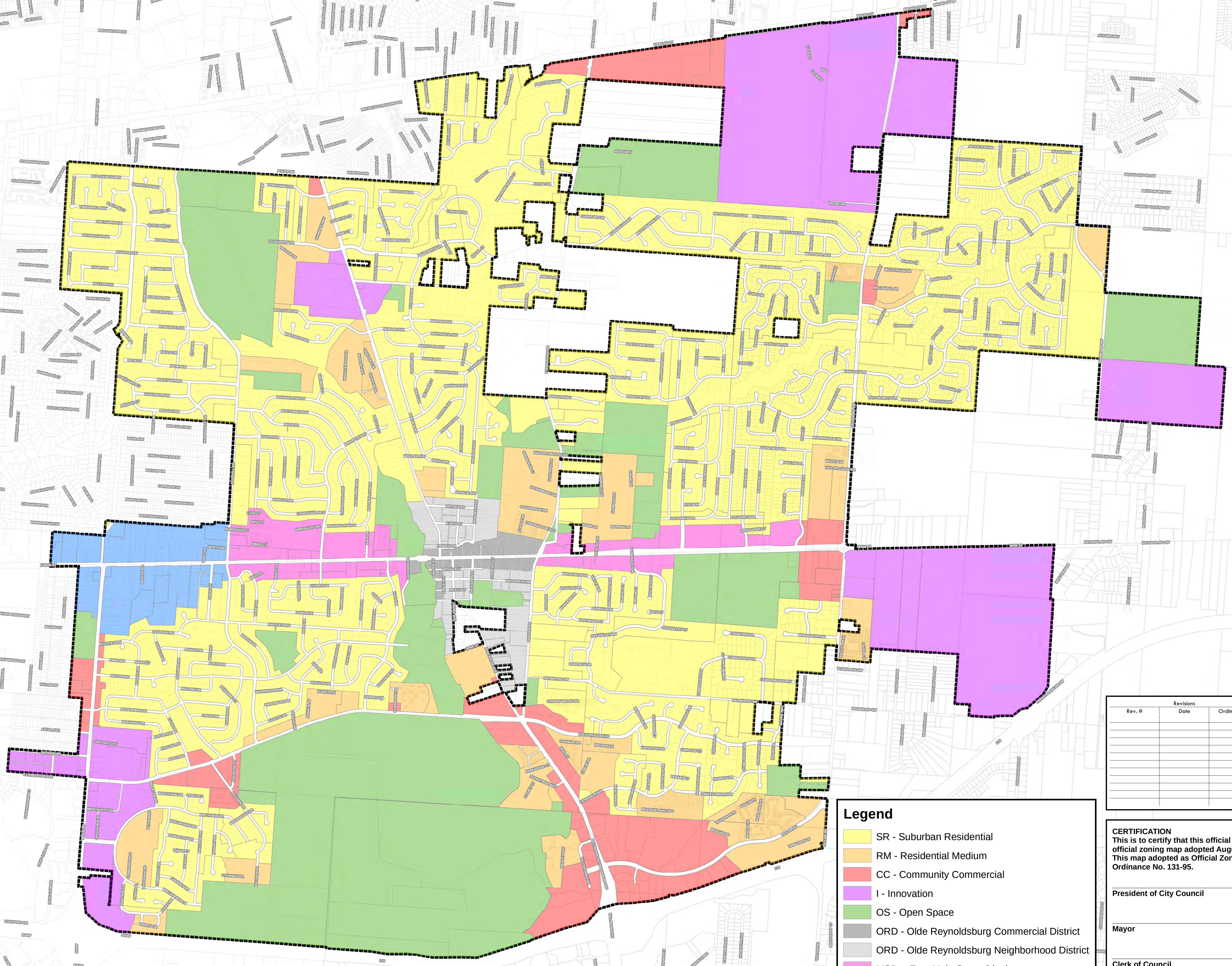
SECTION 1. That Chapter 11-Planning and Zoning Code will be repealed and replaced with a new code -

See Exhibit "A" attached hereto and incorporated herein.

SECTION 2. That upon adoption by Council, this Ordinance shall be in effect thirty days following the signature by the Mayor.

OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG

Path: J:\20190014\GIS\Zoning - 2019\2019 Update\Official_Reynoldsburg_Zoning_Map_Feb2020.mxd



Legend

SR - Suburban Residential

RM - Residential Medium

CC - Community Commercial

I - Innovation

OS - Open Space

ORD - Olde Reynoldsburg Commercial District

ORD - Olde Reynoldsburg Neighborhood District

MSD - East Main Street District

BMD - Brice and Main District

Revisions		Ordinance #	Revisions		Ordinance #
Rev. #	Date		Rev. #	Date	

CERTIFICATION
This is to certify that this official zoning map supersedes and replaces the official zoning map adopted August 8, 1983 as part of Ordinance Number 73-83. This map adopted as Official Zoning Map of the City of Reynoldsburg by Ordinance No. 131-95.

President of City Council _____

Mayor _____

Clerk of Council _____

Note: Basemap features and proprty information compiled from Franklin, Licking, & Fairfield Counties Auditor's GIS Data.



REYNOLDSBURG ZONING CODE

REYNOLDSBURG, OH
2020

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1101

INTRODUCTION AND HOW TO USE THIS CODE

Introduction and How to Use this Code

SECTION 1101.01 TITLE

- A. This Code shall hereinafter be known and cited as “The City of Reynoldsburg Zoning Code,” and hereinafter referred to as the/this “Code” or “these regulations.”

SECTION 1101.03 PURPOSE AND INTENT

- A. In adopting this Code, Council has given reasonable consideration to, among other things:
- i. the comprehensive plan;
 - ii. current conditions and the character of current structures and uses in each district;
 - iii. the most desirable use for which the land in each district is adapted;
 - iv. the conservation of property values throughout the City of Reynoldsburg; and,
 - v. responsible development and growth of the City of Reynoldsburg and hereby adopts this Code for the following purposes:
 - 1. To promote the achievement of the Comprehensive Land Use Plan for the City;
 - 2. To advance the position of the City as a center of commerce, industry, recreation and culture;
 - 3. To provide for desirable, appropriately located living areas in a variety of dwelling types and at a suitable range of population densities, with adequate provision for sunlight, fresh air and usable open space;
 - 4. To protect residential, commercial, industrial and civic areas from the intrusions of incompatible uses, and to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to share services;
 - 5. To ensure preservation of adequate space for commercial, industrial and other activities necessary for a healthy economy;
 - 6. To promote safe, fast and efficient movement of people and goods without sacrifice to the

REYNOLDSBURG ZONING CODE

- quality of the City's environment and to provide adequate off-street parking;
7. To stabilize expectations regarding future development of the City, thereby providing a basis for wise decisions with respect to such development;
 8. To preserve and enhance the quality of the City's environment;
 9. To provide for effective signage that is compatible with the surrounding urban environment; and
 10. To maintain the safety and potability of public water supplies located within the City.

SECTION 1101.05 **APPLICABILITY**

- A. In their interpretation and application, the provisions of this Code shall be held to be minimum requirements (unless a maximum standard is established) adopted for the promotion of the public health, safety, convenience, comfort, prosperity or general welfare. Wherever the requirements of the Code are at variance with the requirements of any other lawfully adopted rules, regulations, codes, deed restrictions or covenants, the provisions of this Code shall control.
- B. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or altered except in conformity with all of the regulations herein specified for the zone or district in which it is located.

SECTION 1101.07 **ZONES, DISTRICTS AND OVERLAYS**

- A. The following zones and districts are hereby established for the corporate limits of the City of Reynoldsburg, and land within said areas shall be designated on the Zoning Map by the following symbols:

DISTRICTS	SYMBOL	REPLACES
ZONES		
Suburban Residential Zone	SR	R-1; R-2; R-3
Residential Medium Zone	RM	R-4; R-20; AR-1; AR-1; AR-2; AR-3; MH
Community Commercial Zone	CC	CC; CO; NC
Innovation	I	RI; GI
Open Space/Schools	OS	CS

INTRODUCTION AND HOW TO USE THIS CODE

DISTRICTS	SYMBOL	REPLACES
DISTRICTS		
Olde Reynoldsburg Commercial District	ORD-C	HOD
Olde Reynoldsburg Neighborhood District	ORD-N	HOD
Brice and Main District	BMD	N/A
East Main District	EMD	N/A
OVERLAYS		
Flood Plain Overlay District	FPO	No change
Historic Overlay District	ORD-C; ORD-N	HOD

- B. The Planned Development districts (PNDD and PCDD) are no longer included in the zoning districts applicable to this Code. No new projects or developments shall use the Planned Development district. All projects previously designated PNDD or PCDD shall be assigned a different zoning district with the adoption of this Code; provided, however, they may continue to function under the established PNDD or PCDD regulations previously adopted and specific to that development. Any project within the same geographic boundaries of the existing Planned Development may be redeveloped under the same provisions that were previously adopted. An owner of property greater than two acres in total area, with the approval of the Planning and Zoning Administrator, may instead select to designate the existing Planned Development into applicable zoning districts that most closely relate to the existing uses and building form.

SECTION 1101.09 ZONING MAP

- A. The City is divided into zones and districts as shown on the Zoning Map, which, together with all explanatory matter thereon, is adopted by reference and declared to be a part of this Code.
- B. The Zoning Map shall be located in the office of the Director of Development of the City of Reynoldsburg, maintained on file in the office of the Clerk of Council, and on the City's official website, and this map shall be the final authority as to the current zoning status of land and water areas, building, and other structures in the City.
- C. No changes of any nature shall be made in the Zoning Map or matter shown thereon except in accordance with the procedures set forth in Title Eleven of this Code. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Code and punishable as provided under this Code.

SECTION 1101.11 **RULES FOR INTERPRETING DISTRICT BOUNDARIES ON THE ZONING MAP**

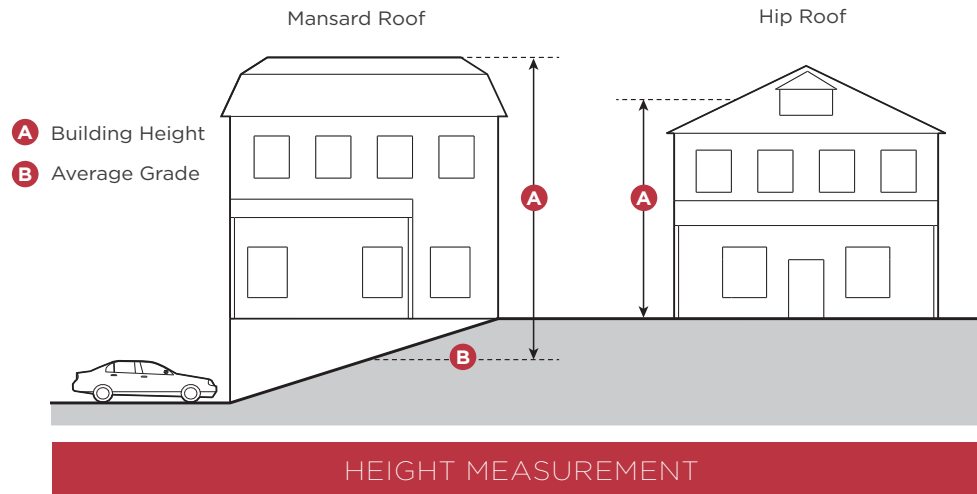
- A. The following rules shall apply to the interpretation of district and zone boundaries on the Zoning Map:
- i. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;
 - ii. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
 - iii. Boundaries indicated as approximately following City limits shall be construed as following such City limits;
 - iv. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
 - v. Boundaries indicated as following shorelines shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines; and
 - vi. Boundaries indicated as parallel to or extensions of features listed above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.
- B. **Lots Divided by District Boundaries**
- i. Where a district boundary line divides a lot that was in single ownership at the time of passage of this Code, the Planning Commission may permit the extension of the regulations for either portion of the lot beyond the district line into the remaining portion of the lot.

SECTION 1101.13 **RULES OF MEASUREMENT AND CALCULATION**

A. Height Measurement

- i. Building height is measured as the distance between a horizontal line at the average existing pre-development grade of the lot directly beside the structure, and the highest point of the coping of a flat roof, the top of a mansard roof, the midpoint of any pitched gable, hip or the upper portion of a gambrel roof, or measured between the top floor ceiling and the peak of the roof on an "A" framed structure. Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy are not included in calculating height and may extend above the height limit.

INTRODUCTION AND HOW TO USE THIS CODE



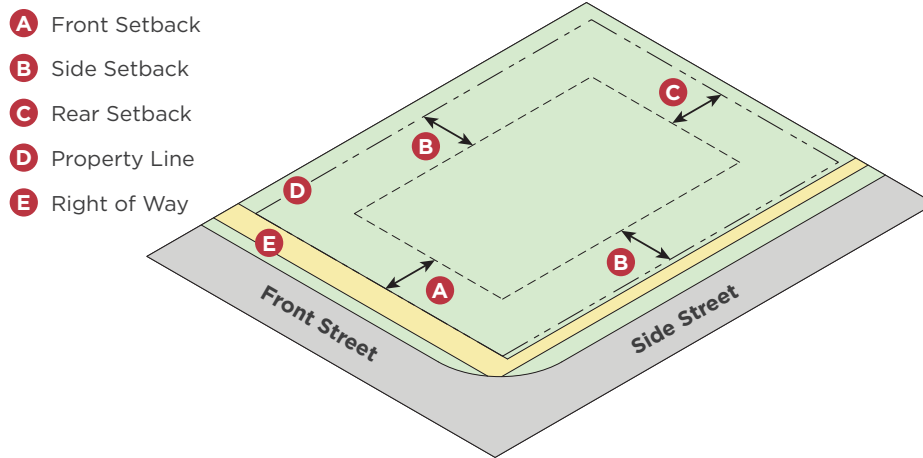
B. Measuring Distance

- i. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between them.

C. Measuring Setbacks

- i. The front street setback is measured at a right angle from the right-of-way line.
- ii. Where a lot extends through the block from street to street, the required front yard must be provided along each street.
- iii. The side street setback is measured at a right angle from the side street right-of-way line.
- iv. The rear setback is measured at a right angle from the rear lot line or the rear right-of-way or easement line where there is an alley. The rear lot line is the lot line opposite to the front street lot line. Where there is more than one front street, the Planning and Zoning Administrator will determine the rear lot line.
- v. All lot lines which do not front a street, side street or rear lot lines are considered side interior lot lines.

REYNOLDSBURG ZONING CODE

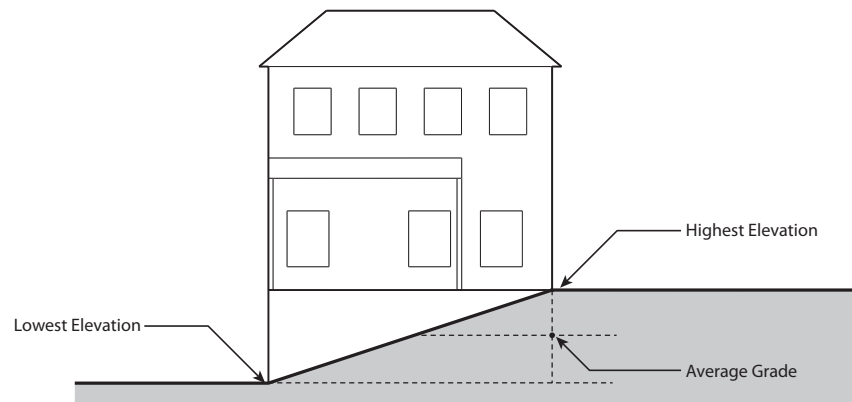


MEASURING SETBACKS

- vi. For the purpose of measuring setbacks, side interior setbacks are measured at a right angle from the side lot line.

D. Determining Average Grade

- i. Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the front street setback line.



DETERMINING AVERAGE GRADE

INTRODUCTION AND HOW TO USE THIS CODE

E. Yards, Open Space, and Parking

- i. Unless otherwise permitted herein, no part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Code shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

F. Lot or Yard Dimensions

- i. No yard or lot existing at the time of passage of this Code shall be reduced in dimension or area below the minimum or above the maximum requirements set forth herein. Yards or lots created after the effective date of this Code shall meet at least the minimum or maximum requirements established by this Code. The Planning and Zoning Administrator will determine setbacks for irregular shaped lots.

G. Permitted Encroachments into Setbacks

- i. Fences and walls may encroach into a required setback.
- ii. Sidewalks and driveways may encroach into a required setback.
- iii. A required buffer yard may encroach into a required setback.
- iv. Landscaping may encroach into a required setback.
- v. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriel less than ten (10) feet wide, chimneys, flues cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to three (3) feet into a required setback, provided that such extension is at least two (2) feet from the vertical plane of any lot line.
- vi. Unenclosed patios, decks, terraces or porte cochere may encroach into a side interior or rear setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.
- vii. An awning, canopy or gallery may encroach into a front or side street setback provided that such extension is at least one (1) foot from the vertical plane of any lot line.
- viii. Front porches may encroach into a front setback provided that such encroachment is no greater than six (6) feet from the front building facade, and no closer than 10 feet from the vertical plane of any lot line.

SECTION 1101.15 RULES OF INTERPRETATION

- A. Whenever a defined word appears in the Code, its meaning is as set forth in this article. Words not defined in this Code are interpreted in accordance with their usual dictionary meaning and customary usage.
- B. All references to other regulations or manuals in this Code refer to the most current version and citation for those regulations or manuals, unless expressly indicated otherwise. When the referenced regulations or documents have been repealed and not replaced by other regulations or manuals, Code requirements for compliance are no longer in effect.

REYNOLDSBURG ZONING CODE

- C. Illustrations, diagrams, and flowcharts are included in this Code to illustrate the intent and requirements of the text. In the case of a conflict between the text and any illustration, diagram, or flowchart, the text controls.
- D. Except as otherwise noted, any fraction greater than or equal to 0.5 will be rounded up to the nearest whole number. Any fraction less than 0.5 will be rounded down to the nearest whole number.
- E. The language of this Code shall be interpreted in accordance with the following regulations:
 - i. The word “person” includes a firm, association, organization, partnership, trust, limited liability company, corporation, or other legal entity, as well as an individual.
 - ii. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular, in each case, if the context so requires.
 - iii. The word “shall” is mandatory, the word “may” is permissive.
 - iv. The words “used” or “occupied” include the words “intended,” “designed,” “constructed,” “altered,” or “arranged” to be used or occupied.
 - v. The word “lot” includes the words “plot,” “tract,” or “parcel.”
 - vi. The terms “standards,” “regulations,” and “requirements” are used to mandate a specific course of action or built outcome.
 - vii. Section headings are provided for ease of use and organization and shall not be interpreted as regulatory.
 - viii. Where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction “and,” “either ... or,” the conjunction shall be interpreted as follows:
 - ix. “And” indicates that all the connected items, conditions, provisions or events shall apply.
 - x. “Or” indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
 - xi. “Either ... or” indicates that all the connected items, conditions, provisions or events shall apply singly but not in combination.

SECTION 1101.17 MINIMUM REQUIREMENTS

- A. In their interpretation and application, the provisions of this Code shall be held to be minimum requirements (unless a maximum requirement is expressly provided) adopted for the promotion of the public health, safety, morals, and general welfare. Wherever the requirements of this Code are at variance with the requirements of any other lawfully adopted rules, regulations, codes, deed restrictions, or covenants, the most restrictive or that imposing the higher standards shall govern. Wherever special or unusual conditions or circumstances exist, or wherever there is an apparent safety hazard, the Planning Commission may prescribe additional requirements in order to promote and protect the health, safety, morals and general welfare of the city. The regulations contained in each district or zone herein shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.

INTRODUCTION AND HOW TO USE THIS CODE

SECTION 1101.19 EFFECTS OF ANNEXATION ON ZONING

- A. When a lot developed with an agricultural use or one (1) single-family dwelling is annexed into the City, it shall be classified as SR-Suburban Residential zone upon passage of the ordinance accepting the annexation.
- B. When a lot developed with a use other than agriculture or one (1) single-family dwelling is annexed into the City, the applicant may file for a district amendment within six (6) months from the date of the passage of the accepting ordinance without assessment of a fee. The applicant may request the zoning classification be changed in accordance with the procedures set forth under Chapter 1109. Otherwise, the lot shall be classified as SR-Suburban Residential zone upon adoption of the ordinance accepting the annexation.
- C. When a lot owned by any public authority is annexed into the City via annexation, it shall be classified as an OS-Open Space/Schools zone upon adoption of the ordinance accepting the annexation.
- D. Any land within the City not designated or otherwise included within another zoning district shall be included in the SR-Suburban Residential zone.

SECTION 1101.21 PRIVATE PROVISIONS

- A. The provisions of this Code are not intended to nullify, abolish or repeal any easement, covenant or other private agreement or restriction.

SECTION 1101.23 CONFLICTING PROVISIONS

- A. In the case of any conflict or inconsistency between two or more provisions of this Code (e.g., the restrictions set forth in an overlay district versus the restrictions set forth in a base district) or any other City ordinance, the provision which imposes the greater or higher or more restrictive standard shall control.

SECTION 1101.25 DETERMINATION OF LAND USES NOT LISTED IN THIS CODE

- A. It is recognized that this Code may require interpretation to assign all possible uses to individual zones or districts. Therefore, any use which is not specifically set forth in this Code shall be reviewed by the Planning and Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted within those zones or districts. Based upon this review, the Director of Development shall determine the appropriate district or zone for any use which is not specifically set forth herein. In case of disagreement with the determination of the Director of Development in assigning a use to an appropriate district or zone, any aggrieved party may file an appeal with the Board of Zoning and Building Appeals.

SECTION 1101.27 SAVING PROVISION FOR PENDING ENFORCEMENT ACTIONS

- A. Except as shall be expressly provided for in this Code, the adoption of this Code shall not:
- i. nullify or make void any action pending under, or by virtue of, any prior zoning code or subdivision code;
 - ii. discontinue, nullify, void, abate, modify or alter any penalty accruing or about to accrue under, or by virtue of, any prior zoning code or subdivision code;
 - iii. affect the liability of any person, firm, or corporation under, or by virtue of, any prior zoning code or subdivision code;
 - iv. waive any right of the City under any section or provision of any prior zoning code or subdivision code; or,
 - v. vacate or annul any rights obtained by any person, firm, or corporation by lawful action of the City under, or by virtue of, any prior zoning code or subdivision code.

SECTION 1101.29

HOW TO NAVIGATE THIS CODE:

- 1. Step One:** Locate your property and applicable district or zone on the Zoning Map.
- 2. Step Two:** Locate the applicable district, zone or overlay regulations in Chapter 1103 below.
- 3. Step Three:** Determine the use, building placement, parking, landscaping and signage regulations in the applicable district or zone in Chapter 1103 below.
- 4. Step Four:** Determine if any common regulations apply in Chapter 1105.
- 5. Step Five:** Determine if any nonconformities exist and how to address them in Chapter 1107.
- 6. Step Six:** Determine if any approvals are necessary and how to apply for them in Chapter 1109.
- 7. Step Seven:** Determine if any subdivision is necessary and how to address it in Chapter 1111.
- 8. Step Eight:** Reference the Glossary for use and general terms in Chapter 1113 and the summary use and parking tables in the Appendix.

1103

DISTRICTS AND ZONES

1103

DISTRICTS
AND ZONES

Districts and Zones

SECTION 1103.01 INTENT

The following districts and zones are hereby established for the regulation of land in the City of Reynoldsburg, Ohio. The districts and zones have been formulated to realize the general purpose as set forth in the preamble of Ordinance No. _____ and the Comprehensive Plan, as may be amended from time to time. The specific purpose of each district and zone shall serve the regulatory basis for existing and future development within each district and zone.

SECTION 1103.03 COMPLIANCE WITH REGULATIONS

- (a) The regulations for each district and zone in this Code shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided or as otherwise granted by the Board of Zoning and Building Appeals.
- (b) No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
- (c) No building or other structure shall be erected or altered:
 - (1) To provide for greater height or bulk;
 - (2) To accommodate or house a greater number of families;
 - (3) To occupy a greater percentage of lot area; or
 - (4) To have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required, or in any other manner be contrary to the provisions of this Code.
- (d) No yard or lot existing at the time of passage of this Code shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Code shall meet at least the minimum requirements set forth herein.

- (e) Notwithstanding anything to the contrary contained herein, any single lot of record existing on the effective date of this ordinance shall comply with the yard dimension requirements in effect at the time such lot was platted and/or created.

SECTION 1103.05 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS ADOPTED

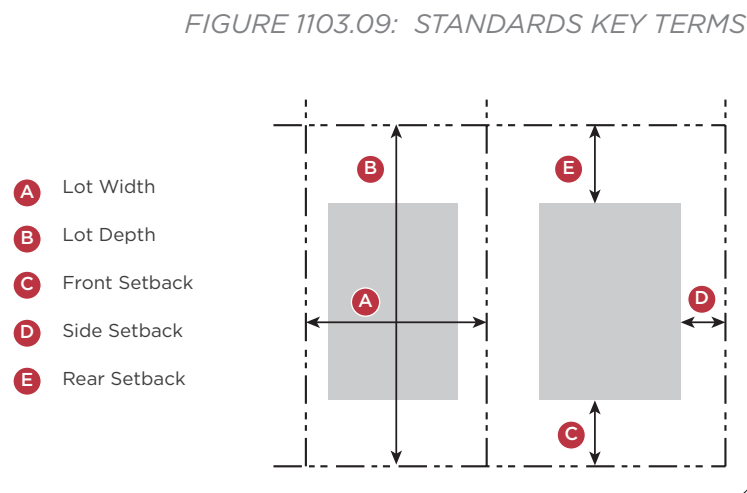
- A. Development and use regulations and standards are included in each district and zone below.
- B. Permitted Uses and Conditional Uses for each district and zone are set forth within each section. Permitted Uses shall include all Accessory Uses, as such term is defined within this Code, except as otherwise expressly set forth herein. Conditional Uses require the grant of a Conditional Use permit.

SECTION 1103.07 BUILDING TYPOLOGIES

The Building Typologies included in each district reflect various general forms of development contemplated for all new development within the City. For the alteration of existing structures, the alteration shall comply with the development standards applicable to the development typology that, in the determination of the Planning and Administrator is most similar to the existing structure.

SECTION 1103.09 DEVELOPMENT STANDARDS

Figure 1103.09 A below illustrates the key terms applicable to the development standards included for each development typology. These key terms are illustrated as follows:



DISTRICTS AND ZONES

This Chapter is divided into four districts (the Olde Reynoldsburg Center, (ORD-C) the Olde Reynoldsburg Neighborhood (ORD-N), the Brice and East Main Street and the East Main Street Insight districts) and five zones. Districts are specific contiguous geographies with the city that have similar existing or desired development patterns. Districts may include numerous blocks of different uses and building types that form the character of each district. The regulations applied to each district respect the unique development pattern while promoting desired outcomes within. Zones are not all contiguous and are mapped across the city primarily based on existing and desired use patterns and distinguish between disparate uses without respect to a specific geographies.

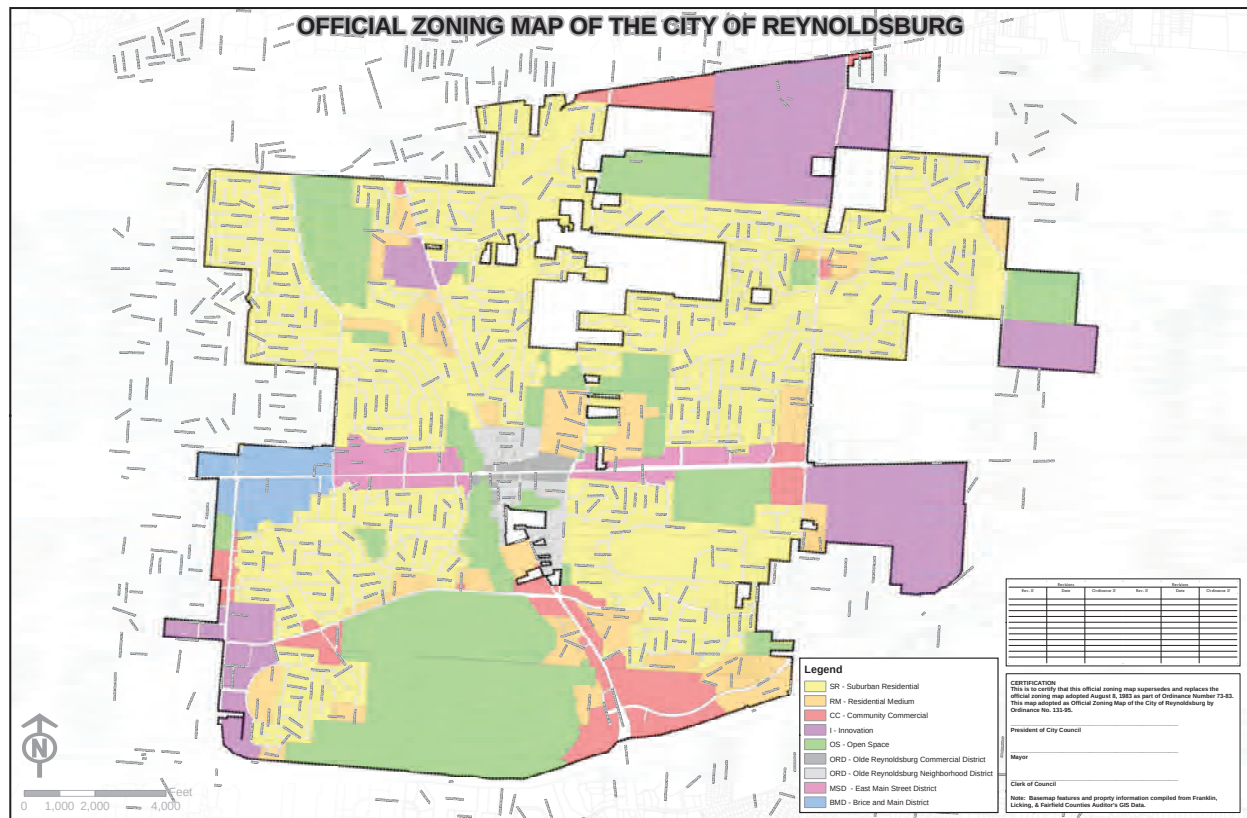


FIGURE 1103.10: DISTRICT AND ZONES MAP



REYNOLDSBURG ZONING CODE

SECTION 1103.11 OLDE REYNOLDSBURG COMMERCIAL DISTRICT (ORD-C)



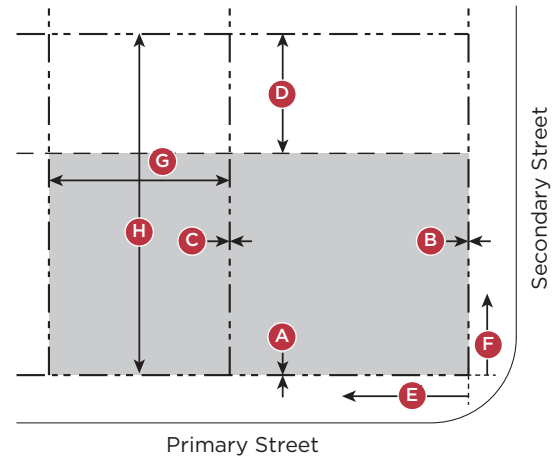
Image: Aerial view of the Old Reynoldsburg Commercial District

Key for Diagrams

--- Lot Line

--- Setback Line

Buildable Area



A. INTENT

The primary intent of this district is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. Historic buildings, facades, and public spaces should be maintained. Interesting and stimulating pedestrian environments should be a primary feature of the District. Sidewalk cafe seating is encouraged, ground-floor retail with large windows should be promoted, and pedestrians should feel safe and comfortable. New residential development is highly encouraged to help bolster and support the vibrancy of the downtown. This District includes properties with frontage on East Main Street and extending west over Blacklick Creek and including the current municipal buildings and campus.

B. ALLOWED BUILDING TYPES

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

ALLOWED BUILDING TYPES

Large Flex Retail Building	Bed and Breakfast Building
Medium Flex Retail Building	School and Institutional Building
Small Flex Retail Building	Community Center Building
Detached Single-Family Building	

C. BUILDING PLACEMENT

Build-to-Zone (BTZ)	E Main St Fronting	Commercial District	
Front	0'-15'	NA	A
Side Street, corner lot	0'-10'	NA	B

Setback

Front	NA	5' min	A
Side Street, corner lot	NA	10' min	B
Side	0' min	5' min	C
Rear		30' min	D
Lot Coverage	NA	70%	

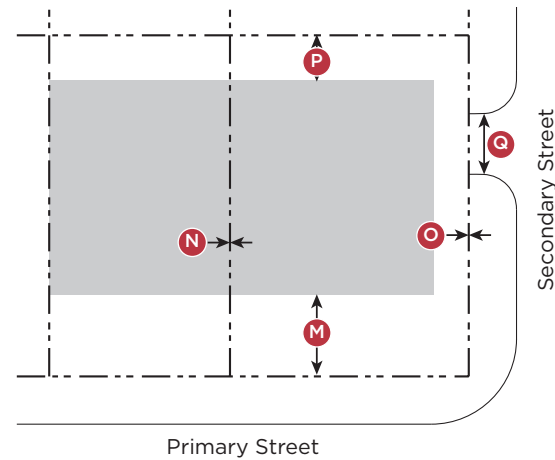
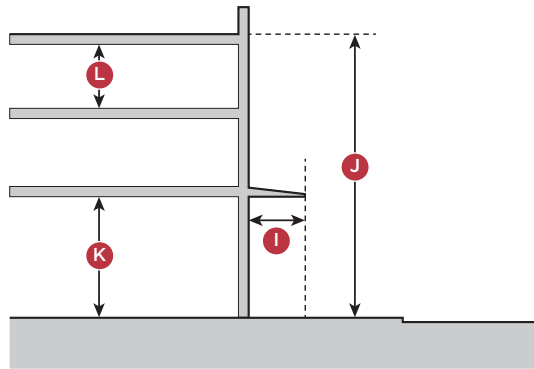
Building Form

Primary Street built to BTZ	30% min	NA	E
Side Street, Corner Lot built to BTZ	30% min	NA	F
Lot Width	30' min	40' min	G
Lot Depth	NA	NA	H
Lot Frontage	30' min	40' min	

Notes

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

DISTRICTS AND ZONES



Key for Diagrams

--- Lot Line

--- Height Line

Buildable Area

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.

D. BUILDING FORM

Each proposed building in the ORD-C District shall comply with the following building form standards.

1. Encroachments into Setback

The following encroachments are allowed within the ORD-C District subject to applicable frontage type standards (See this Chapter).

Location	E Main St Fronting	Commercial Neighborhood	
Front	12' max	10' max	I
Side Street	8' max	8' max	I
Rear	4' max	0'	I

Notes

Canopies, Awnings, and Balconies may encroach over the BTZ on the street sides and into the setback on the rear. Only Balconies are allowed within the rear encroachment.

2. Height

The height of the buildings shall not exceed the following limits. Minimum and maximum heights are measured from average finished grade at the front setback line.

Height	E Main St Fronting	Commercial Neighborhood	
Building Maximum	5 stories, 60'	2 1/2 stories, 30'	J
Ancillary Building Max.	2 1/2 stories, 35'	2 stories, 24'	
First Floor Ceiling Height	12' min clear	9' min clear	K
Upper Floor(s) Ceiling Height	8' min clear	8' min clear	L

Notes

Mansard roofs permitted with administrative approval.

Any section along the BTZ not defined by a building must be defined by a 2'6" to 4'6" high feature made of stucco or masonry wall material.

E. Parking Placement

Off-street parking shall be located in compliance with the following setback standards. See this Chapter (Frontage Typologies) or applicability of frontage types associated with street-side parking.

Location (Distance from Property Line)	E Main St Fronting	Commercial Neighborhood	
Front Setback	20'	20' min	M
Side Setback	0'	0' min	N
Side Street Setback	5'	5' min	O
Rear Setback	5'	5' min	P

REYNOLDSBURG ZONING CODE

Required Spaces (E Main Street)

Ground Floor

Uses < 3,000 sf	No off-street parking required
Uses =/ > 3,000 sf	1 space/400 sf

Upper Floors

Residential uses	1 space/unit; .5 space/studio
Other uses	1 space/450 ft

Notes

Parking Drive Width 15'

*Or as required by Fire Department

On corner lots, primary parking drive shall not be located in primary street.

Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.

Parking may be provided off-site within 1,300' or as shared parking. Shared parking may count up to a 30% reduction in total parking required.

Bicycle parking must be provided and in a secure environment and be ground mounted with a clear width of 32 inches and clear length of 84 inches. At least one bicycle space shall be provided for every 1,000 square feet of gross floor area of the principle building.

See Chapter 1105.01 for further parking regulations.

F. Frontage Types

See this Chapter 1103.31 (Frontage Type Standards) for detailed standards for each frontage type.

Frontage Type	Primary Street	Secondary Street	Reference
Shopfront	Allowed	Allowed	1103.31 (A)
Patio	Allowed	Allowed	1103.31 (B)
Yard	Allowed	Allowed	1103.31 (C)
Raised Yard	Allowed	Allowed	1103.31 (D)
Porch	Allowed	Allowed	1103.31(E)
Stoop	Allowed	Allowed	1103.31 (F)
Terrace	Allowed	Allowed	1103.31 (G)
Forecourt	Allowed	Allowed	1103.31 (H)
Streetwall	Allowed	Allowed	1103.31 (I)

G. Allowed Open Space Types

The open space 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 open space type and setback dimensions. See this Chapter 1103.29 (Open Space Typologies) for detailed standards.

Allowed Open Space Types	Reference
Greenway and Trail	1103.29 (A)
Park	1103.29 (F)
Nature	1103.29 (J)
Sport Field	1103.29 (G)

H. Allowed Land Uses and Permit Requirements

1. The land uses allowed by this Code are listed in Table 1103 A (Allowed Land Uses and Permit Requirements) below, together with the type of planning permit required for each use. Each land use listed in Table 1103 A (Allowed Land Uses and Permit Requirements) is defined in Chapter 1113 (Glossary of Terms)

2. Establishment of an Allowable Use

A. Any one or more land uses allowed in Table 1103 A (Allowed Land Uses and Permit Requirements) may be established on any lot within the district, subject to the planning permit requirement listed in the Table, and in compliance with all applicable requirements of this Code.

b. Where a project on a single lot includes two or more of the land uses listed in the Table, the overall project will be subject to the highest permit level required by the Table for any individual use.

c. A land use that is not listed in Table 1103 A and is determined by the Director to not be included in the definition listed in Chapter 1113 A (Glossary of Terms), is not allowed, unless the Director finds that the proposed use is similar to, compatible with, and will not involve a greater intensity than a listed use and such use is consistent with the purposes of the zone, the Comprehensive Plan, and any applicable City plan.

DISTRICTS AND ZONES

TABLE 1103 A ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-C	

ANIMAL SERVICES

Boarding/Kennel	C	
Grooming	P	
Veterinary	P	

COMMUNITY FACILITIES

Community Facility - Activity Center	P	
Community Facility - Government Administration and Courts	P	
Community Facility - Outdoor Recreation	P	
Community Facility - Park	P	
Community Facility - Public Health Safety	P	
Community Facility - Trail	P	

CONGREGATION

Event Center - Private Events and Conferences	P	
Event Center - Public Meetings and Conventions	P	
Religious Assembly	P	

CULTURAL

Library	P	
Live Theater	P	
Movie Theater	P	
Museum	P	
Visual Arts Center	P	

TABLE 1103 A ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-C	

DWELLING

Dwelling - Assisted	P	
Dwelling - Attached Single-Family	P	
Dwelling - Group	P	
Dwelling - Multi-Unit Building	P	
Dwelling - Multi-Unit Building Complex	P	
Dwelling - Nursing	P	
Dwelling - Two-family	P	
Dwelling - Developmental Disability	P	

FOOD AND BEVERAGE

Bakery - Retail	P	
Beverage - Brewing and Distilling	P	Produces less than 15,000 barrels.
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	P	
Beverage Sales and Retail	P	
Food Sales - Small Format Grocery	P	5,000 to 25,00 sq. ft. of gross floor area with at least 500 sq. ft. devoted to fresh produce
Food Sales-Farm	P	

REYNOLDSBURG ZONING CODE

TABLE 1103 A ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by District	Specific Use Regulations
	ORD-C	
Food Service - Fast Casual Restaurant	P	
Food Service - Full Service Restaurant	P	

EDUCATION

School - College/ University	P	
School - Primary	P	
School - Secondary	P	
School - Trade	P	

HEALTH / WELLNESS

Health and Wellness - Clinic	P	
Health and Wellness - Fitness Facility/Gym	P	
Health and Wellness - Massage	P	
Health and Wellness - Physical Therapy	P	

MANUFACTURING / PROCESS / INNOVATION

Manufacturing - Artisan	P	
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MEDICAL

Medical Office	P	No overnight patients
Medical - Clinic	P	

TABLE 1103 A ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-C	

OFFICE

Office - Corporate	P	
Office - Data Processing/ Call Center	C	
Office - Professional Services	P	

PERSONAL SERVICES

Clothing Services - Dry Cleaning without drive thru	P	
Financial Services and Banking - without drive thru	P	
Personal Care and Beauty Services	P	
Tattoo/Piercing	P	

RECREATION

Studio - Art	P	
Studio - Gymnastics/ martial arts	P	

Allowable Use	P	
Conditional Use	C	

DISTRICTS AND ZONES

TABLE 1103 A ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-C	

SALES AND EXHIBITION

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

TOURISM / VISITING

Overnight Lodging - Bed and Breakfast	P	
Overnight Lodging - Boutique Hotel	P	Fewer than 30 rooms
Overnight Lodging - Hotel	P	
Overnight Lodging - Limited Service	P	
Overnight Lodging - Resort	P	
Allowable Use	P	
Conditional Use	C	

REYNOLDSBURG ZONING CODE

SECTION 1103.13 OLDE REYNOLDSBURG NEIGHBORHOOD DISTRICT (ORD-N)



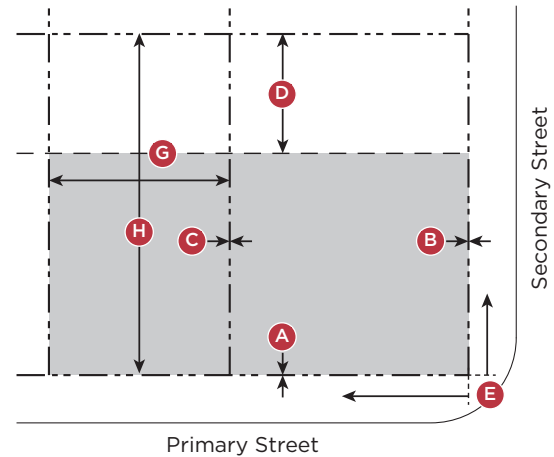
Image: Aerial view of the Old Reynoldsburg Neighborhood District

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	40' min	G
Lot Depth	NA	H
Lot Frontage	40' min	E

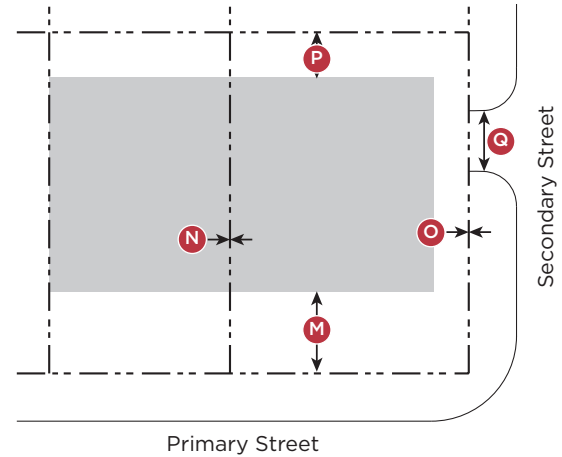
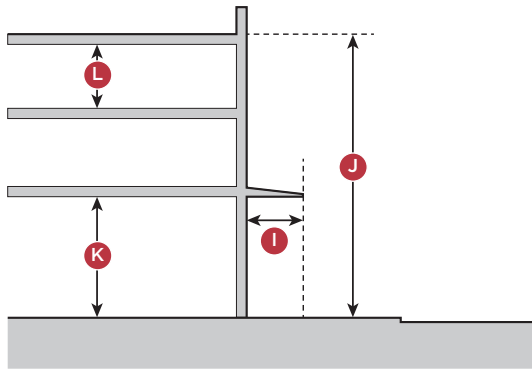
Notes

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.

DISTRICTS AND ZONES



Key for Diagrams

--- Lot Line

--- Setback Line

Buildable Area

D. BUILDING FORM

Each proposed building in the ORD-N District shall comply with the following building form standards.

1. Encroachments into Setback

The following encroachments are allowed within the ORD-N District, subject to applicable frontage type standards. See this Chapter 1103.31 (Frontage Typologies).

Location		
Front	10' max	I
Side	5' max	I
Side Street	8' max	I
Rear	0'	I

Notes

Canopies, Awnings, and balconies may encroach over the setback on the street sides and into the setback on the rear. Only balconies are allowed at the rear encroachment.

2. Height

35' max	J
2 1/2 stories max	J

3. Required Frontage Type*

Porch	Yard
Stoop	Forecourt
Raised Yard	

Notes

See this Chapter (Frontage Typologies) for descriptions and requirements.

E. Parking Placement

Off-street parking shall be located in compliance with the following setback standards. See Chapter 1103.31 (Frontage Typologies) for applicability of frontage types associated with street-side parking.

Location (Distance from Property Line)		
Front Setback	20' min	
Side Setback	0' min	
Side Street Setback	5' min	
Rear Setback	5' min	

Notes

Unless parking space is located in the driveway of a single-family or two-family dwelling.

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F. Frontage Types

See Chapter 1103.31 (Frontage Type Standards) for detailed standards for each frontage type.

Frontage Type	Primary Street	Secondary Street	Reference
Shopfront	Allowed	Allowed	1103.31 (A)
Patio	Allowed	Allowed	1103.31 (B)
Yard	Allowed	Allowed	1103.31 (C)
Raised Yard	Allowed	Allowed	1103.31 (D)
Porch	Allowed	Allowed	1103.31 (E)
Stoop	Allowed	Allowed	1103.31 (F)
Terrace	Allowed	Allowed	1103.31 (G)
Forecourt	Allowed	Allowed	1103.31 (H)
Streetwall	Allowed	Allowed	1103.31 (I)

G. Allowed Open Space Types

The open space 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 open space type and setback dimensions. See Chapter 1103.29 (Open Space Typologies) for detailed standards

Allowed Open Space Types	Reference
Nature	1103.29 (J)
Greenway and Trail	1103.29 (A)
Square	1103.29 (C)
Green	1103.29 (D)
Passage	1103.29 (E)
Park	1103.29 (F)
Sport Field	1103.29 (G)
Pocket Park	1103.29 (I)
Pocket Plaza	1103.29 (H)

H. Allowed Land Uses and Permit Requirements

1. The land uses allowed by this Code are listed in Table 1103B (Allowed Land Uses and Permit Requirements) below, together with the type of planning permit required for each use. Each land use listed in Table 1103B (Allowed Land Uses and Permit Requirements) is defined in Chapter 1113 (Glossary of Terms).

2. Establishment of an Allowable Use

a. Any one or more land uses allowed in Table 1103B (Allowed Land Uses and Permit Requirements) may be established on any lot within the district, subject to the planning permit requirement listed in the Table, and in compliance with all applicable requirements of this Code.

b. Where a project on a single lot includes two or more of the land uses listed in the Table, the overall project will be subject to the highest permit level required by the Table for any individual use.

c. A land use that is not listed in Table 1103B and is determined by the Director to not be included in the definition listed in Chapter 1113 (Glossary of Terms), is not allowed, unless the Director finds that the proposed use is similar to, compatible with, and will not involve a greater intensity than a listed use and such use is consistent with the purposes of the zone, the Comprehensive Plan, and any applicable City plan.

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TABLE 1103B ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-N	

ANIMAL SERVICES

Veterinary	C	
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CONGREGATION

Event Center - Private Events and Conferences	C	
Religious Assembly	P	

CULTURAL

Library	P	
Live Theater	C	
Museum	C	
Visual Arts Center	P	

DWELLING

Dwelling - Assisted	P	
Dwelling - Attached Single-Family	P	
Dwelling - Detached Single-Family	P	
Dwelling - Group	P	
Dwelling - Multi-Unit Building	C	
Dwelling - Multi-Unit Building Complex	C	
Dwelling - Nursing	P	
Dwelling - Two-family	P	
Dwelling - Developmental Disability	P	

TABLE 1103B ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-N	

FOOD AND BEVERAGE

Bakery - Retail	P	
Beverage - Brewing and Distilling	C	Produces less than 15,000 barrels.
Food Sales - Farm Market	P	
Food Sales - Small Format Grocery	P	5,000 to 25,00 sq. ft. of gross floor area with at least 500 sq. ft. devoted to fresh produce
Food Service - Full Service Restaurant	C	

EDUCATION

School - College/ University	C	
School - Primary	C	
School - Secondary	C	
School - Trade	C	

HEALTH / WELLNESS

Health and Wellness - Clinic	C	
Health and Wellness - Fitness Facility/Gym	C	
Health and Wellness - Massage	P	
Health and Wellness - Physical Therapy	P	

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TABLE 1103B ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-N	

MANUFACTURING / PROCESS / INNOVATION

Manufacturing - Artisan	P	
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MEDICAL

Medical - Clinic	C	
Medical - Office	C	

PERSONAL SERVICES

Personal Care and Beauty Services	C	
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RECREATION

Studio - Art	P	
Studio - Gymnastics/martial arts	P	

RESIDENT AND CHILD CARE

Child Day Care - Center	P	See 1105.13(G)
Child Day Care - In Home	P	See 1105.13(H)

SALES AND EXHIBITION

Antique Shop	C	80 percent of goods must be 30 years or older or have collectible value.
Gallery - Art	P	
Retail - Boutique	P	
Garden Center	C	

TOURISM / VISITING

Overnight Lodging - Bed and Breakfast	P	
Overnight Lodging - Boutique Hotel	C	Fewer than 30 rooms

Allowable Use	P
Conditional Use	C

VIV. Design Guidelines for Olde Reynoldsburg

A. Purpose

The purpose of this section is to:

- (1) protect and enhance the Olde Reynoldsburg Commercial District's (ORD-C) unique aesthetic character;
- (2) support high quality streets and public spaces;
- (3) encourage architecture that blends harmoniously with the natural surroundings and neighboring development;
- (4) safeguard property values and long-term economic assets; and
- (5) carefully preserve the character the District's historic character while permitting appropriate growth.
- (6)

B. Intent and Applicability

These design guidelines shall apply to non-residential development in the ORD-N and ORD-C and are not intended to stifle innovative design or creativity. Instead, these design guidelines are intended to serve as the minimum standards applicable to non-residential development to ensure that new development and redevelopment satisfied the purposes of the Olde Reynoldsburg Districts as described herein. These design guidelines shall be applied by the Planning Commission in conjunction with its review of applications for Certificates of Appropriateness as described under Chapter 1109.21 hereof.

C. General Standards

- (1) **Size, Mass and Scale:** The scale of

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buildings and accessory structures (including canopies) shall be appropriate to the scale of structures.

(2) **Proportions of Bays and Openings:**

All building bays, including porches, colonnades and porticos as appropriate, shall be square or vertical in proportion, unless the design merits a horizontally-proportioned opening. Wall openings, with the exception of transoms and storefronts, shall be square or vertical in proportion. The facade of a proposed building should draw upon the proportion and number of bays in surrounding buildings, as defined by windows, doors, and column spacing, to establish a compatible scale.

(3) **Building Materials:** Building wall materials shall be combined on each facade only horizontally, unless the building is broken vertically by a change of plane, or a vertical architectural element. Heavier materials, such as masonry and stucco, shall be located below lighter materials, such as cement fiber or wood siding.

(4) **Roof Forms:** Where pitched roofs exist, primary roofs shall have a minimum slope of 4:12, while ancillary roof slopes may be no less than 2:12.

(5) **Garages and Accessory Structures:** Attached garages, detached garages, and other accessory structures shall be subordinate in height, footprint, and proportion to the primary structure on the site, and shall be compatible with the principal structure in terms of roof form, materials, and color. Where a garage contains an accessory dwelling unit above, it may exceed the height of the primary structure.

(6) **Trash, Mechanical, Utility and Service Equipment and Areas**

- i. Loading docks, service areas, and trash disposal facilities (e.g.,

trash and recycling receptacles, compactors, dumpsters) shall be hidden or screened from view of streets, parks, squares, or significant pedestrian spaces. Loading areas may be oriented toward adjoining developed properties that are zoned for nonresidential uses, if such loading areas are screened from view.

- ii. Mechanical equipment, such as ventilation systems, commercial exhaust fans, rooftop terminations, commercial cooling equipment, heating and air conditioning units, TV antennas, and satellite dishes, shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised.

(7) **Colors:** Buildings and additional site elements — e.g., bollards, arbors, drive-thru canopies, sign posts — shall not be painted in a color or pattern that expresses corporate identity, to the extent that the paint color or pattern is not consistent with the design standards of the district. Fluorescent colors, such as ASHTO safety yellow, are also prohibited except where required by a public agency.

D. Specific Standards

- (1) Building Materials and Details.
 - i. Building walls shall be finished in 1 or more (but not more than 3) of the following materials:
 - (a) Wood;

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- (b) Fiber cement board siding, smooth finish;
 - (c) Concrete masonry units with stucco (CBS);
 - (d) Reinforced concrete with stucco;
 - (e) Brick;
 - (f) Corrugated metal, which may be approved by the Planning and Zoning Administrator based on the surrounding context and location on the site; or
 - (g) Other materials as approved by the Zoning Administrator, based on visual compatibility with listed approved materials.
- ii. Visible foundation walls and chimneys shall be finished in one of the following materials:
 - (a) Brick; or
 - (b) Stucco.
- iii. Columns may be constructed of the following materials:
 - (a) Wood;
 - (b) Wood or fiber cement clad;
 - (c) Cast iron;
 - (d) Concrete with smooth stucco finish;
 - (e) Cast stone with smooth finish;
 - (f) Brick; or
 - (g) Perma-cast or other synthetic materials as approved by the Planning and Zoning Administrator, based on visual compatibility with listed approved materials.
- iv. Railings and balustrades may be constructed of the following materials:
 - (a) Painted wood;
 - (b) Wrought iron; or
 - (c) Aluminum, PVC or other synthetic material as approved by the Planning and Zoning Administrator, based on visual compatibility with listed approved materials.
- v. Doors shall be made of wood, metal, glass, or fiberglass.
- vi. Roofs with visible pitches shall be constructed of the following materials:
 - (a) 25-year architectural dimension shingles;
 - (b) Tile (clay, cement, natural or manufactured stone);
 - (c) Nonreflective pre-finished metal;
 - (d) Slate;
 - (e) Reflective metal such as copper; or
 - (f) Other similar metals as approved by the Planning and Zoning Administrator.
- vii. The following materials are prohibited:
 - (a) Exposed concrete masonry units;
 - (b) Vinyl Siding;
 - (c) Plastic shutters;
 - (d) Metal panels;
 - (e) Day-glo, luminescent, iridescent, neon or similar types of color finishes;
 - (f) Mirrored glass with a reflectivity of 20% or more; or

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- (g) Roofing;
 - 1) Plastic or PVC roof tile; or
 - 2) Nontraditional colors such as orange or purple.

(2) Roof Forms

- i. Permitted roof types include gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed. Applied and partial (less than 3 sides) mansard roofs are not typically permitted but may be permitted at the discretion of the Planning and Zoning Administrator based on compatibility with the surrounding context, size, mass and scale of the structure.
- ii. Shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage, except on porches, balconies, or building extensions.
- iii. Downspouts and gutters should be galvanized steel, aluminum, or copper and shall match in materials and finish.
- iv. Roof penetrations shall be hidden or painted to match the color of the roof.
- v. Skylights must be flat to the pitch of the roof. They shall not be located on any sloped roof facing the primary frontage

(3) Windows and Doors

- i. Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform

to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Planning and Zoning Administrator. It shall not be reduced to lower than 30%.

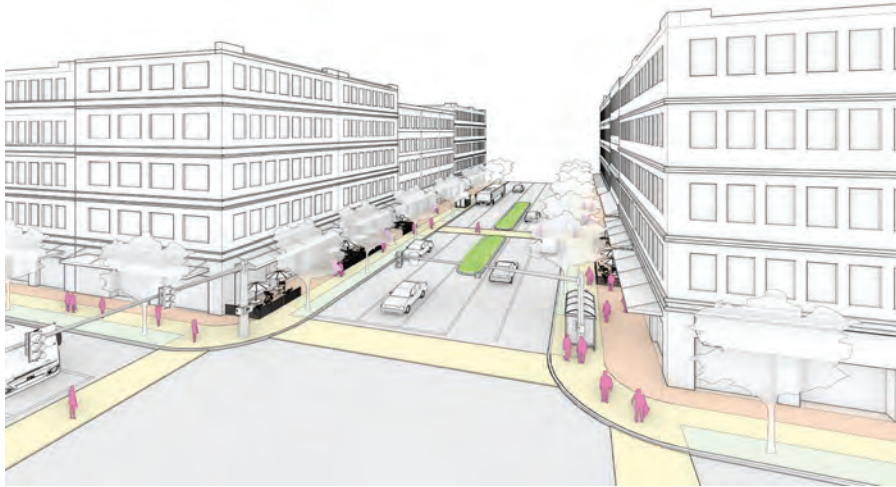
ii. Proportion and Details

- (a) Windows shall not be flush with exterior wall treatments. Windows shall be provided with an architectural surround at the jambs and header, and a projecting sill.
- (b) Window openings may be grouped horizontally, but trim between windows shall be at least 3.5 inches wide. This does not apply to storefront windows.
- (c) Facades should have several window sizes with smaller ones above. This is particularly important when buildings rise more than 2 stories.
- (d) Thin mullions or muntins shall be required on windows larger than 2 feet in any direction, except for shopfronts. The depth of the mullion shall not be less than the width.

(4) Architectural Details

- i. Shutters: Shutters shall be sized and placed so as to equal the width that would be required to cover the window opening. Operable shutters are preferred.
- ii. Column Bays: Columns and piers shall be spaced no farther apart than they are tall. Column bays shall be of equal and precise proportions.

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.

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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. If 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.

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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	C	P	
Religious Assembly		P	
Mortuary	P	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	P	P	
Dwelling - Multi-Unit Building Complex	P	P	
Dwelling - Developmental Disability	C		

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
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FOOD AND BEVERAGE

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	

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USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
Health and Wellness - Physical Therapy	P	P	
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	P	P	

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (EMD)	SPECIFIC USE REGULATIONS
Shooting Range - Indoor Only		C	
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		
Overnight Lodging - Boutique Hotel	P		Fewer than 30 rooms
Overnight Lodging - Hotel	P	P	
Overnight Lodging - Limited Service		P	
Overnight Lodging - Resort	P	P	

UTILITY FACILITIES

Power Substation Facility		C	
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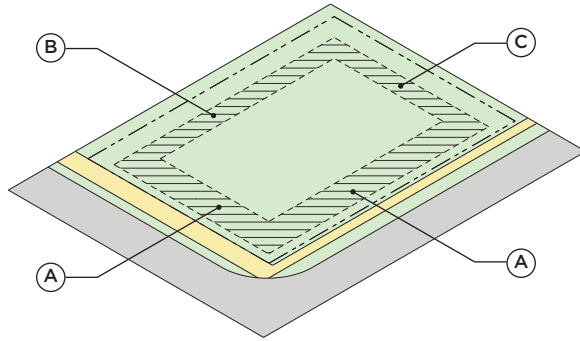
Allowable Use	P
Conditional Use	C

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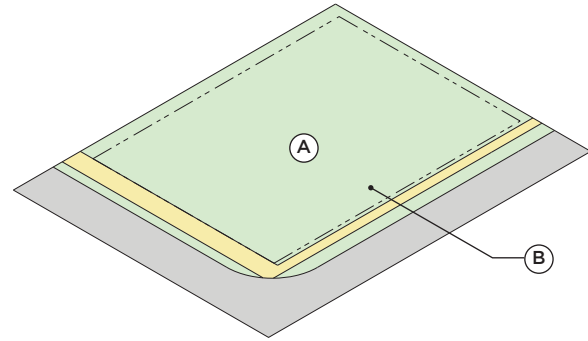
III. Insight District Development Standards

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

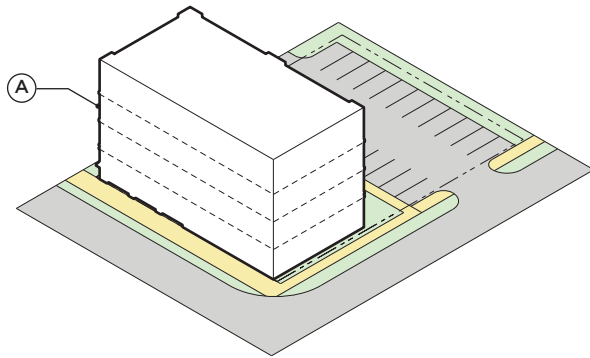


LOT DIMENSIONS	LOT SIZE (MIN./MAX SQ. FT.)	NA
	LOT WIDTH (MIN./MAX.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	A FRONT YARD SETBACK (MIN. FT.)	5 from ROW
	A FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	B SIDE YARD SETBACK (MIN. FT.)	10 from lot line; 30 feet between buildings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

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

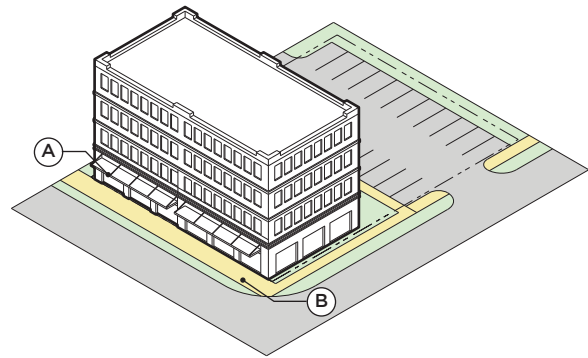
DISTRICTS AND ZONES

C. Height and Parking



HEIGHT	A	BUILDING HEIGHT (MIN. FT.)	35
		BUILDING HEIGHT (MAX. FT.)	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



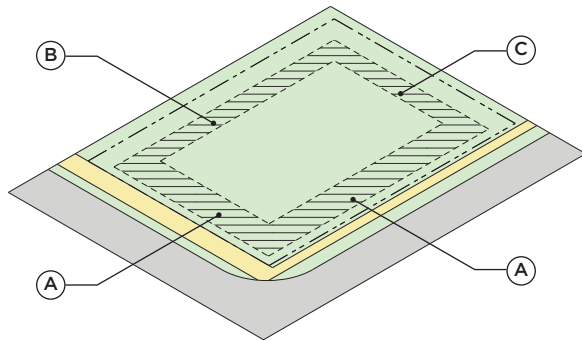
ELEMENT	SHOPFRONT	A
	PATIO	B

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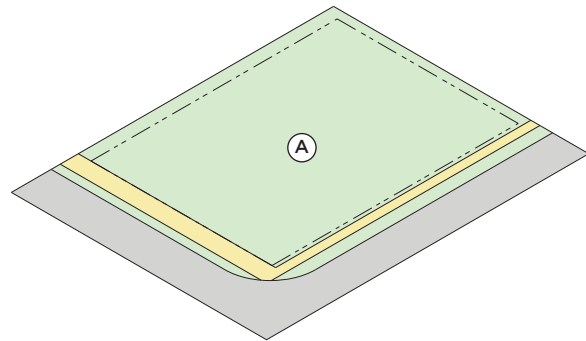
III. Insight Zone Development Standards

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



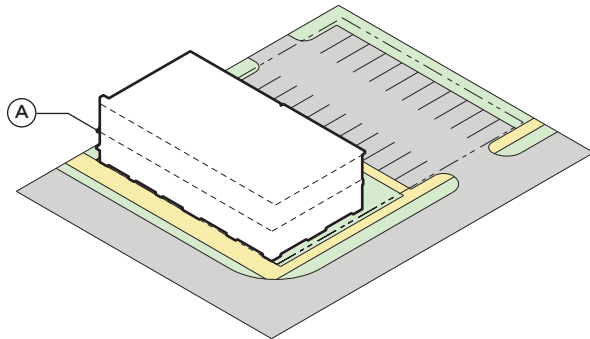
LOT DIMENSIONS	LOT SIZE (MIN./MAX SQ. FT.)	NA
	LOT WIDTH (MIN./MAX.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	A FRONT YARD SETBACK (MIN. FT.)	5 from ROW
	A FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	B SIDE YARD SETBACK (MIN. FT.)	5 from lot line; 10 feet between buildings
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

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	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

DISTRICTS AND ZONES

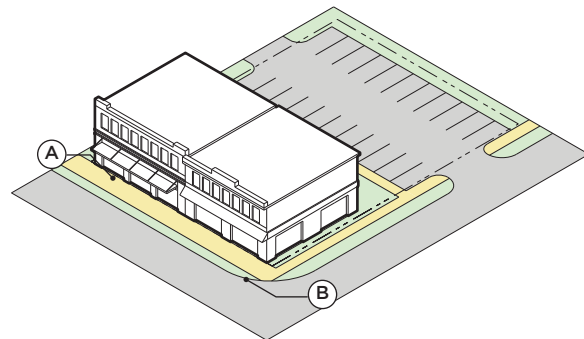
INSIGHT ZONE SUPPLEMENTAL REGULATIONS

C. Height and Parking



HEIGHT A	BUILDING HEIGHT (MIN. FT.)	35
	BUILDING HEIGHT (MAX. FT.)	75
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

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IV. Building Typologies

Buildings in the Brice and Main District (BMD) and East Main Street District (EMD) 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),

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- 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
CONDITIONAL USES:	• Cemetery • 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

** 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, 5 feet from any lot line; 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.
	SITE PLAN STANDARDS	For subdivision requirements, see Chapter 1111

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IV. Building Typologies

Buildings in the Suburban Residential Zone (SR) shall be developed in accordance with the following typologies.

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

DISTRICTS AND ZONES

SECTION 1103.19

RESIDENTIAL MEDIUM ZONE (RM)

I. Purpose and Intent

A. The purpose of the Residential Medium (RM) Zone is to complement single-family residential development through the introduction of a more diverse range of housing options, including two-family buildings, townhomes, row houses, and apartments. Future development in the RM Zones should be well integrated with surrounding uses while allowing for more compact development to accommodate growth.

II. Uses

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

DISTRICT USES	
PERMITTED USES:	- Community Facility - Activity Center - Community Facility - Outdoor Recreation - Community Facility - Park - Community Facility - Public Health Safety - Community Facility - Trail - Dwelling - Attached Single-Family - Dwelling - Detached Single-family - Dwelling - Multi-Unit Building - Dwelling - Multi-Unit Building Complex - Dwelling - Two-family - Library - Dwelling - Nursing - School - Primary - School - Secondary - Tiny House
CONDITIONAL USES:	- Child Day Care - In Home* - Dwelling - Assisted - Dwelling - Development Disability - Dwelling - Group - Overnight Lodging - Bed and Breakfast

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

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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
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; 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

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
	SITE PLAN STANDARDS	See site plan review, Chapter 1109.19
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

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IV. Building Typologies

Buildings in the Residential Medium Zone (RM) shall be developed in accordance with the following typologies.

BUILDING TYPOLOGIES	RESIDENTIAL MEDIUM ZONE (RM)
DETACHED SINGLE-FAMILY BUILDING	X
ATTACHED SINGLE-FAMILY BUILDING	X
DUPLEX BUILDING	
MULTI-UNIT BUILDING	X
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	X
COMMUNITY CENTER BUILDING	X
OFFICE BUILDING	
OFFICE-CORPORATE BUILDING	
RETAIL LARGE FORMAT BUILDING	
INDUSTRIAL BUILDING	
WAREHOUSE BUILDING	
PRIMARY SCHOOL BUILDING	
COMMUNITY ACTIVITY CENTER BUILDING	
EVENT CENTER BUILDING	

DISTRICTS AND ZONES

SECTION 1109.21 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 • Antique Shop (See definition) • Bakery - Retail • 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 • 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 - Deli • Food Service - Fast Casual Restaurant • Food Service - Full Service Restaurant • Food Service - Quick Serve/Fast Food Without Drive Thru • Gallery - Art • Health and Wellness - Clinic • Health and Wellness - Fitness Facility/Gym • Health and Wellness - Massage • Health and Wellness - Physical Therapy • Library • Manufacturing - Artisan • Medical - Clinic • Medical - Office • Office - Professional Services • 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:	• Retail - Medium Format • Retail - Pharmacy • Retail - Shopping Center - Outdoor • Retail - Small Format • School - Secondary • School - Primary • Shelter • Studio - Art • Studio - Gymnastics/martial arts • Veterinary
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 • Event Center - Private Events and Conferences • Event Center - Public Meetings and Conventions • Live Theater • Mortuary • Movie Theater • Museum • Religious Assembly • Retail - Convenience with gasoline • Retail - Convenience without gasoline • 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
	SIDE YARD SETBACK (MIN. FT.) (EACH SIDE)	10
	SIDE YARD SETBACK (MAX. FT.)	20
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	20
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	40
	REAR YARD SETBACK (MIN. FT.)	20
	REAR YARD SETBACK (MIN. 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

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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
SIGN REGULATIONS	PERMITTED SIGN TYPES	Commercial uses only - Any two of the following: Hanging, Wall, Projecting
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 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	

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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 • Food Service - Commissary/Bakery • Food Service - Processing • Food Service - Production • Forestry • Garden Center - Indoor and Outdoor • Health and Wellness - Fitness Facility/Gym • Indoor Enterprise • Library • Manufacturing - Artisan • Manufacturing - Heavy • Medical - Outpatient and Urgent Care • Medical - Psychiatric Facility - Standalone • Office - Corporate • Office - Data Processing/Call Center • Outdoor Enterprise

DISTRICTS AND ZONES

DISTRICT USES (CONT.)	
PERMITTED USES:	• Plant Cultivation • Printing and Publishing • Private Club • Religious Assembly • Research Facility/Laboratory • 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 • Warehouse - Large Format • Warehouse - Small Format
CONDITIONAL USES:	• Community Facility - Detention and Corrections • Community Facility - Government Administration and Courts • Junk storage and sales • Mineral Extraction/Processing • Outdoor Processing - Agriculture • Outdoor Processing - Composting • Outdoor Processing - Concrete and Asphalt • Power Generation Facility • Power Substation Facility • Storage - Vehicular and Boat

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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

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IV. Building Typologies

Buildings in the Innovation Zone (I) 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:	• Forestry • Garden Center - Indoor and Outdoor

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III. Development Standards

The Open Space/Schools Zone includes primary schools and community activity center typologies with 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.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	NA
	FRONT YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. FT.)	NA
	SIDE YARD SETBACK (MAX. FT.)	NA
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	20 feet from any residential structure
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	NA
	REAR YARD SETBACK (MIN. FT.)	30 feet from any residential structure
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	NA
	BUILDING HEIGHT (MAX. FT.)	NA
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	NA
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC	NA
	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	NA
	ADU HEIGHT (MAX. FT.)	NP
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	NP
PARKING LOCATION	LOCATION	Any yard, well-screened
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any two: Wall; Monument; Awning
DESIGN	DESIGN STANDARDS	Single-family building types; Natural materials or Hardie Plank on front and side facades
	SITE PLAN STANDARDS	NA
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

REYNOLDSBURG ZONING CODE

IV. Building Typologies

Buildings in the Open Space/Schools (OS)Zone 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	X
COMMUNITY CENTER BUILDING	
OFFICE BUILDING	
OFFICE-CORPORATE BUILDING	
RETAIL LARGE FORMAT BUILDING	
INDUSTRIAL BUILDING	
WAREHOUSE BUILDING	
PRIMARY SCHOOL BUILDING	X
COMMUNITY ACTIVITY CENTER BUILDING	X
EVENT CENTER BUILDING	X

DISTRICTS AND ZONES

SECTION 1103.27 BUILDING TYPOLOGIES

The below-listed building typologies are the building typologies contemplated for new development in the districts and zones described below. New buildings and alterations to existing buildings shall be reviewed in accordance with Chapter 1103.07 hereof.

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

REYNOLDSBURG ZONING CODE

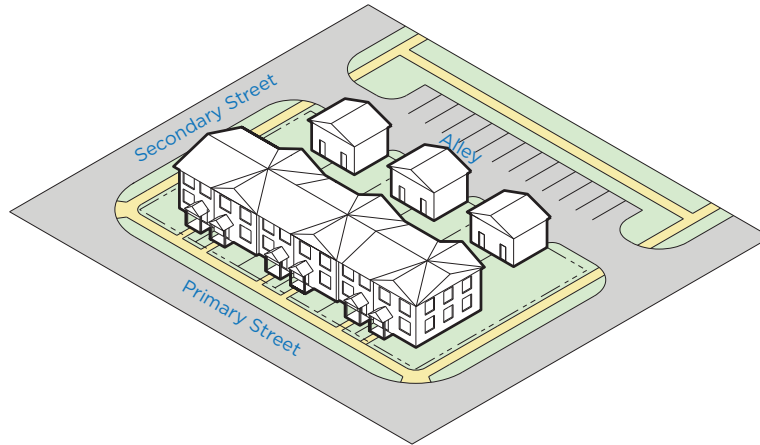
SUBURBAN RESIDENTIAL ZONE (SR)	RESIDENTIAL MEDIUM ZONE (RM)	COMMUNITY COMMERCIAL ZONE (CC)	INNOVATION ZONE (I)	OPEN SPACE/ SCHOOLS ZONE (OS)
X	X	X		
X	X	X		
	X			
		X		
		X		
	X			X
	X		X	
			X	
		X		
			X	
			X	
				X
				X
				X

DISTRICTS AND ZONES

A. ATTACHED SINGLE-FAMILY BUILDING

The below illustrations of each development typology are for illustrative purposes only and are intended to supplement the regulations applicable to each zone and district.

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

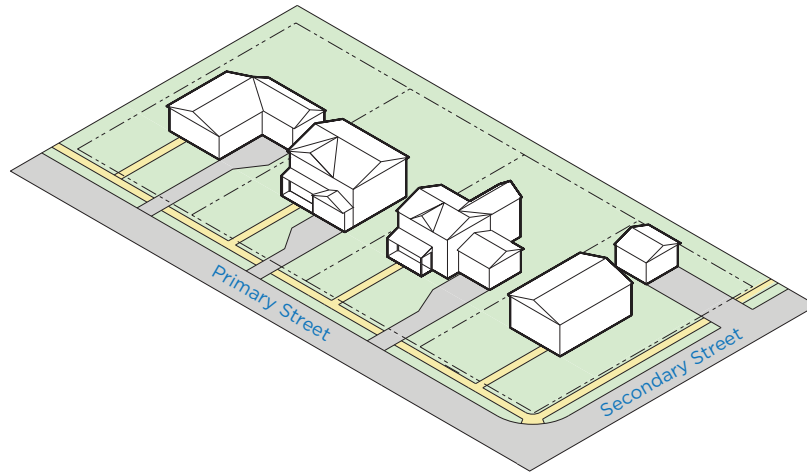
A structure with common walls on either side and no units below or above. Garage access is typically from a rear alley or shared parking area. A small side or rear yard is provided for each unit as private open space.



Image: Attached Single-Family Building

B. DETACHED SINGLE-FAMILY BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A small detached structure with small side and street setbacks. Garage access is typically from the street, but garages are clearly subordinate to the principal structure.

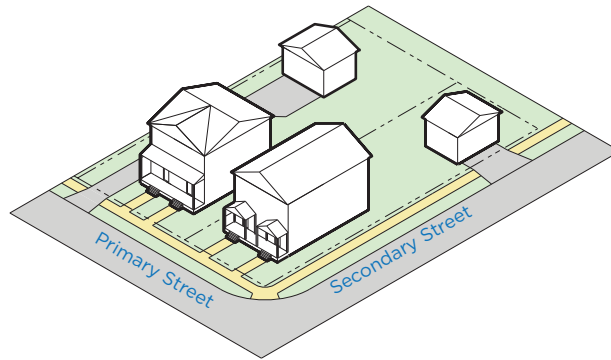


Image: Detached Single-Family Building

DISTRICTS AND ZONES

C. DUPLEX BUILDING

1.. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A detached structure with two units that is massed as a single structure. Setbacks can range from small to large and units are typically side-by-side, but may be stacked.

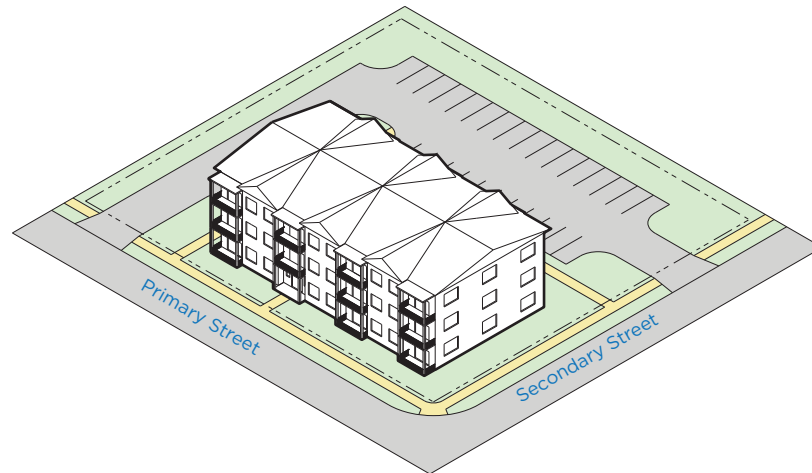


Image: Duplex Building



D. MULTI-UNIT BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A building with multiple residential units that front on an interior corridor and have their main access from the primary street. Units can be next to each other (side-by-side units), or stacked on top of each other (top and bottom units).



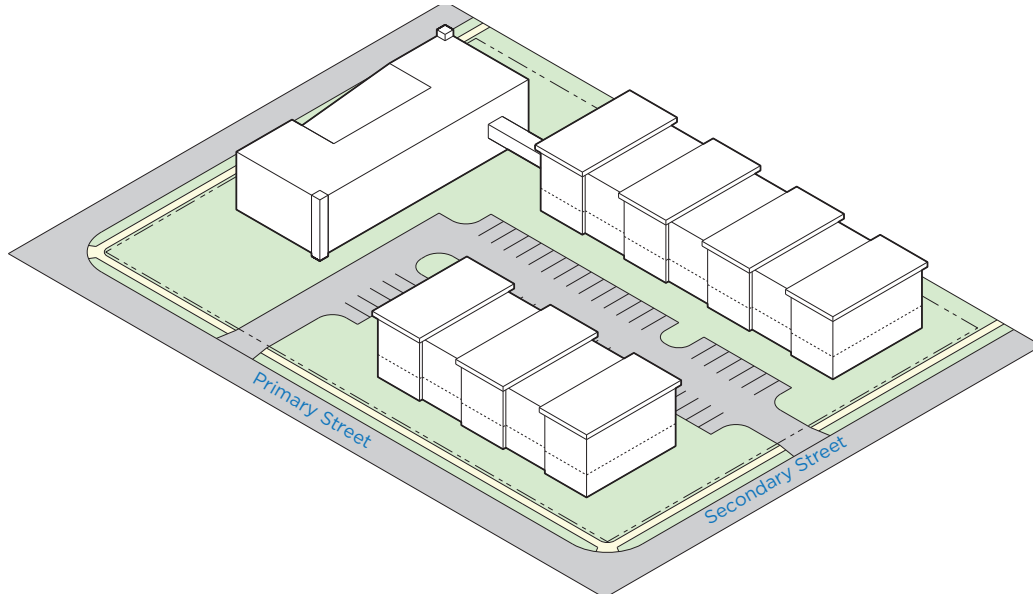
Image: Multi-Unit Building



DISTRICTS AND ZONES

E. MULTI-UNIT COMPLEX

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A collection of multi-unit buildings on adjoining pieces of land, generally owned by one entity. The buildings often share common grounds and amenities, such as pools, parking areas, and a community clubhouse, used as leasing offices for the community.

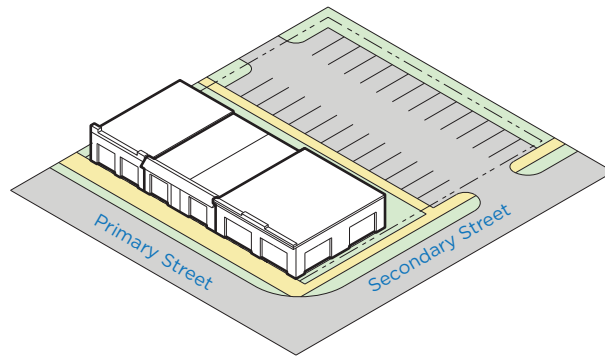


Image: Multi-Unit Complex Building



F. SMALL FLEX RETAIL BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

Consists of attached or detached structures ranging from one to three stories. Structures can include single or mixed uses. Parking is located in the rear or side of the building and typically accessed from a rear alley when possible.

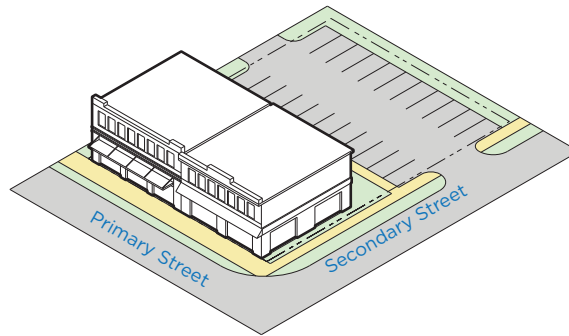


Image: Small Flex Retail Building

DISTRICTS AND ZONES

G. MEDIUM FLEX RETAIL BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

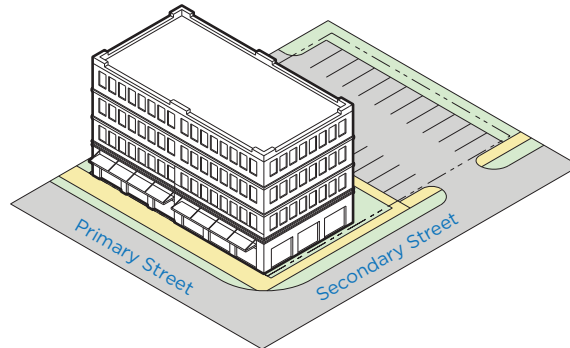
Consists of attached or detached structures ranging from one to three stories. Structures can include single or mixed uses. Parking is located in the rear or side of the building and typically accessed from a rear alley when possible.



Image: Medium Flex Retail Building

H. LARGE FLEX RETAIL BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

Consists of attached or detached structures that can include single or mixed-uses. Parking is located in the rear of the building and, where possible, accessed from a rear alley.

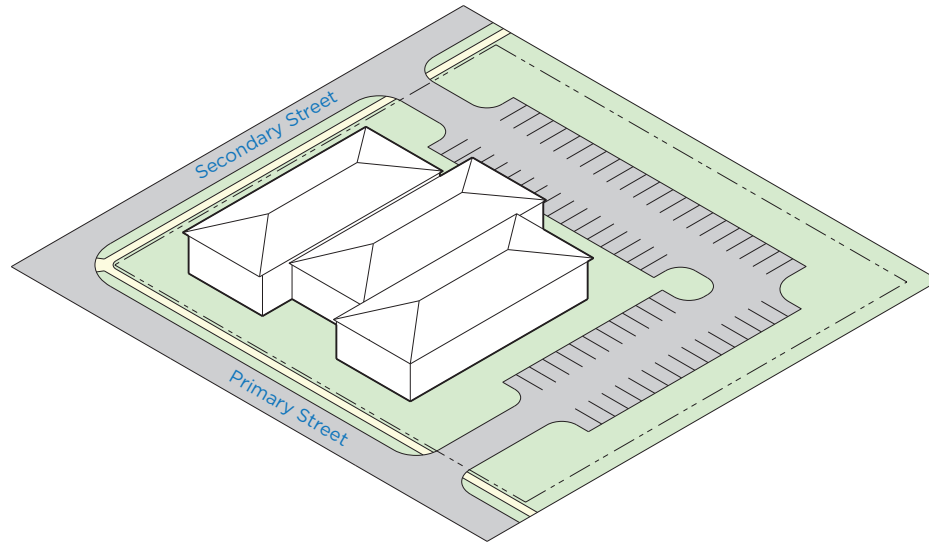


Image: Large Flex Retail Building

DISTRICTS AND ZONES

I. INSTITUTIONAL FLEX BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

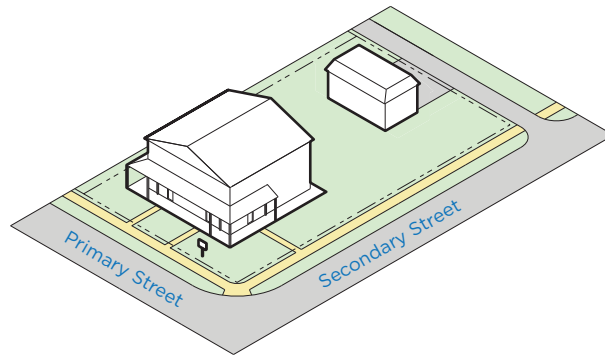
A building that can house uses of an institutional nature (i.e. government building, library, post office, etc.) with parking on the same lot and the main access from the primary street.



Image: Institutional Flex Building

J. BED AND BREAKFAST BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A residential structure providing limited overnight lodging and meals for guests.

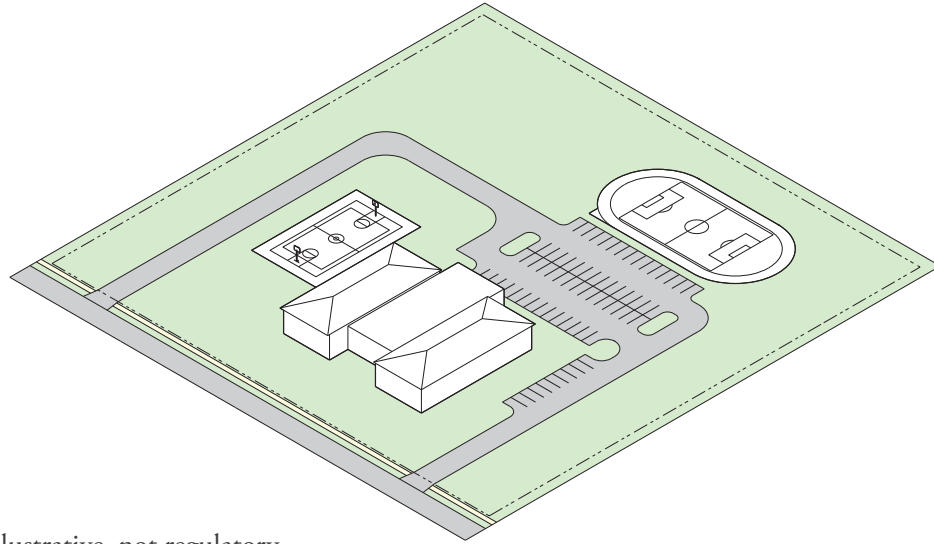


Image: Bed and Breakfast Building

DISTRICTS AND ZONES

K. SCHOOL AND INSTITUTIONAL BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

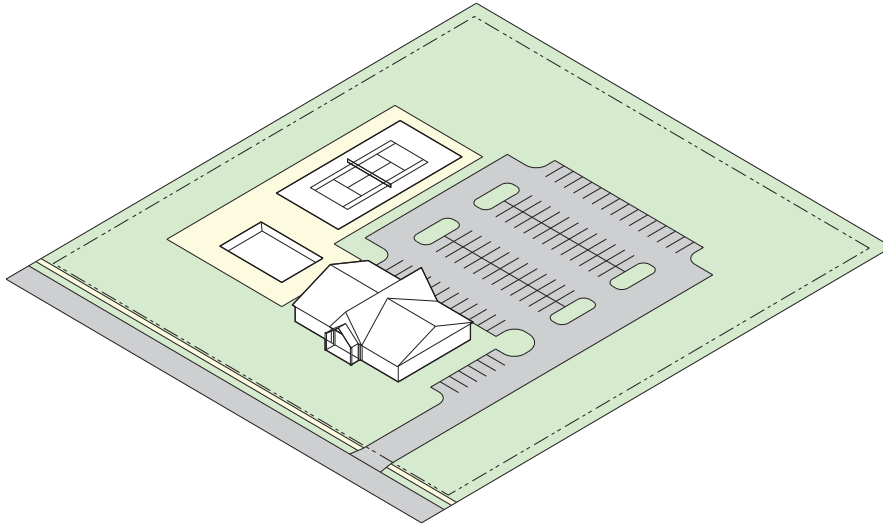
An institution or place for instruction or education, such as kindergarten; elementary, middle, or junior high school, and high school.



Image: School and Institutional Building

L. COMMUNITY CENTER BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

Usually a public building where members of a community tend to gather for group activities, social support, public information, and other purposes. It can be open for the whole community or specialized groups (e.g. senior center) and can include both indoor and outdoor recreational facilities.

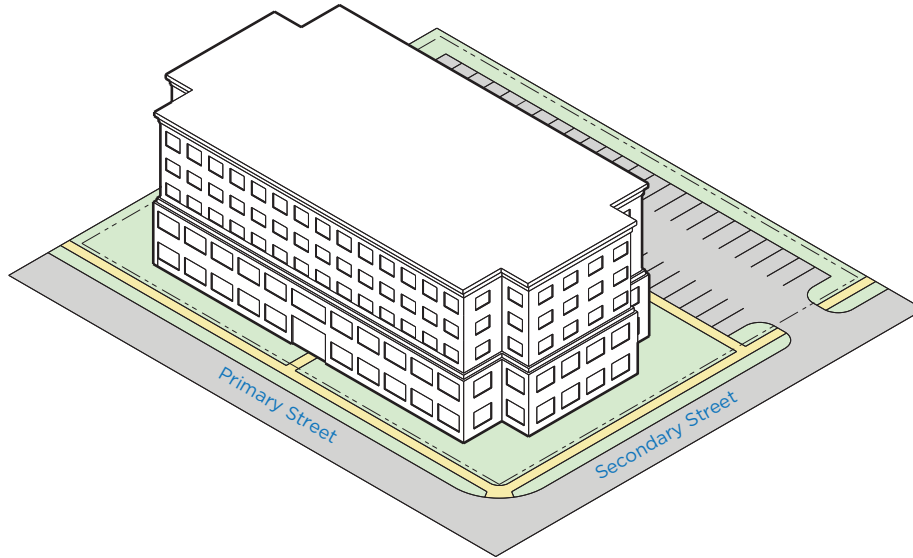


Image: Community Center Building

DISTRICTS AND ZONES

M. OFFICE BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A building used primarily for conducting the affairs of multiple business, professional, service, industry, government, or like activity, which may include ancillary services for office workers with parking typically found on the same lot and the main access form the primary street.

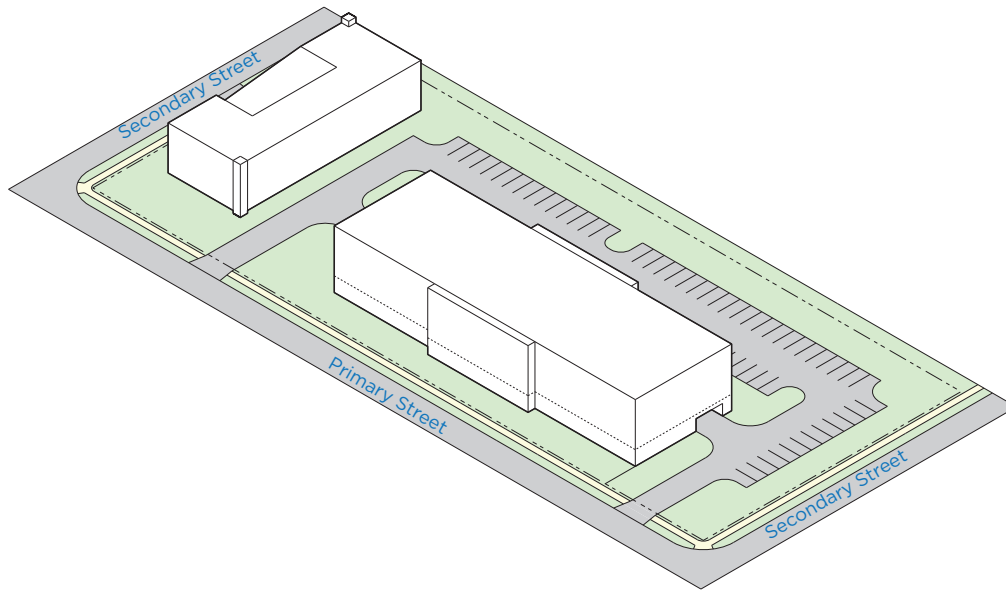


Image: Office Building



N. OFFICE-CORPORATE BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A building used primarily for conducting the affairs of a single business, professional, service, industry, government, or like activity, which may include ancillary services for office workers with parking typically found on the same lot and the main access form the primary street.



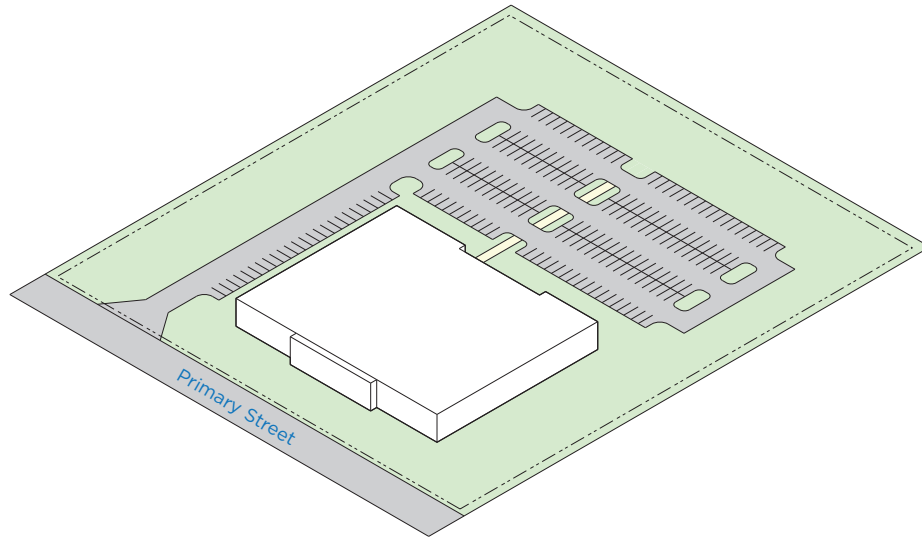
Image: Office-Corporate Building



DISTRICTS AND ZONES

O. RETAIL LARGE FORMAT BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A single-use, typically large single-story commercial building primarily accessed by automobile with parking on the same lot with a combination of parking in the front, side, or rear yards.

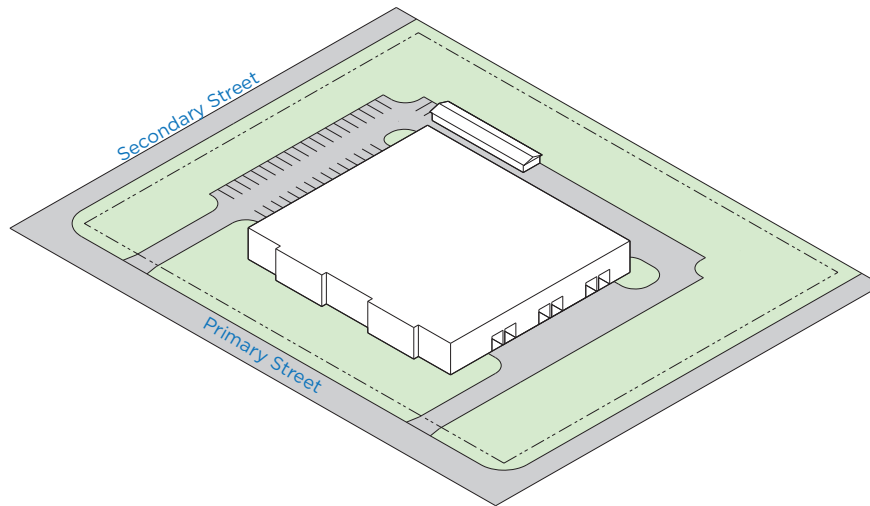


Image: Retail Large Format Building



P. INDUSTRIAL BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A building that houses manufacturing activity that uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight. Facilities for loading and unloading are typically located in the side or rear yard with employee and visitor parking in the rear yard.



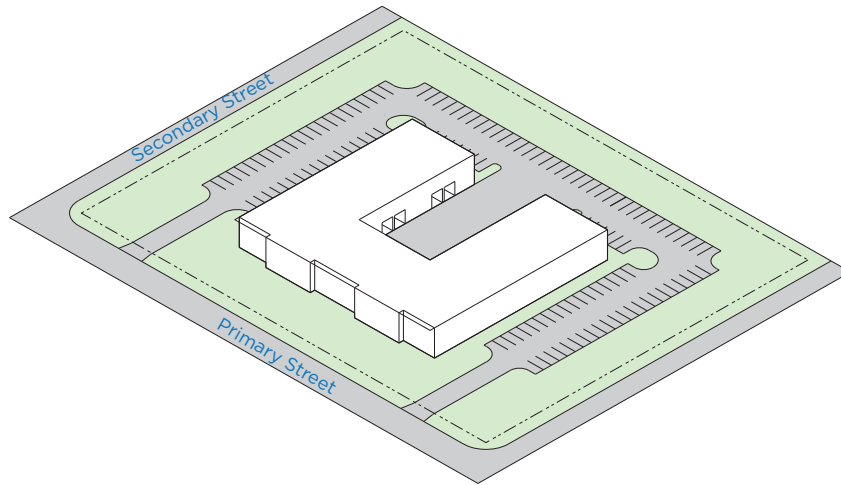
Image: Industrial Building



DISTRICTS AND ZONES

Q. WAREHOUSE BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A building for storing goods with facilities for loading and unloading that are typically located in the side or rear yard with employee and visitor parking in the rear yard.

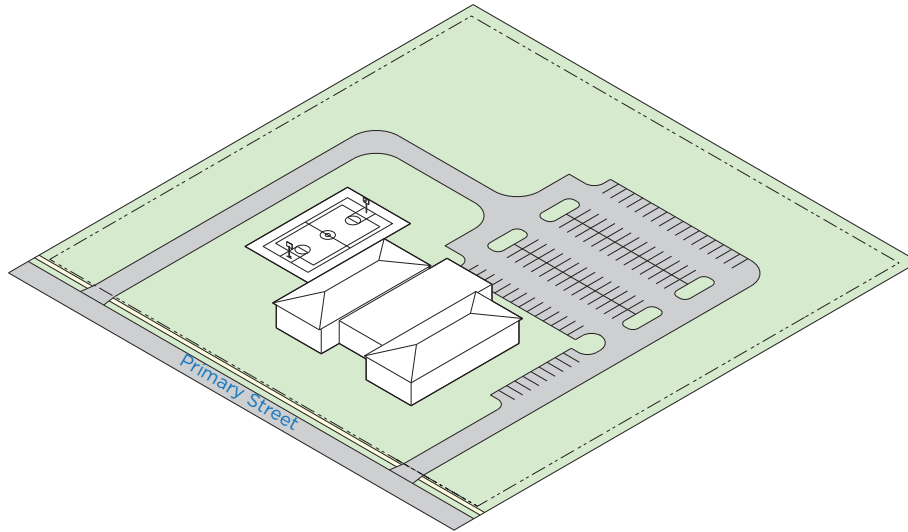


Image: Warehouse Building



R. PRIMARY SCHOOL BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A building designed to provide learning spaces and learning environments for the teaching of students from about four to eleven years old under the direction of teachers. The building has limited parking for staff and includes both outdoor and indoor recreational activity.



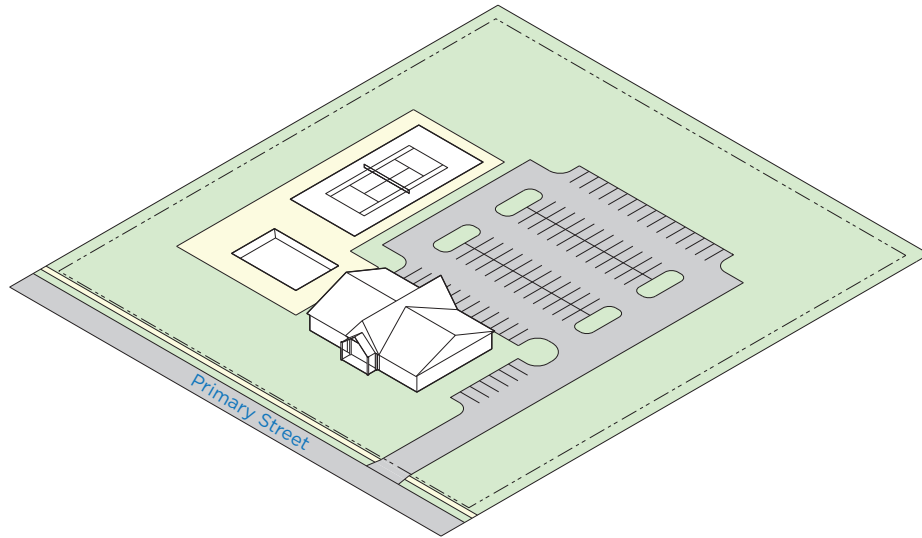
Image: Primary School Building



DISTRICTS AND ZONES

S. COMMUNITY ACTIVITY CENTER BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

Usually a public building housing space for indoor recreational activity as well as exterior space for sports and recreation.

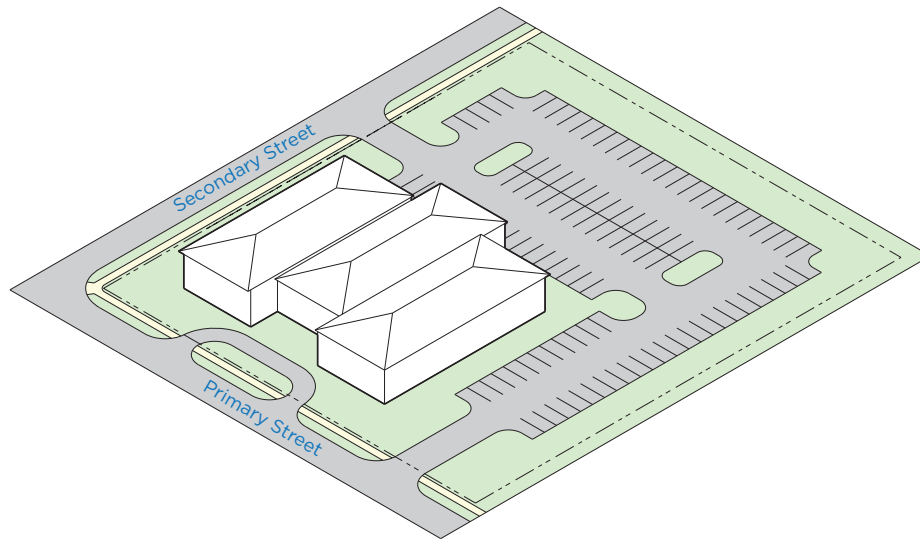


Image: Community Activity Center Building



T. EVENT CENTER BUILDING

1. Typical Lot Configuration



Note: image is illustrative, not regulatory.

2. Description

A building designed to house special events, including weddings, private parties, and receptions.



Image: Event Center Building



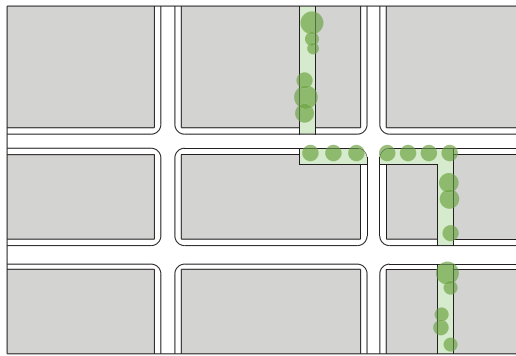
DISTRICTS AND ZONES

SECTION 1103.29 OPEN SPACE TYPOLOGIES

The following Open Space Typologies cover land that is intended to be undeveloped within the Olde Reynoldsburg District (ORD Commercial and ORD Neighborhood), consistent with the goals of the Comprehensive Plan.

A. GREENWAY AND TRAIL

1. Typical Lot Configuration

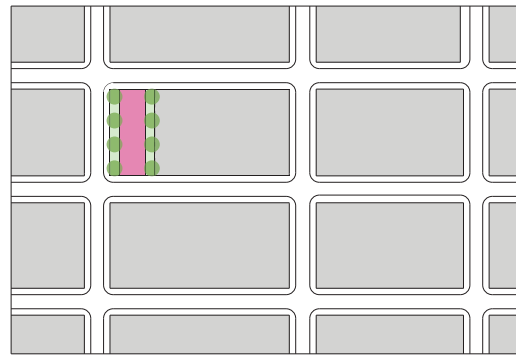


2. Description

Greenways are primarily linear open spaces that connect other types of open spaces as part of a larger open space system. They typically include a path or trail as a primary feature. The greenway and trail open space is most effective when connecting to another open space type.

B. PLAZA

1. Typical Lot Configuration



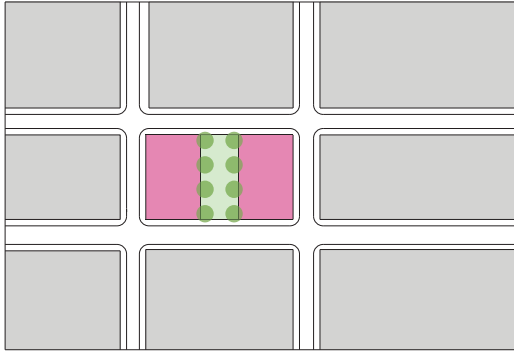
2. Description

Plazas are spaces available for civic purposes and commercial activities intended to add to the vibrancy of streets and neighborhoods. Building frontages typically define the edges of these spaces. The landscape consists of primarily hardscape. If trees are included, they are formally arranged and of appropriate scale to the space.

REYNOLDSBURG ZONING CODE

C. SQUARE

1. Typical Lot Configuration

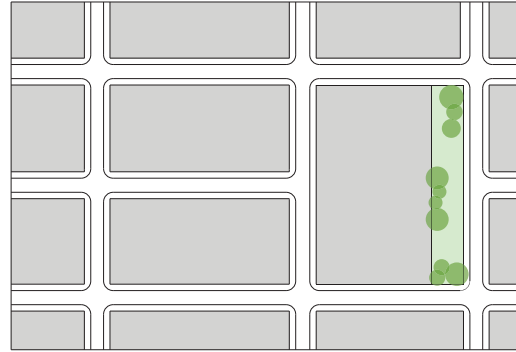


2. Description

Squares are medium scale formal open spaces designed to serve as gathering spaces in prominent commercial, civic and mixed-use settings. Squares are typically rectilinear and framed on all sides by streets. They are typically designed with a combination of both hardscape and landscape areas and contain amenities including, but not limited to benches and seating areas, planting areas, walking paths, gazebos or pavilions, fountains, and public art.

D. GREEN

1. Typical Lot Configuration



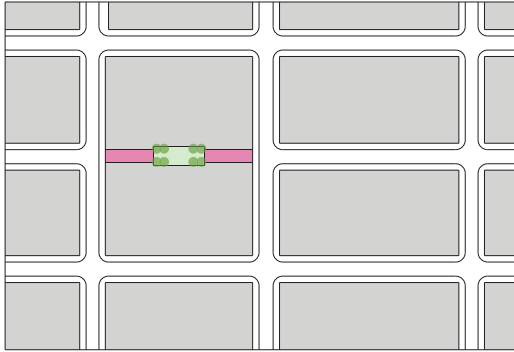
2. Description

Greens are medium-scale, informal open spaces designed to provide for active or passive recreation in neighborhood settings, including some landscape areas and is generally for those who live within walking distance.

DISTRICTS AND ZONES

E. PASSAGE

1. Typical Lot Configuration



2. Description

A passage is an informal or formal gathering space that serves equally as a pedestrian connector between other gathering places or between streetscapes. Passages are near the middle of a block, providing easy walking access through the block. A passage provides additional frontage opportunities for the shops and/or houses along its edges.

F. PARK

1. Typical Lot Configuration



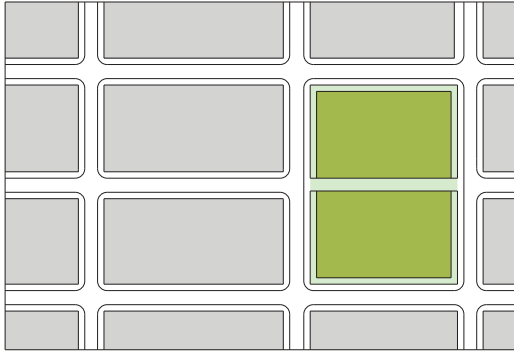
2. Description

Parks are larger-scale, typically informal open spaces designed to provide a variety of active and passive recreational opportunities to the general public. Parks may include natural areas. These open spaces may have a variety of forms, with edges defined by streets, neighborhoods, or natural features. Landscaping may be required as deemed appropriate by the Review Authority.

REYNOLDSBURG ZONING CODE

G. SPORT FIELD

1. Typical Lot Configuration

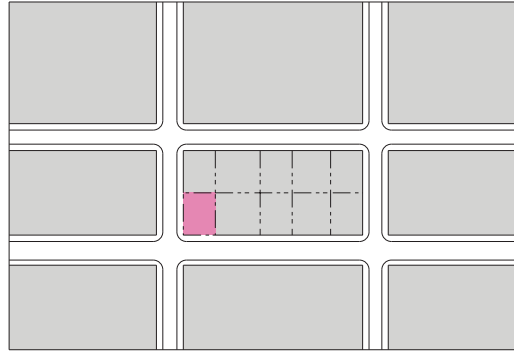


2. Description

A Sports Field typology is a space or series of open spaces designed for sports activities. Sports fields often accommodate several individual sports games at the same time and may feature a concession area and seating for spectators. Due to the larger amounts of people attracted to this type, sports fields are located to maintain compatibility with adjacent neighborhoods. Landscaping may be required as deemed appropriate by the Review Authority.

H. POCKET PLAZA

1. Typical Lot Configuration



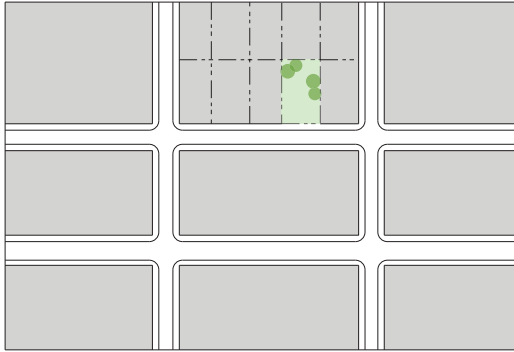
2. Description

Pocket plazas are small-scale, primarily hardscaped open spaces designed to provide opportunities for impromptu gathering and resting areas for passersby and for those who live or work in adjacent buildings or nearby destinations. Pocket plazas are typically designed as an extension from the public sidewalk, but clearly delineated as a separate space using features including, but not limited to landscaping and/or seating walls. Pocket Plazas are typically located along highly trafficked streets and in commercial areas with frequent pedestrian activity.

DISTRICTS AND ZONES

I. POCKET PARK

1. Typical Lot Configuration

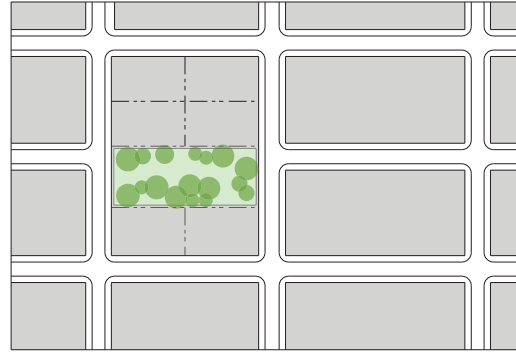


2. Description

Pocket parks are small-scale, primarily landscaped open spaces designed to provide opportunities for neighborhood gathering and typically passive recreation, generally for those who live within walking distance. Pocket parks are typically located in residential neighborhood settings. Landscaping may be required as deemed appropriate by the Review Authority.

J. NATURE

1. Typical Lot Configuration



2. Description

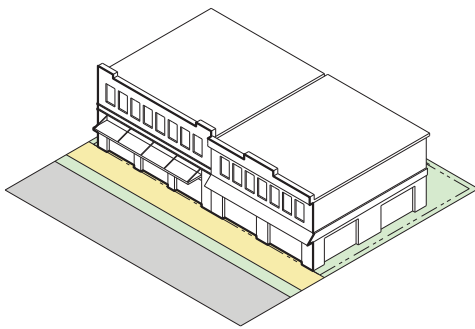
Areas that are to remain undeveloped and that generate their physical character through their natural topography, trees, and plants. This open space type is preserved from any development.

SECTION 1103.31 FRONTAGE TYPOLOGIES

The following Frontage Typologies cover the area between the building façade and the front lot line or right-of-way and intended to ensure projects that establish or reinforce the appropriate frontage character within Olde Reynoldsburg District (ORD Commercial and ORD Neighborhood), consistent with the goals of the Comprehensive Plan.

A. SHOPFRONT

1. Typical Lot Configuration

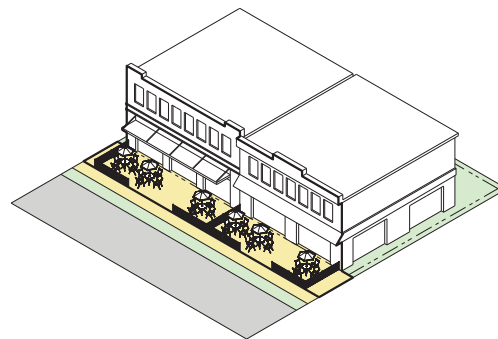


2. Description

The shopfront is a traditional ground floor frontage treatment designed for active commercial uses (typically retail and dining) and a high degree of pedestrian activity between the public sidewalk and commercial spaces. A shopfront treatment includes one or more commercial tenant storefronts consisting of large windows and a direct tenant entrance from the sidewalk, typically at sidewalk grade. Storefront characteristics typically include prominent entrances, primarily composed of glass, and tenant signage. If not located in a zero lot line condition (immediately behind the sidewalk), the intervening front setback may be paved as an extension of the sidewalk streetscape to the building façade. All or portions of the setback may be designated for use as outdoor seating or dining/bar space. The setback may also include landscaping, either at grade with the sidewalk along the building foundation, or in raised beds or planters.

B. PATIO

1. Typical Lot Configuration



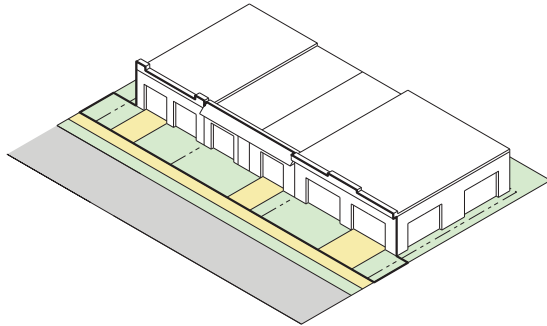
2. Description

The patio frontage is used primarily to provide outdoor seating associated with ground floor dining uses within a building. The patio is a hardscaped area that may be located to the front or side of a building between the building and sidewalk.

DISTRICTS AND ZONES

C. YARD

1. Typical Lot Configuration

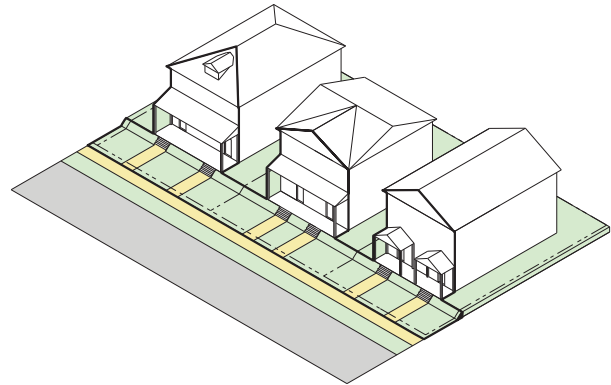


2. Description

The yard is a typical landscape setback which may consist of open lawn, landscape beds, or some combination of the two. It may contain hardscape elements as a secondary feature and may be edged by a low fence or masonry wall. Yards are typically at the same or similar grade as the adjacent sidewalk and include a front walk connecting the public sidewalk to the main entrance of a building (see Raised Yard as a variation). This is the common frontage treatment for houses and other neighborhood-scale residential buildings, and is typically combined with other a porch or stoop building frontage. A yard may also be used for flex building types designed for any combination of uses.

D. RAISED YARD

1. Typical Lot Configuration



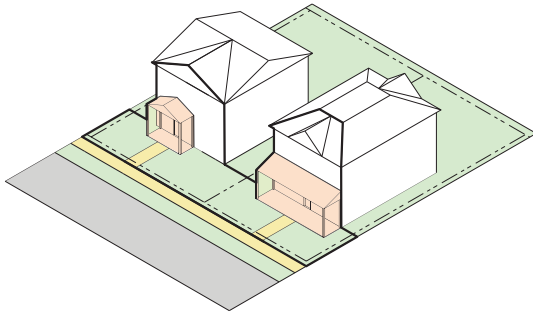
2. Description

The Raised Yard Frontage Type is a variation of the front yard. It generally represents an historic residential lot character in which the front yard is elevated above the sidewalk, often in a sloped condition and sometimes with a masonry retaining wall (often composed of dry-laid limestone) at the sidewalk edge, or some combination of the two. The raised yard is often a continuous frontage condition for multiple adjacent lots. Front walks connecting the public sidewalk to the main building entrance are typically terraced with a set of steps at or near the public sidewalk and a second set of steps at the building façade, often at a front porch or stoop (see Porch and Stoop Frontage Types). The raised yard differs from the Terrace Frontage type in that buildings are typically set back farther from the street and the yard primarily consists of turf lawn or landscaping.

REYNOLDSBURG ZONING CODE

E. PORCH

1. Typical Lot Configuration

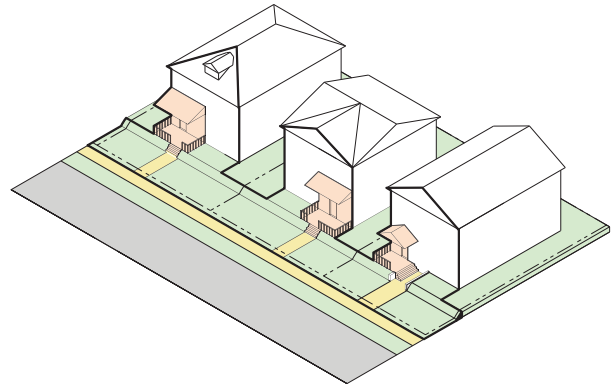


2. Description

Common frontage type for residential building types. Porches should be an extension of the internal living space.

F. STOOP

1. Typical Lot Configuration



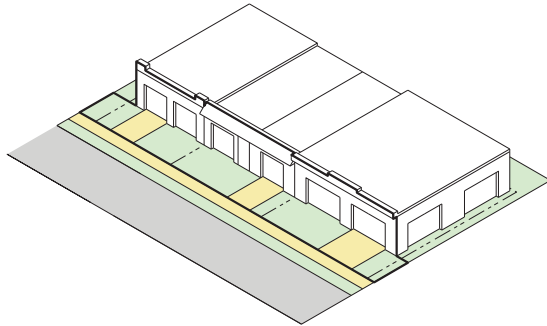
2. Description

Entry landing for buildings that have elevated first floors to secure privacy for first floor windows. Stoops may have perimeter railings and walls. Stoops can be covered or uncovered and can be located anywhere along the building face.

DISTRICTS AND ZONES

G. TERRACE

1. Typical Lot Configuration

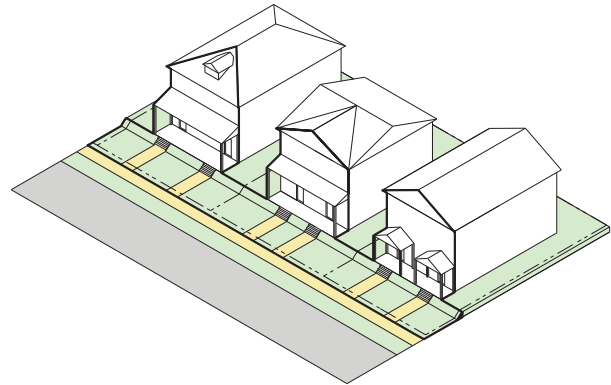


2. Description

In the Terrace Frontage Type, the main facade is at or near the property line with an elevated terrace providing public circulation along the facade. This Type can be used to provide at-grade access while accommodating a grade change and is frequently used together with a shopfront. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. A terrace treatment differs from the Raised Yard Frontage type in that the building is typically located closer to the sidewalk and the terraced setback is architecturally integrated with the building façade, consisting of more hardscape materials. Raised planters may be incorporated as part of a terrace frontage.

H. FORECOURT

1. Typical Lot Configuration

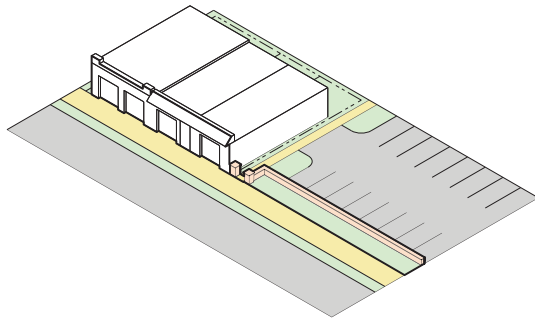


2. Description

The forecourt frontage treatment allows for a portion of a building façade to be set farther back from the street, creating a courtyard condition with street frontage. A forecourt condition may also be created through the composition of three separate buildings, oriented with the central building setback farther from the others. A forecourt may include open access to the public sidewalk with one or more entrances into the building, or may be fenced and elevated as a semi-private space, partially visible from the public realm. The forecourt area typically includes a combination of landscape and hardscape treatments, and may include outdoor amenities and seating areas associated with the building(s).

I. STREETWALL

1. Typical Lot Configuration



2. Description

The streetwall frontage is used to create a continuous and defined edge along parking lots where located in close proximity to a street and sidewalk. Streetwalls are typically low (at or below waist height of a passing pedestrian) and may be composed entirely of masonry, a combination of decorative metal fencing with masonry columns, raised planters, a landscape hedge treatment, or some combination of these. Masonry street walls are typically designed to coordinate with the principal building architecture and often are physically connected to the building façade. Street walls may be interrupted with a pedestrian walk connection to the public sidewalk. For new projects or redevelopment, street walls are intended for use along any portion of lot frontage in which side or rear parking is located adjacent to or near the public sidewalk, but are secondary to other frontage types associated with the principal building and should not dominate the entire lot frontage. Streetwalls are also an effective design approach to improve existing auto-oriented sites for which all or substantial portions of a primary frontage consist of parking.

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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 72 consecutive hours. Such recreational equipment shall not be stored in any residential district unless located within an enclosed structure or, if stored outside, unless all of the following requirements are satisfied:

1. Such recreational equipment and vehicles shall be stored behind the front facade and not within a required side yard or within six (6) feet of the rear 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. For the purposes of this chapter, a boat stored on a boat trailer shall be deemed one (1) piece of recreational equipment.
3. All recreational equipment stored outside shall be screened from view from all contiguous dwellings and public rights-of-way by suitable screening that is otherwise in compliance with the applicable regulations for the underlying district, as determined by the Zoning Administrator.
4. Under no circumstances shall any recreational vehicle or equipment be occupied or used for living, sleeping, housekeeping, storage or business purposes.

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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- iii. **Calculation for Certain Uses.** For uses for which required parking is based on number of dwelling units, floor area, seats, or beds, the number of required parking spaces shall be determined from drawings provided by the applicant and may be further confirmed by measurement of the actual built floor area. When calculation of required parking results in a fraction, then the fraction shall be rounded to the next higher whole number.
- iv. **Calculation for Mixed-Uses.** For properties having mixed or multiple uses, the number of required parking spaces shall be the sum of those required for the various uses computed separately, except as otherwise provided.

F. Minimum Off-Street Parking Space Requirement Reductions.

- i. **Minimum Off-Street Parking Space Reduction Standards.** The minimum number of off-street parking spaces required by Table 1105.01A may be reduced for a land use or land uses upon approval of an application demonstrating one or more of the off-street parking space reduction conditions set forth under Sections (F)(ii), F(v), F(vi), or F(vii) below; provided however, under no circumstances shall the cumulative reduction of minimum parking spaces exceed 30% of the minimum number of off-street parking spaces required for a land use.
- ii. **Shared Parking Plan.** Where a mix of land uses on one or more properties or within one or more buildings can demonstrate parking utilization in staggered peak periods, a shared parking plan may be approved by the Planning and Zoning Administrator to reduce the minimum number of required off-street parking spaces for the applicable land use(s). A shared parking plan for the reduction of off-street parking requirements may be submitted to the Planning and Zoning Administrator subject to the following requirements:
 - 1. Shared parking plans must incorporate parking facilities located within five hundred feet (500 ft.) of the subject property or subject properties; and
 - 2. To the greatest extent practicable, adjacent lots included in a shared parking plan shall be connected for vehicular passage and shall provide safe and efficient pedestrian access to all uses served by the parking facilities.
- iii. **Review of Shared Parking Plan.** A decision pertaining to an application for a shared parking plan shall be based on the following factors:
 - 1. The number of parking spaces otherwise required for the land uses that will share the parking facilities designated in the shared parking plan;
 - 2. Documentation that the peak parking utilization for the land uses occurs at different days and/or times;
 - 3. The demonstrated accessibility of the shared parking facilities; and
 - 4. Such other relevant documentation as the applicant(s) may provide to the City in conjunction with a parking reduction application.
- iv. **Effect of Approval of Shared Parking Plan.** When a shared parking plan application is approved, the modified number of required off-street parking spaces for the applicable land uses shall be the largest number of parking spaces needed for the applicable land uses during the most intensive time period of parking utilization as demonstrated by the evidence presented with the application.
- v. **Auto-Share Parking Spaces.** The required minimum number of off-street parking spaces for a

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- land use may be reduced by up to four (4) off-street parking spaces for each off-street parking space that is reserved for auto-share parking; provided however the satisfaction of this parking reduction condition may not result in an off-street parking space reduction in excess of 10%. Auto-share parking spaces shall be designed in a plan to be submitted for review by the Planning and Zoning Administrator; such plan must propose how the auto-share parking spaces will be reserved for auto-share parking.
- vi. **Transit Proximity.** The required minimum number of off-street parking spaces for a land use or land uses may be reduced by up to 10% if more than 50% of the subject property is located within 1,200 feet of any public transit stop. If an existing transit stop is subsequently eliminated, any previously permitted parking reduction shall remain valid, provided that an active transit route remains within 1,200 feet of the development.
 - vii. **Bike Lockers and Shower Facilities.** The required minimum number of off-street parking spaces for a non-residential development may be reduced by 5% if such development contains shower and clothing and bike locker facilities for bicycle commuting employees. The required minimum number of off-street parking spaces for a multi-family development may be reduced by 5% if such development contains interior bicycle parking for residents. In each case, the reduction shall apply only to that portion of the minimum off-street parking requirement attributable to the employees or residents that have access to the shower and locker facilities.
 - viii. **Review and Revocation.** Upon the grant of a reduction in the minimum number of off-street parking spaces hereunder, the Planning and Zoning Administrator shall periodically review the land uses associated with any approval to determine compliance with such approval. If the Planning and Zoning Administrator determines upon review of any approved application that the terms of any approved plan are not being complied with, then the Planning and zoning Administrator may revoke such approval, and the applicable land use shall be required to satisfy the minimum off-street parking requirement otherwise set forth under Table 1105.01A hereof.

G. Parking and Loading Design Standards

- i. **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 the 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.
- ii. **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 Attached Single-Family, Detached Single-Family, Two-Family, and Multi-Unit 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. The area between the frontage and the front setback shall be improved as a

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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 (30') 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.

- iii. **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 (4') nor more than six feet (6') 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.
- iv. **Access.** Adequate ingress and egress from the public right-of-way and within the lot shall be provided for all parking and loading spaces. Access for all parking and loading facilities (except those required for Attached Single-Family, Detached Single-Family and Two-Family dwellings) shall be designed to permit any vehicle entering or leaving the premises to be traveling in a forward motion. Driveways shall be located to minimize conflict with vehicular and pedestrian traffic in the public right-of-way. Driveways and service roads shall not be located parallel to the right-of-way. Driveways for non-residential uses shall not exceed thirty feet (30') in width at the right-of-way line nor more than thirty feet (30') at the curb cut line of the street unless otherwise approved by the individual or administrative body reviewing the site plan for the subject property.
- v. **ADA Requirements.** All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces are specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal Americans with Disabilities Act (ADA). The following standards apply:
 - 1. The closest parking spaces to the main entrance shall be devoted to the required accessible parking spaces; and
 - 2. At least one accessible parking space shall be 12 feet (12') wide to accommodate an accessible van or paratransit.
- vi. **Minimum Aisle Width.** Minimum aisle width to access parking spaces shall be as follows:
 - 1. Minimum Aisle Width (feet)

ANGLE OF PARKING	ONE-WAY	TWO-WAY
Parallel	13 ft.	20 ft.
Up to 50 degrees	13 ft.	22 ft.
50 up to 80 degrees	17 ft.	22 ft.
80 degrees or more	N/A	22 ft.

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vii. Loading Spaces

1. Every building or lot used for non-residential purposes which customarily receives or distributes materials or services by motor vehicles shall provide sufficient space for all loading and service purposes. A loading space shall be provided as an area exclusive of required parking spaces, driveways, and aisles. Access to loading spaces shall be designed to prevent interference with the public right-of-way.
2. At least one (1) loading space shall be provided for every building having a floor area of up to ten thousand (10,000) square feet and one (1) additional loading space shall be provided for each additional ten thousand (10,000) square feet, or major fraction thereof.
3. Each loading space shall have minimum dimensions of twelve feet (12') in width, fifteen feet (15') in height and forty-five feet (45') in length for tandem trailers, or thirty feet (30') feet in length for two-axle trucks.

viii. Paving and Improvements

1. All required parking and loading facilities shall be paved with a durable, dust-free surface such as asphalt or concrete.
2. Parking facilities shall be designed to direct surface water into an adequate storm drainage system. Drainage of surface water onto adjacent properties, walkways, or public streets is prohibited.
3. Paint lines shall be installed and maintained to mark the locations of all parking and loading spaces. Wheel blocks shall be installed for all parking spaces which abut unpaved areas of a lot.

ix. Lighting. Lighting may be installed and arranged as to direct the light away from adjoining properties and public rights-of-way.

H. Maintenance of Parking Lots Required. All paved areas shall be maintained free of holes, litter, trash, and other debris. Within thirty (30) days of the date on which a non-residential use of a lot is terminated, the owner shall install a barricade at all points of vehicular access in a manner approved by the Zoning Administrator.

I. Reserved Parking Lot. In conjunction with the site plan and design review, the applicable reviewing individual or administrative body may approve, upon request of the applicant and review of the site plan, construction of fewer parking spaces than required by Table 1105.01A for a proposed use and site development. In making such determination, the reviewing individual or administrative body shall nevertheless require that the additional area needed to accommodate the required number of parking spaces be reserved as landscaped open areas on the lot. The layout and design of the parking spaces, aisles, and drives of such reserved parking lot shall be indicated on the approved site plan and shall comply with provisions of this Zoning Code.

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TABLE 1105.01A - REQUIRED PARKING SPACES	
USE	OFF-STREET PARKING SPACES REQUIRED
Dwelling - Attached Single-family	1 enclosed, 1 unenclosed
Dwelling - Detached Single-family	
Dwelling - Two-family	1 enclosed space and 1 unenclosed space per dwelling
Dwelling - Multi-Unit Building	Apartments - 1 per unit plus 1 per each 5 units to accommodate visitors
Dwelling - Multi-Unit Building Complex	
Dwelling - Assisted	1 per 8 beds plus 1 per employee based on the largest staff shift
Dwelling - Group	
Dwelling - Nursing	
Dwelling - Developmental Disability	
Adult Day Care	1 per employee based on largest staff shift plus 10 for visitors
Child Day Care - Center	
Child Day Care - In Home	
Event Center - Private Events and Conferences	1 for each 4 seats in the main space
Event Center Public Meetings and Conventions	
Religious Assembly	
Beverage - Brewing and Distilling	1 for each 200 s.f. of floor area
Beverage - Distribution	
Beverage - Non-Alcoholic Production	
Food Service - Commissary/Bakery	
Food Service - Processing	
Food Service - Production	1 for each 200 s.f. floor area
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	
Food Service - Deli	
Food Service - Fast Casual Restaurant	
Food Service - Full Service Restaurant	
Food Service - Quick Serve/Fast Food with Drive Thru	
Food Service - Quick Serve/Fast Food Without Drive Thru	

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TABLE 1105.01A - REQUIRED PARKING SPACES	
USE	OFF-STREET PARKING SPACES REQUIRED
Adult Oriented Businesses	1 for each 200 s.f. of floor area
Amusement Arcades	
Antique Shop	
Auction Facility	
Bakery – Retail	
Beverage Sales – Liquor Store	
Clothing Services - Dry Cleaning with drive thru	
Clothing Services - Dry Cleaning without drive thru	
Clothing Services - Tailor	
Financial Services and Banking - with drive thru	
Financial Services and Banking - without drive thru	
Food Sales – Farm Market	
Gallery - Art	
Garden Center - Indoor and Outdoor	
Personal Care and Beauty Services	
Retail - Large Format	
Retail - Medium Format	
Retail - Pharmacy	
Retail - Shopping Center - Enclosed	
Retail - Shopping Center - Outdoor	
Retail - Small Format	
Tattoo/Piercing Establishment	
Food Sales – Large Format Grocery	1 for each 300 s.f. of floor
Food Sales – Small Format Grocery	
Retail - Convenience with gasoline	1 per each two dispensing stations plus 1 per each 200 s.f. retail floor area
Retail - Convenience without gasoline	
School – College/University	Determined by the Board but not less than 1 space per each 5 seats in the main assembly room or 1 space per each classroom
School – Primary	
School – Secondary	
School – Trade	

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TABLE 1105.01A - REQUIRED PARKING SPACES	
USE	OFF-STREET PARKING SPACES REQUIRED
Boarding/Kennel	1 for each 200 sq. ft. of gross floor area
Health and Wellness – Clinic	
Health and Wellness – Fitness Facility/Gym	
Health and Wellness – Massage	
Health and Wellness – Physical Therapy	
Medical – Clinic	
Medical – Emergency Services	
Medical – Office	
Medical – Outpatient and Urgent Care	
Medical – Standalone Emergency Services	
Shelter	
Veterinary	
Medical – Full Service Hospital	1 per bed plus 1 per employee based on the largest staff shift
Medical – Psychiatric Facility - Standalone	
Library	1 for each 200 s.f. floor area
Live Theater	
Movie Theater	
Museum	
Visual Arts Center	
Manufacturing – Artisan	1 for each 200 s.f. of floor area
Manufacturing – Heavy	
Mineral Extraction/Processing	
Outdoor Processing – Agriculture	
Outdoor Processing – Composting	
Outdoor Processing – Concrete and Asphalt	
Research Facility/Laboratory	
Office - Corporate	1 for each 250 s.f. of floor area
Office - Data Processing/Call Center	
Office - Professional Services	
Printing and Publishing	

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TABLE 1105.01A - REQUIRED PARKING SPACES	
USE	OFF-STREET PARKING SPACES REQUIRED
Equipment Repair - Heavy	1 for each 500 s.f. of floor area
Equipment Repair - Light	
Vehicular Care Services - Major	
Vehicular Care Services - Minor	
Vehicular Repair - Heavy	
Vehicular Repair - Light	
Camping	1 for each 3 patrons
Community Facility - Outdoor Recreation	
Community Facility - Park	
Community Facility - Golf Course	
Outdoor Enterprise	Club - 1 for each 100 s.f. floor area Recreation Facility - 1 for each 200 s.f. floor area
Indoor Enterprise	
Private Club	
Shooting Range - Indoor Only	
Studio - Art	
Studio - Gymnastics/martial arts	1 for each 200 sq. ft. of gross floor area
Community Facility - Activity Center	
Community Facility - Detention and Corrections	
Community Facility - Government Administration and Courts	
Community Facility - Public Health Safety	1 per sleeping room or suite
Overnight Lodging - Bed and Breakfast	
Overnight Lodging - Boutique Hotel	
Overnight Lodging - Hotel	
Overnight Lodging - Limited Service	
Overnight Lodging - Resort	

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TABLE 1105.01A - REQUIRED PARKING SPACES	
USE	OFF-STREET PARKING SPACES REQUIRED
Junk storage and sales	1 per 1,000 sq. ft. of gross building area
Storage - Contractor	
Storage - Commercial Gases	
Storage - Self-Store	
Storage - Vehicular and Boat	
Warehouse - Large Format	
Warehouse - Small Format	
Air Transportation Services	1 for each 1,000 sq. ft. of sales area
Vehicle Care Services - Washes	To be Completed
Vehicular Sales - Boats	1 per 1,000 sq. ft. of gross building area
Vehicular Sales - Automobiles	
Vehicular Sales - Motorcycles	
Vehicular Sales - Recreational Vehicles	
Mortuary	1 for each 50 s.f. floor space
Temporary Uses	As determined by the Planning and Zoning Administrator

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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	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	X	
Residential Zones (SR and RM)	NE or NR	NR				
Innovation Zone (I)	X	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, 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. **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. **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.
- 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. **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.

ix. **Signs in Commercial and Mixed-Use Zones.**

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. 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. **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.
- xi. **Signs in Open Space/Schools Zone.** Signs in the OS 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 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 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 (180) 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. **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. A landscape plan and tree survey shall be required 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 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. 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 is approved in

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- accordance with this chapter.
- 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.

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- iv. The tree is damaged or diseased or can be proven to be of poor quality.
- v. The tree/trees are an undesirable species in its present location.

E. Tree Replacement. Each existing major tree removed in accordance with subsection (d) above shall be replaced with one (1) tree, having a minimum caliper of one and three-quarters inch (1 3/4") as measured one foot (1') above ground level.

F. General Landscape Standards.

MINIMUM PLANT SIZE	
PLANT TYPE	PLANT SIZE
Deciduous trees	Two inches (2") caliper, measured one foot (1') above ground
Ornamental trees	One and one half inches (1 1/2") caliper, measured one foot (1') above ground
Evergreen trees	Six feet (6') in height
Shrubs	Eighteen inches (18") in height or eighteen inches (18") spread, depending on growth characteristics

- i. The following standards shall ensure that landscaping is used to improve the aesthetic quality of a development or site in addition to providing a functional purpose and year-round interest and/or screening.
- ii. The size of landscape elements and materials shall meet minimum standards and be consistent with the size of the project and any existing streetscape. Minimum plant sizes are as follows:

MAXIMUM USE OF SAME SPECIES	
NUMBER OF TREES ON SITE	MAXIMUM % OF SAME SPECIES
10-19	50%
20-39	33%
40-59	25%
Over 60	15%

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- iii. Landscaping in parking areas, driveway entrances and intersections shall be designed to meet the minimum clear sight triangle as defined in the Zoning Code.
- iv. Monoculture, or the extensive use of a single species of trees, shall be limited in order to minimize the potential for disease or pests to strike a particular species resulting in significant same-species loss. The following limits shall apply:
 - v. Plant materials used in conformance with the provisions of this section shall conform to the specifications of the American Association of Nurserymen (AAN) for number one grade and shall have all wire and twine removed prior to planting. All trees shall be balled and burlapped or equivalent. Grass sod shall be clean and free of weeds and noxious pests or diseases. Plant materials which are known to be intolerant of the area in which they are proposed to be installed, or whose physical characteristics may be injurious to the public shall not be specified for use.
 - vi. If any trees or other plant materials die or become diseased and must be removed, the property owner shall be responsible for replacing all materials that were removed. In the event that existing preserved trees die or become diseased and must be removed; the replacement shall be based on the tree credits Table 1105.07A. If trees or shrubs are removed for convenience purposes, the property owner shall be responsible for replacing all removed materials elsewhere on the site. If adequate space is not available on the site, the replacement shall occur at a location approved by the City. Upon issuance of a citation, corrective action shall be completed within sixty (60) days unless the Development Director or designee determines that weather constraints require one additional sixty (60) day period. Failure to meet the requirements of this section shall constitute a violation of this Zoning Code and the penalty requirements shall apply.
 - vii. Trees and shrubs shall be planted so that at maturity they do not interfere with utility service lines and traffic safety. Trees planted near public sidewalks shall be installed in such a manner as to prevent physical damage to sidewalks, curbs, gutters, pedestrian ways, bike paths and other public improvements. A protective tree grate and vault shall be provided when trees are planted in paved areas such as plazas or sidewalks. This provision shall also apply to single-family and two-family dwellings.
 - viii. When an applicant presents that the placement of all trees and shrubs as required in this section would create an impractical landscape effect, a portion of the trees and shrubs may be located in alternative locations on the same site, subject to approval by the Development Director or designee.
 - ix. In no event shall a landscaped setback be less than six feet (6') in width, nor shall the width of the landscaped setback be inadequate to allow for the installation and healthy growing condition for the required amount of trees or shrubs.
 - x. In order to promote efficient irrigation and maintenance measures, berms shall not exceed a slope of three to one (3:1) and shall be graded to appear as smooth, rounded, naturalistic forms.
 - xi. To insure that landscape materials do not constitute a driving hazard, a clear "sight triangle" shall be observed at all street and access drive intersections. In the case of a city street intersection, the sight triangle shall consist of the area between points twenty feet (20') along both intersecting streets from their respective edge of pavements. Ground cover, perennials, shrubs and trees shall be permitted within the sight triangle provided that perennials and shrubs do not exceed a maximum height of eighteen inches (18") and tree trunks shall be devoid of limbs to a height of eight feet (8').

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G. Street Tree Requirements. It shall be required in all zones and districts that applicants plant trees along public streets of their development. Trees shall be planted in such manner, type, quantity and locations as approved by the Planning and Zoning Administrator or the Planning Commission in conjunction with the site plan and design review process, as defined by the following conditions, and that any undeveloped street or existing street with undeveloped frontage shall conform to these requirements at the time of the development.

- i. Trees planted shall be on the list of approved street trees maintained by the City of Reynoldsburg.
- ii. The minimum spacing between this and other trees shall be 35 feet for large trees (mature height of fifty feet (50') or more), twenty-five feet (25') for medium trees (mature height of between thirty and fifty feet (30'-50')) and fifteen feet (15') for small trees (range from ten to thirty feet (10'-30') at maturity).
- iii. The maximum spacing between trees shall be forty-five feet (45') for large trees, thirty-five feet (35') for medium trees, and twenty-five feet (25') for small trees.
- iv. The minimum distance between the tree and the edge of the street shall be two and one-half feet (2 ½') for a large tree, two feet (2') for medium tree and one and one-half feet (1 ½') for a small tree. In areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalks shall be two feet (2') for a large tree, two feet (2') for a medium tree and one and one-half feet (1 ½') for a small tree, as defined in approved street tree list.
- v. Trees shall be located so that a twenty-foot (20') sight triangle is maintained at street intersections.
- vi. A small tree shall be used when planting under or within ten (10) lateral feet of overhead utility wires. A small or medium tree shall be used when planting within ten to twenty (10-20) lateral feet of overhead utility wires.
- vii. At the time of platting, the developer shall develop a street tree plan that establishes the species and size of trees to be planted along the streets of the proposed subdivision.
- viii. The developers shall be required to maintain all trees for a period of one (1) year after any installation and replace any tree which fails to survive or does not exhibit normal growth characteristics of health and vigor within such one (1) year period. Upon completion of a street tree planting, the landscape contractor shall contact the Department of Development for a preliminary inspection. The one-year guarantee period shall begin after the approval of the Department of Development. A final inspection shall be made at the end of the guarantee period. All trees not exhibiting a healthy, vigorous growing condition, as determined by the city's inspection, shall be promptly replaced at the expense of the developer. Upon replacement, the one-year guarantee period shall recommence for those materials having been replaced.
- ix. All street trees along any one street shall be of the same species and variety to promote a continuous landscape treatment. A change in variety will only be permitted at intersections and other logical beginning and ending points.
- x. The minimum trunk caliper measured one foot (1') above the ground for all street trees shall be no less than two inches (2").

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H. Interior Lot Landscaping.

- i. For all new construction or land development for which a building permit and/or a zoning certificate is required, trees shall be provided for within the structure-related property lot lines, equal to or in excess of the following total tree trunk diameters (as measured one foot (1') from the ground level) for the specified building ground coverage square footage or land area square footage, by building and/or land use type, as follows:
 1. All residences and residential land uses, per dwelling unit, there must be planted one-half inch (1/2") in trunk diameter for every 3,000 square feet of lot size or fraction thereof, with a minimum of two inches (2") of total trunk diameter.
 2. All commercial structures, including commercial-related parking, loading and trash storage areas, and all industrial, warehouse, and storage uses and their associated parking, loading, and trash storage areas:
 - (a) Up to twenty thousand (20,000) square feet: one inch (1") trunk diameter for every two thousand (2,000) square feet or fraction thereof with a minimum of two inches (2") of total trunk diameter.
 - (b) Twenty thousand and one to fifty thousand (20,001 - 50,000) square feet: a total trunk diameter of ten inches (10"), plus one-half inch (1/2") of trunk diameter for every two thousand (2,000) square feet over twenty thousand (20,000) square feet or fraction thereof.
 - (c) Over fifty thousand (50,000) square feet: a total trunk diameter of twenty inches (20"), plus one inch (1") of trunk diameter for every four thousand (4,000) square feet over fifty thousand (50,000) square feet or fraction thereof.
 - 1) All office uses, institutional uses, convalescent and nursing homes and child daycare facilities, including related parking, loading and trash storage areas:
 - (d) Up to nineteen thousand and five hundred (19,500) square feet: one inch (1") in trunk diameter for every fifteen hundred (1,500) square feet or fraction thereof, with a minimum of two inches (2") of total trunk diameter.
 - (e) Nineteen thousand, five hundred and one to forty-nine thousand and five hundred (19,501 - 49,500) square feet: a total trunk diameter of thirteen inches (13"), plus two inches (2") of trunk diameter for every two thousand (2,000) square feet over nineteen thousand and five hundred (19,500) square feet or fraction thereof.
 - (f) Forty-nine thousand, five hundred and one (49,501) square feet and more: a total trunk diameter of twenty-five inches (25"), plus two inches (2") of trunk diameter for every three thousand (3,000) square feet over forty-nine thousand and five hundred (49,500) square feet or fraction thereof.

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- ii. Existing healthy trees and shrubs shall be preserved and incorporated into the overall site and landscape design to the maximum extent practical as determined by the City. Existing trees may be credited toward minimum tree planting requirements as follows:
 1. Existing trees, which are preserved, may be credited toward the tree planting requirements of this section according to Table 1105.05A - Credit for Existing Trees. Tree credits shall be given as long as all other provisions and the intent of this Zoning Code are met. Fractional caliper measurements shall be attributed to the next lowest category.

TABLE 1105.07C - CREDIT FOR EXISTING TREES (IN AGGREGATED INCHES)	
CALIPER AT FOUR AND HALF FEET (4.5') ABOVE GROUND	NUMBER OF TREE CREDITS
20 total inches	4 (equal to 4 trees)
13 - 19 total inches	3 (equal to 3 trees)
8 - 12 total inches	2 (equal to 2 trees)
2 - 7 total inches	1 (equal to 1 trees)

2. No credit shall be given for existing preserved trees that are:
 - (a) Not located on the actual development site;
 - (b) Not properly protected from damage during the construction process;
 - (c) Prohibited species under the caliper size of thirteen inches (13") measured at four and one-half feet (4 ½') above the ground; or
 - (d) Dead, dying, diseased, or infested with harmful insects.
- iii. In order to apply for credit, existing trees must be protected during construction. All existing trees shall be protected by the placement of an orange construction fence around the perimeter of the tree/trees. In order to protect the root system of the existing trees, said fence shall be installed at a minimum radius from the trunk. The minimum shall be one foot (1') of radius per one inch (1") of caliper of the tree. (ex. On a six inches (6") diameter tree, the fence shall be placed a minimum of six feet (6') from the trunk of the tree.)
- iv. No new tree plantings shall be required if existing trees to remain on the site after development, and the aggregate trunk sizes of such trees, meet or exceed the requirements as set forth above.
- v. Any combination of existing and new trees may be used to meet the requirements of this section.

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I. Property Buffer Requirements.

TABLE 1105.05B: SUMMARY OF BUFFER REQUIREMENTS		
ZONE OR DISTRICT REQUIRING BUFFER	ADJACENT ZONE OR DISTRICT TO REQUIRED TO PROVIDE BUFFER	BUFFER REQUIREMENTS
SR or RM	ORD-C, EMD, or BMD	• 10 foot (10') buffer along all common boundaries; • One (1) tree for every forty feet (40') of linear boundary or fraction thereof; • Continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.
SR or RM	CC	• 15 foot (15') buffer along all common boundaries; • One (1) tree for every forty feet (40') of linear boundary or fraction thereof; • Continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.
Any residential use in any zoning district	Any non-residential use in SR or RM	• 5 foot (5') buffer along all common boundaries; • One (1) tree for every fifty feet (50') of linear boundary or fraction thereof; • Continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.
SR, RM, or residential use in other zoning district	I	• 15 foot (15') buffer along all common boundaries; • One (1) tree for every twenty feet (20') of linear boundary or fraction thereof; • Continuous ten foot (10') high planting, hedge, fence, wall, earth mound or combination thereof.
Any zone (except for Innovation)	Adjacent freeway or arterial	• Twenty feet (20') for residential zones and fifteen feet (15') for all other zones adjacent to a freeway or arterial • One (1) tree for each thirty feet (30') of linear boundary, or fraction thereof; • Continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.
Any zone (except for Innovation) adjoining a railroad	Any property with a railroad	• Twenty feet (20') for residential zones and fifteen feet (15') for all other zones adjacent to railroad boundaries; • One (1) tree for each thirty feet (30') of linear boundary, or fraction thereof; • Continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.

- i. **Grass or Ground Cover Required.** Grass or ground cover shall be planted on all portions of the required buffer not occupied by other landscape material. Trees do not have to be equally spaced but may be grouped. All landscape requirements shall be met by the applicant if his/her property is contiguous to property fully developed prior to the passage of this chapter. A landscape plan meeting the requirements of this section shall be approved by the Planning Commission or the Planning and Zoning Administrator in conjunction with the site plan and design review process before the commencement of construction on the subject property.

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- ii. **Buffer Requirements.** When one zoning classification abuts another zoning classification, a minimum buffer zone shall be required as follows:
1. Any residential zone adjoining the EMD, BMD, or ORD-C; required buffer zone is ten feet (10') adjacent to all common boundaries except street frontage and shall include one (1) tree for each forty feet (40') of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound, or combination thereof.
 2. Any residential zone adjoining the CC required buffer zone is fifteen feet (15') adjacent to all common boundaries except street frontage and shall include one (1) tree for each forty feet (40') of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.
 3. Any residential use adjoining a property located in a residential zone operating with a conditional use; required buffer zone is fifteen feet (15') adjacent to all common boundaries except street frontage and shall include one (1) tree for each forty feet of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.
 4. Any residential zone or any residential use in any zoning classification adjoining an Innovation (I) District required buffer zone is twenty feet (20') adjacent to all common boundaries except street frontage and shall include one (1) tree for each twenty (20) feet of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.
 5. Any zone adjoining a freeway or arterial street prohibiting driveways; required buffer zone is twenty feet (20') for residential zones and fifteen feet (15') for all other zones adjacent to a freeway or arterial and shall include one (1) tree for each thirty feet (30') of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.
 6. Any zone (except Innovation) adjoining a railroad; required buffer zone is twenty feet (20') for residential zones and fifteen feet (15') for all other zones adjacent to railroad boundaries and shall include one (1) tree for each thirty feet (30') of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof.

J. Parking Area Landscaping Standards.

- i. Parking lots containing more than six thousand (6,000) square feet of area or twenty (20) or more vehicular parking spaces, whichever is less, shall provide interior landscaping of the peninsular or island types of uncompacted, well-drained soil that contains a minimum of six inches (6") of top soil mix, as well as perimeter landscaping.
- ii. For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two inches (2") and four (4) shrubs.
- iii. The minimum landscape area permitted shall be two hundred (200) square feet with a minimum planting width of ten feet (10').
- iv. In order to encourage the required landscape areas to be properly dispersed, and to break up large

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- expanses of parking, no individual landscape area shall be larger than five hundred (500) square feet in size in vehicular use areas less than thirty thousand (30,000) square feet and no individual landscape area shall be larger than two thousand (2,000) square feet in vehicular use areas over thirty thousand (30,000) square feet. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.
- v. All parking lots shall provide perimeter landscaping. Parking lots shall have perimeter landscaping of a minimum width of ten feet (10') exclusive of vehicle overhang. The perimeter landscaping shall consist of a continuous evergreen hedge, evergreen trees, earthen mound or a combination thereof as required to provide a continuous opaque screen, a minimum of thirty-six inches (36") in height, within one (1) year of installation. The perimeter landscape shall also contain a minimum of one (1) deciduous tree per fifty (50) linear feet of parking perimeter.
 - vi. Parked vehicles may hang over the interior landscaped area no more than two and one-half feet (2 ½'). Concrete or other wheel stops shall be provided to ensure no greater overhang on the landscaped area. Where parked vehicles will overhang, a four-foot (4') minimum spacing shall be provided from the edge of pavement to all trees.
 - vii. Grass or ground cover shall be planted on all portions of the required landscaping area not occupied by other landscape material. Such material fulfills required interior or perimeter landscaping.

K. Screening and Landscaping for Service Structures.

- i. In order to properly screen service structures from the main building and neighboring lots, the following screening requirements shall apply:
- ii. Location of screening. Either a solid, opaque fence or wall or earth berm, with a continuous planting of evergreen plant material shall enclose any service structure on all sides, unless such structure must be frequently accessed, in which case screening on all but one (1) side is required. The average height of the screening fence or wall shall be one foot (1') more than the height of the enclosed structure but shall not exceed the maximum permitted height of fences and walls of the District.
- iii. Mechanical equipment and service functions associated with a building shall, to the maximum extent feasible, be incorporated into the overall design theme of the building and the landscape so that these functions are out of view from public ways and adjacent properties while allowing convenient access.
- iv. Plant material required for screening of service structures shall not count towards the fulfillment of other landscape requirements in this section. No interior landscaping shall be required within an area screened for service structures.
- v. Curbs to protect plant material. Whenever plant material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regular basis, a curb to contain the placement of the container shall be provided adjacent to the plant material. The curbing shall be at least one foot (1') from the material and shall be designed to prevent possible damage to the plant material when the container is moved or emptied.
- vi. Service structures shall be grouped together whenever possible.
- vii. The provisions of this section shall not apply to service structures located on lots with single

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family and two-family dwellings, except that any generator located within six feet (6') of any lot line shall be screened in accordance with this section.

L. Natural Preservation Zones.

- i. **Applicability.** Natural preservation zones are areas that protect both the aesthetic appearance and environmental significance including, but not limited to, woodlands, wetlands, ravines, flood plains, streams, lakes, ponds, and/or steep slopes and can provide effective buffers between different or same land uses. Such zones should be designated on the concerned property. It is the intent of this section to encourage the use of these preservation zones in new developments including single family subdivisions, multi family, commercial and industrial construction. It is the further intent of this section not to preclude and/or prevent development, but to protect and preserve environmentally significant areas by fostering the use of buffer zones that could be integrated within the development. Preservation zones shall be used in a manner to promote and protect the public safety, convenience, comfort, prosperity, and general welfare of the City.
- ii. **Determination of Preservation Zones.**
 1. Environmentally significant areas shall be required to have a preservation zone(s). (The natural resources maps A and B in the Reynoldsburg Planning Guide are guides in determining the environmentally significant areas. These maps shall be a guide in determining areas that shall be required to have preservation zones.)
 2. However, this shall not preclude the Planning and Zoning Administrator or the Planning Commission from recommending and/or approving preservation zones in other areas that are considered to be environmentally significant. In determining preservation zones, the Planning and Zoning Administrator or the Planning Commission determines that the area needs to be protected from development and which could serve as a buffer between different or same uses.
- iii. **Approval of Preservation Zones. Preservation Zones shall be approved in accordance with the following procedures:**
 1. The Planning Commission shall have the authority to approve a preservation zone for a subdivision and/or a planned district. This approval shall occur during the preliminary plat stage and shall follow the procedures set out in Chapter 1111. The Planning and Zoning Administrator may recommend to the Planning Commission the location of a preservation zone.
 2. Preservation zones shall become part of the final plat or final development plan for subdivisions by the Planning Commission and approved by Council. Preservation zones shall become part of the site plan that is part of the certificate of appropriateness approval.
- iv. **Protection of Preservation Zones.**
 1. Before any activity, clearing, and/or construction begins, the entire preservation zone shall be enclosed with at least three foot (3') high orange construction fencing to prevent any access to the area. Such fencing shall protect the root systems of vegetation within the preservation zone. The fencing can only be taken down for an individual lot when an occupancy permit has been issued for the structure on the concerned lot. The fencing shall remain on the undeveloped lots until occupancy permits are granted for each lot.

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2. Said preservation zone shall not be disturbed any time before, during, or after said construction except for necessary access as approved by the Planning and Zoning Administrator.
3. No permanent or temporary structure, building, or fence shall ever be placed upon, in, or under said preservation zone.
4. Utilities and roadways in preservation zones may only be installed consistent with an Environmental Plan and/or Mitigation Plan.
5. No development, clearing, thinning, construction, or work shall be performed in the preservation zone except for necessary construction as deemed necessary by the Planning and Zoning Administrator. If a preservation zone is disturbed at any time (including but not limited to utility construction and/or easement, building or grading construction) by the developer, contractor, subcontractor, house builder, property owner, or a representative, such disturbances that occur shall be restored to an approved condition. Diseased trees and/or diseased vegetation may be removed with the approval of the Planning and Zoning Administrator. Obnoxious weeds and/or brush of less than one inch (1") caliper may be removed without destroying the integrity of the preservation zone.
6. No dirt, stones, wood, or debris shall be placed within the preservation zone.
7. Trees located in a preservation zone that have been pushed over, cut apart, blown over, or fallen due to aging and/or deterioration are the property owner's responsibility to remove from the preservation zone.
8. A utility company servicing and/or installing utilities in the designated preservation zone shall also be subject to these restrictions.
9. These restrictions shall be printed on the final plat, the final development plan, and/or site plan.
10. Drainage shall not be changed in a manner that will damage the preservation zone.
11. The developer shall notify each property purchaser in the concerned subdivision and/or the development of the preservation zone requirements. Such notification shall be in writing and shall be submitted to the property purchaser at the time of closing.
12. The developer shall notify all contractors, utility companies, and/or cable companies doing work in the concerned subdivision of the preservation zone requirements.

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SECTION 1105.09 EXTERIOR LIGHTING

- A. Purpose and Applicability.** The purpose of this section is to ensure that all exterior site and building lighting shall not affect the reasonable use and enjoyment of adjacent properties but provide minimum levels to enhance safety of individuals and property. Lighting standards shall also protect the safety and operation of vehicles on the public rights-of-way from levels of illumination that are emitted or reflected from light sources of an intensity sufficiently to constitute a safety hazard to vehicular movement. Lighting standards shall apply to all lots except those developed with single family or two-family dwellings.
- B. Exterior Lighting Regulations.** 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.
- i. 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).
 - ii. The height of parking lot lighting shall not exceed twenty feet (20') 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.
 - iii. The color of parking lot lighting poles and other lighting infrastructure shall match or complement the colors of the building's architecture, as approved by the Planning Commission.
 - iv. For pedestrian areas, decorative low light fixtures shall be used and the height of the fixture shall not exceed fourteen feet (14') above grade.
 - v. Exterior building illumination shall be from concealed sources. Strobe or flashing lights and exposed neon lights are not permitted. Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the facades onto neighboring property, streets, or the night sky. The maximum illumination of any vertical surface or angular roof surface shall not exceed four footcandles (4FC).
 - vi. Security lighting shall be full, cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.
 - vii. Lighting fixtures used to illuminate the area below a freestanding canopy shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. However, indirect lighting may be used where a shielded source of light is beamed upward and then reflected down from the underside of the canopy.

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SECTION 1105.11 FENCES AND SCREENING.

TABLE 1105.11A FENCE MATERIALS

SUMMARY OF PERMITTED FENCE MATERIALS

DISTRICT/ZONE	LUMBER	VINYL	WROUGHT-IRON	STONE	BRICK	CHAIN LINK	METAL	BARBED-WIRE
ORD-N	X	X	X	X	X			
ORD-C	X	X	X	X	X			
BMD	X	X	X	X	X			
EMD	X	X	X	X	X			
Community Commercial (CC)	X	X	X	X	X			
Residential Zones (SR and RM)	X	X	X	X	X	X ^R		
Innovation Zone (I)	X	X	X	X	X	X	X	X ^A
Open Space/Schools Zone (OS)	X	X	X	X	X			

A. Fences. The following regulations shall apply to the location of fences in the front, side, and rear yards of properties located in the City of Reynoldsburg.

i. Fences in Olde Reynoldsburg Neighborhood District. The following regulations shall govern fences located upon properties in the Olde Reynoldsburg Neighborhood District:

- 1. Front and Corner Yard Fences—Height.** Between the front setback line for structures and the front facade of the principal structure, fences shall be no higher than four feet (4FT).
- 2. Front and Corner Yard Fences—Setback.** Front and corner yard fences shall be no closer to the right-of-way than three feet (3FT).
- 3. Front and Corner Yard Fences—Opacity.** Front and corner yard fences shall be constructed of an open design, which is defined as at least fifty percent (50%) open. For picket fences, the distance between pickets shall be no less than the width of the pickets themselves.

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TABLE 1105.11B FENCE HEIGHT, SETBACKS AND OPACITY						
SUMMARY OF FENCE HEIGHT, SETBACKS AND OPACITY						
	FRONT AND CORNER YARD FENCES			REAR AND SIDE YARD FENCES		
DISTRICT/ZONE	MAX. HEIGHT	MINIMUM SETBACK	MAXIMUM OPACITY	MAX. HEIGHT	MINIMUM SETBACK	MAXIMUM OPACITY
ORD-N	4 ft.	3 ft. from ROW	50%	6 ft.	0 ft. from property line	100%
ORD-C	4 ft.	3 ft. from ROW	50%	4 ft.	0 ft. from property line	100%
BMD	4 ft.	3 ft. from ROW	50%	4 ft.	0 ft. from property line	100%
EMD	4 ft.	3 ft. from ROW	50%	4 ft.	0 ft. from property line	100%
Community Commercial (CC)	4 ft.	3 ft. from ROW	50%	4 ft.	0 ft. from property line	100%
Residential Zones (SR and RM)	4 ft.	3 ft. from ROW	50%	6 ft.	0 ft. from property line	100%
Innovation Zone (I)	4ft.	3ft. from ROW	50%	10 ft.	0 ft from property line	100%
Open Space/Schools Zone (OS)	4ft.	5 ft from ROW	50%	10 ft.	0 ft from property line	100%

4. **Rear and Side Yard Fences—Height.** Between the rear setback line or side setback line for structures and the rear façade or side of the principal structure, fences shall be no higher than six feet (6FT).
5. **Rear and Side Yard Fences—Setback.** Rear and side yard fences shall be placed on the property line of the subject property.
6. **Rear and Side Yard Fences—Opacity.** Rear and side yard fences may be constructed of materials with a maximum opacity of 100%.
7. **Fence Materials.** Fences in residential districts shall be constructed of materials that match or compliment any existing structures on a lot. This includes but is not limited to, painted or treated lumber, vinyl, wrought iron, painted aluminum, brick, and stone. All lumber

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fences shall be constructed so that the finished boards hide the vertical and horizontal posts when viewed from adjacent lots unless the fence is constructed in such a manner that the finished look of both sides of the fence is the same.

ii. Fences in Residential Districts. The following regulations shall govern fences located upon properties in residential zoning districts:

1. **Front and Corner Yard Fences—Height.** Between the front setback line for structures and the front facade of the principal structure, fences shall be no higher than four feet (4FT).
2. **Front and Corner Yard Fences—Setback.** Front and corner yard fences shall be no closer to the right-of-way than three feet (3FT).
3. **Front and Corner Yard Fences—Opacity.** Front and corner yard fences shall be constructed of an open design, which is defined as at least fifty percent (50%) open. For picket fences, the distance between pickets shall be no less than the width of the pickets themselves.
4. **Rear and Side Yard Fences—Height.** Between the rear setback line or side setback line for structures and the rear façade or side of the principal structure, fences shall be no higher than six feet (6FT).
5. **Rear and Side Yard Fences—Setback.** Rear and side yard fences shall be placed on the property line of the subject property.
6. **Rear and Side Yard Fences—Opacity.** Rear and side yard fences may be constructed of materials with a maximum opacity of 100%.
7. **Fence Materials.** Fences in residential districts shall be constructed of materials that match or compliment any existing structures on a lot. This includes but is not limited to, painted or treated lumber, vinyl, wrought iron, painted aluminum, brick, stone and chain-link (rear yard only). All lumber fences shall be constructed so that the finished boards hide the vertical and horizontal posts when viewed from adjacent lots unless the fence is constructed in such a manner that the finished look of both sides of the fence is the same.

iii. Fences in Commercial and Mixed-Use Zones and Districts. The following regulations shall govern fences located upon properties in commercial and mixed-use zones and districts:

1. **Front and Corner Yard Fences—Height.** Between the front setback line for structures and the front facade of the principal structure, fences shall be no higher than four feet (4FT).
2. **Front and Corner Yard Fences—Setback.** Front and corner yard fences shall be no closer to the right-of-way than three feet (3FT).
3. **Front and Corner Yard Fences—Opacity.** Front and corner yard fences shall be constructed of an open design, which is defined as at least fifty percent (50%) open. For picket fences, the distance between pickets shall be no less than the width of the pickets themselves.
4. **Rear and Side Yard Fences—Height.** Between the rear setback line or side setback line for structures and the rear façade or side of the principal structure, fences shall be no higher than eight feet (8FT).
5. **Rear and Side Yard Fences—Setback.** Rear and side yard fences shall be placed on the property line of the subject property.

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6. **Rear and Side Yard Fences—Opacity.** Rear and side yard fences may be constructed of materials with a maximum opacity of 100%.
 7. **Fence Materials.** Fences in mixed-use districts shall be constructed of materials that match or compliment any existing structures on a lot. This includes but is not limited to, painted or treated lumber, vinyl, wrought iron, painted aluminum, brick, and stone. All lumber fences shall be constructed so that the finished boards hide the vertical and horizontal posts when viewed from adjacent lots unless the fence is constructed in such a manner that the finished look of both sides of the fence is the same.
- iv. **Fences in Innovation Zone.** The following regulations shall govern fences located upon properties in the Innovation Zone:
1. **Front and Corner Yard Fences—Height.** Between the front setback line for structures and the front facade of the principal structure, fences shall be no higher than four feet (4FT).
 2. **Front and Corner Yard Fences—Setback.** Front and corner yard fences shall be no closer to the right-of-way than three feet (3FT).
 3. **Front and Corner Yard Fences—Opacity.** Front and corner yard fences shall be constructed of an open design, which is defined as at least fifty percent (50%) open. For picket fences, the distance between pickets shall be no less than the width of the pickets themselves.
 4. **Rear and Side Yard Fences—Height.** Between the rear setback line or side setback line for structures and the rear façade or side of the principal structure, fences shall be no higher than ten feet (10FT).
 5. **Rear and Side Yard Fences—Setback.** Rear and side yard fences shall be placed on the property line of the subject property.
 6. **Rear and Side Yard Fences—Opacity.** Rear and side yard fences may be constructed of materials with a maximum opacity of 100%.
 7. **Fence Materials.** Fences in the Innovation Zone shall be constructed of materials that match or compliment any existing structures on a lot. This includes but is not limited to, painted or treated lumber, vinyl, wrought iron, painted aluminum, brick, and stone. All lumber fences shall be constructed so that the finished boards hide the vertical and horizontal posts when viewed from adjacent lots unless the fence is constructed in such a manner that the finished look of both sides of the fence is the same. Metal, non-chain-link, fences are permitted in the Innovation Zone.
 8. **Barb-Wire Fences—Innovation Zone.** Fences containing barbs may be erected as rear fences to secure properties in the Innovation Zone. The Planning and Zoning Administrator shall only grant a fence permit for a fence of this type after determining that the nature and location of the fence is not a danger to the public or intended to injury persons engaged in lawful activity.
- v. **Fences in the Open Space/Schools Zone.** The following regulations shall govern fences located upon properties in the Open Space/Schools Zone:
1. **Front and Corner Yard Fences—Height.** Between the front setback line for structures and the front facade of the principal structure, fences shall be no higher than four feet (4FT).

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2. **Front and Corner Yard Fences—Setback.** Front and corner yard fences shall be no closer to the right-of-way than five feet (5FT).
3. **Front and Corner Yard Fences—Opacity.** Front and corner yard fences shall be constructed of an open design, which is defined as at least fifty percent (50%) open. For picket fences, the distance between pickets shall be no less than the width of the pickets themselves.
4. **Rear and Side Yard Fences—Height.** Between the rear setback line or side setback line for structures and the rear façade or side of the principal structure, fences shall be no higher than ten feet (10FT).
5. **Rear and Side Yard Fences—Setback.** Rear and side yard fences shall be placed on the property line of the subject property.
6. **Rear and Side Yard Fences—Opacity.** Rear and side yard fences may be constructed of materials with a maximum opacity of 50%.
7. **Fence Materials.** Fences in the Open Space/Schools Zone shall be constructed of materials that match or compliment any existing structures on a lot. This includes but is not limited to, painted or treated lumber, vinyl, wrought iron, painted aluminum, brick, and stone. All lumber fences shall be constructed so that the finished boards hide the vertical and horizontal posts when viewed from adjacent lots unless the fence is constructed in such a manner that the finished look of both sides of the fence is the same.

B. Temporary Fences. Temporary fences may be constructed without a permit for the following reasons:

- i. As required due to an unsafe building, right-of-way or utility maintenance emergency.
- ii. A construction fence in conjunction with a site that has active building permits.
- iii. In conjunction with an approved temporary special land use permit or any special event approved through the Parks and Recreation Department. Temporary fences of this nature may only be maintained for the length of the approved permit or through the duration of the special event.
- iv. Temporary horticultural fences are permitted as temporary fences within the area designated for rear fences. Temporary horticultural fences shall be of an open design, shall not exceed four feet (4FT) in height, and not enclose an area larger than five hundred square feet (500SF).
- v. Temporary fences may be constructed of materials or in a manner not consistent with the provisions of this chapter, but shall not be constructed in a manner designed to cause a hazard to public safety.
- vi. In the event a temporary fence exists for a period of thirty (30) days or more, and the Planning and Zoning Administrator determines that it is a hazard to public safety, the Planning and Zoning Administrator may require a fence permit or that the fence comply with any provision of this chapter.

C. Generally Applicable Fence Regulations.

- i. All fences, unless specifically exempt by this chapter, shall require a fence permit from the

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- Planning and Zoning Administrator. No fence shall be erected, constructed, altered, relocated or rebuilt prior to obtaining a fence permit. An existing fence that requires new vertical posts to be set shall be considered an altered fence, and subject to a new permit. For the purposes of this chapter, a fence permit shall have the same effect as a zoning certificate in proving conformance with the Zoning Code.
- ii. Fences shall only be constructed in conformance with the provisions of this chapter and of the fence permit issued by the Planning and Zoning Administrator.
 - iii. No fence shall be installed in a manner or location which obstructs or alters the drainage of the lot on which it is located or of any abutting lot. All fences that are constructed abutting or across drainage easements shall be subject to the following additional regulations:
 - 1. Shadow box fences and fences of an open design, which is defined as at least fifty percent (50%) open will be the preferred fence styles. For picket fences, the distance between pickets shall be no less than the width of the pickets themselves.
 - 2. Privacy fences shall provide a gap between the vertical boards and the ground of no less than two inches (2IN).
 - iv. Fences may be inspected for compliance with the provisions of this Zoning Code. If any fence is installed, erected, constructed or maintained in violation of any of the provisions of this chapter, the Planning and Zoning Administrator may notify the owner or lessee of the fence in question to repair or replace the fence so as to comply with this chapter or to remove it.
 - v. No fence shall be constructed of materials such as highway guardrails, corrugated metal, metal wire or plastic mesh, or other such materials that are not designed for use as fencing material or are not sufficiently weather resistant and durable.
 - vi. No fence shall be constructed which is electrically charged, includes any material which is potentially hazardous such as spikes or barbed wire, or is otherwise designed to injure except as provided for in this chapter.
 - vii. Chain-link fences may not be utilized as a means of support for wooden privacy fences.

SECTION 1105.13 SUPPLEMENTARY USE CONDITIONS

- A. **Temporary Land Use.** The Planning and Zoning Administrator shall have the power to grant permits authorizing temporary special land uses for the following types of temporary sales: tent sales, sidewalk sales, or seasonal sales of produce, plants, firewood, or Christmas trees.
 - i. **Zoning Districts Where Permitted.** Temporary special land uses for tent sales, sidewalk sales, or seasonal sales of produce, plants, firewood, or Christmas trees shall only be permitted in the Community Commercial Zone (CC), the Brice & East Main Street District (BMD) and the East Main Street District (EMD).
 - ii. **Application and Fee.** Every person, firm or corporation desiring to obtain a temporary special land use permit, as required by this section, shall file an application with the Planning and Zoning Administrator together with an application fee. The application for a temporary special land use permit shall be accompanied by plans and specifications as required by the Planning and Zoning Administrator. This includes but is not limited to, plans that show the following:

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1. The shape, location, and dimensions of the lot, including the shape, size, location, and use of all buildings or other structures already on the lot, and the off-street parking layout.
2. The materials to be utilized in and the shape, size, and location of all buildings and structures to be erected or moved onto the lot, including all tents, tables, stands or display racks.
3. The anticipated automobile traffic flow to and from the lot and any adjacent thoroughfares, loss of off-street parking space, if any, as well as the anticipated flow of pedestrian traffic upon lot sidewalks.

iii. Time Limitations

1. A temporary special use permit for a tent or sidewalk sale shall be effective for no longer than seven (7) days. No more than three (3) temporary special land use permits for tent sales or sidewalk sales shall be issued for a given location within a single calendar year. Temporary special use permits for tent sales or sidewalk sales shall not be issued for any given location for consecutive time periods except in the Olde Reynoldsburg Commercial District, the Brice and East Main Street District, and the East Main Street District.
2. A temporary special land use permit for the sale of Christmas trees shall be effective for no longer than thirty (30) days. No more than one (1) temporary special land use permit for the sale of Christmas trees shall be issued for any given location within a single calendar year.
3. A temporary special use permit for seasonal sales of produce, plants, or firewood shall be effective for a period no longer than ninety (90) days. No more than one (1) temporary special land use permit for seasonal sales of produce, plants, or firewood shall be issued for any given location within a single calendar year.
4. The Planning and Zoning Administrator or the Board of Zoning and Building Appeals shall have the power to vary these periods and add other conditions to an approved permit as deemed necessary by the Planning and Zoning Administrator or the Board in order to further the goals and principles of the Zoning Code.

iv. Regulations. A temporary special use permit shall only be granted if the Planning and Zoning Administrator determines that the proposed use, including the erection of any temporary building or structure, will:

1. Provide adequate light and ventilation between buildings and structures.
2. Provide adequate automobile and pedestrian traffic flow.
3. Provide adequate off-street parking.
4. Will meet the intent of the Zoning Code or otherwise not interfere with the protection of public health, safety, and general welfare.
5. Not be incompatible with, or otherwise adversely affect, the physical character of the community and, in particular, the surrounding area within a distance of one thousand feet (1,000FT).
6. No temporary special use shall be permitted if it reduces the parking on a lot by greater than twenty-five percent (25%).

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- v. **Vacant Lots.** When the proposed temporary special use is to be conducted on an otherwise vacant or unused lot, the use shall comply with all applicable zoning regulations for the district.
 - vi. **Accessory Structures.** Tents and other temporary structures are subject to building permits and other regulation by the Building Division.
 - vii. **Variance.** The Planning and Zoning Administrator or the Board of Zoning and Building appeals shall have the power to vary the time periods of and add other conditions to an approved permit as deemed necessary by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals in order to further the intent of the Zoning Code or otherwise protect the public health, safety, and general welfare.
- B. Special Events and Community Activities.** The following regulations apply to the approval and operation of special events and community activities.
- i. **Exceptions.** A temporary special land use permit shall not be required for special event or community activity permitted or organized through the Parks and Recreation Department or Public Safety Department.
 - ii. **Exceptions—Open Space Districts.** A temporary special land use permit shall not be required for a special event or community activity associated with a permitted semi-public use in Open Space/Schools District provided that the special event or festival meets the following conditions:
 - 1. The special event or festival takes place entirely on the lot or parcel associated with the existing approved semi-public use.
 - 2. The special event or festival is no longer than three (3) consecutive days and that there are no more than two (2) such events or festivals at a given location within a calendar year.
 - iii. **Exceptions—Non-Profit or Charitable Organizations.** A temporary special land use permit shall not be required for a special event or community activity conducted on a commercial parcel that is organized by a non-profit or charitable organization. No more than two (2) such events shall be conducted by the same organization at the same location within a calendar year.
 - iv. **Applicability.** Except as otherwise provided herein, the Planning and Zoning Administrator may require temporary special land use permit for any other type of special event.
 - v. **Accessory Structures.** Tents and other temporary structures for festivals and special events are subject to building permits and other regulation by the Building Division.
- C. Regulations Applicable to Swimming Pools, Fish Ponds, and Water Parks.** A swimming pool, fish pond, or water park shall conform with all yard and setback requirements for accessory structures in the district in which it is located, as well as the following requirements.
- i. **Private Swimming Pool.** A private swimming pool, where in-ground or above-ground shall be permitted in any commercial, mixed-use or residential district as an accessory use provided that it complies with the following conditions and requirements:
 - 1. Use. The pool shall be intended and used solely for the enjoyment of the occupants of the main use of the lot on which it is located.
 - 2. The pool, including any walks or paved areas or accessory structures adjacent thereto,

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shall not be located closer than ten feet (10') to any lot line and shall not be closer to any frontage than a distance ten feet (10') greater than the setback required for a principal building.

3. The area of the swimming pool, exclusive of decks, walks, and other appurtenances, shall not exceed ten percent (10%) of the area of the lot.
4. No lights, diving board, or other equipment or accessory shall project more than ten feet (10') above the average finished grade of the pool site.
5. A swimming pool shall be installed or constructed subsequent to and in conformance with the regulations of the Building Code and a permit issued by the Building Inspector. The Building Inspector shall not issue any permit for a swimming pool until he has submitted the application for a swimming pool to the Zoning Officer who shall determine compliance with the Zoning Code and issue a zoning certificate.

- ii. **Community or Club Swimming Pool.** A community or club swimming pool means any pool constructed by an association of property owners or by a private club for use and enjoyment by members of the association or club and their families. Community and club swimming pools are permitted in any district, but shall comply with the following conditions and requirements:
 1. A community or club swimming pool shall be intended and used solely for the enjoyment of the members, their families and guests, and guests of the association or club under whose ownership or jurisdiction the pool is operated.
 2. A community or club swimming pool and accessory structures thereto, including the areas used by the bathers, shall not be closer than one hundred feet (100') to any lot line.
 3. A community or club swimming pool and all of the area used by the bathers, including all adjacent deck areas, shall be so walled or fenced as to prevent uncontrolled access by children.
- iii. **Fish Pond, Water Garden.** A body of water designed and used as a fish pond or as a water garden shall conform with all yard and setback requirements for accessory structures in the district in which it is located, as well as the following requirements.
 1. Water depth shall not exceed twenty-four inches (24") unless enclosed by a fence forty-eight inches (48") in height with a locking gate.
 2. Water surface area shall not exceed one hundred (100) square feet.

D. Outdoor Storage. The following regulations shall apply to the approval and operation of outdoor storage as an accessory use:

- i. Outdoor storage shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet (50FT) to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet (10FT) of any road right-of-way. Such activities shall not occupy any required parking area or driveway;
- ii. Any outdoor storage area located closer than one hundred feet (100FT) to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan;

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- iii. Illumination of outdoor storage areas shall be designed to prevent glare or direct light from the illumination source into residential areas;
- iv. Outdoor displays shall be maintained in a neat and orderly fashion. Waste material shall be contained within a storage area completely surrounded by a gated masonry wall six feet (6FT) in height or other screening approved by the Board. Such screening shall be set back from residential districts at least six feet (6FT) and landscaped according to the approved site plan;
- v. The site plan submitted with an application for a conditional use permit shall indicate the types of merchandise or materials to be stored, and, if applicable, any seasonal changes of merchandise or materials;
- vi. Outdoor repair, preparation, cleaning, assembly, disassembly, or other similar activities shall not be permitted unless the nature and location of such activity is specifically identified in the application and approved by the Planning and Zoning Administrator or the Board of Building and Zoning Appeals.

E. Self-Store. The following regulations shall apply to the approval and operation of mini-storage facilities:

- i. All storage shall be within an enclosed building unless the nature and location of outdoor storage has been specifically approved by the Board in conformance with the supplementary regulations for outdoor sales, storage, or display;
- ii. Loading and unloading areas shall be paved and shall be located only as approved by the Board;
- iii. A minimum of five (5) parking spaces shall be provided near the leasing office. Sufficient space shall be provided in the paved lanes serving the storage units to accommodate on-site movement of vehicles and the parking and loading/unloading of the trucks, vans, trailers, and automobiles of persons using the units;
- iv. An on-site leasing office shall be provided;
- v. Fencing of the perimeter shall be provided as determined by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals in a manner which promotes security and presents an appropriate appearance to abutting properties;
- vi. A landscaped yard of at least twenty-five feet (25FT) in width shall be provided along any lot line of the subject site which abuts a residential area. This area shall not be covered by buildings, parking or drives;
- vii. Door openings facing residential areas shall not be permitted unless approved by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals;
- viii. Activities on the site shall be limited to the storage of property only. Other activities, such as the operation of tools, rummage sales, temporary residency, shall be prohibited unless specifically permitted by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals;
- ix. Hours of operation shall only be as approved by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals, after consideration of the impact of the proposed use upon the character, safety, and tranquility of the neighborhood.

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F. Indoor Storage Facilities. The following regulations apply to the approval and operation of indoor storage facilities:

- i. A minimum of twenty percent (20%) of the floor area of any structure proposed to be used as an indoor storage facility shall be used for other uses permitted within the respective zoning district, unless otherwise specifically approved by the Board on the approved site plan.
- ii. All storage shall take place within an enclosed individual storage unit that is rented or leased on an individual basis. Storage shall be prohibited outside of the structure or within designated aisle areas with exception of vehicle and recreational vehicle storage areas clearly shown on the plan.
- iii. A rental or leasing office shall be required to be located on-site.
- iv. No more than one (1) external garage-door entrance shall be provided for each twenty (20) storage units within the structure.
- v. A landscaped yard of at least twenty-five feet (25FT) in width shall be provided along any lot line of the subject site which abuts a residentially zoned property. A reduction of this buffer may be approved by the Board if alternate means of screening are provided and specifically approved on the site plan.
- vi. Caretaker/residential units are prohibited.
- vii. One (1) parking space shall be located on the site for each seventy-five (75) storage units, in addition to other required parking for all other uses on the site.

G. Childcare Centers. The following regulations shall apply to conditional use permits for childcare centers:

- i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of the Innovation Zone.
- ii. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
- iii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
- iv. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals.

H. Home Occupations. The following regulations shall apply to the approval and operation of a home occupation as an accessory use in a dwelling:

- i. No person who is not a permanent resident of the dwelling shall be employed in the home occupation;
- ii. The home occupation shall be clearly incidental and subordinate to the dwelling use. No more than fifteen percent (15%) of the floor area of all buildings on the lot shall be used in the conduct of the home occupation;

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- iii. There shall be no change in the outside appearance of the dwelling or lot, or other visible evidence of the conduct of the home occupation. No sign is permitted.
 - iv. The home occupation shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood.
 - v. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises.
 - vi. Prior to establishing a home occupation, the owner or occupant of the dwelling shall apply and receive approval for a zoning certificate from the Planning and Zoning Administrator.
- I. Pawnbroking, Bookmaking, Betting, Adult Oriented Businesses.** The following requirements shall apply to the approval and operation of pawnbroking, bookmaking, betting, scheme/game of chance, massage establishment, body piercing establishment, tattoo establishment, adult bookstore, adult motion picture theater, adult video store: No such conditional use for these uses shall be conducted within one thousand feet (1,000FT) of the property line of any church, childcare center, public or private school, public library, public park lands, or any premises that sell or distribute alcoholic beverages.
- J. Gasoline Stations.** The following regulations shall apply to the approval and operation of gasoline stations:
- i. Parking of employee vehicles, vehicles used in the operation of the business, vehicles awaiting servicing or return to customers after servicing, and vehicles held for disposal shall only be permitted in the locations approved on the site plan. Parking and storage of vehicles not related to the principal use of the site shall not be permitted.
 - ii. Vehicle sales, service, rental, or leasing shall not be permitted on the site unless specifically approved.
 - iii. Retail sales of products other than vehicular fuels shall be permitted only within an enclosed structure which shall comply with all provisions of the district, including requirements for parking. Outdoor display, storage, or sale of goods shall not be permitted on the site unless specifically approved in the conditional use permit and in conformance with the supplementary standards for outdoor display, storage, and sale.
 - iv. Temporary outdoor storage of discarded materials, vehicle parts, scrap and other waste prior to collection shall only be permitted within a storage area completely surrounded by a gated masonry wall six feet (6FT) in height or other screening approved by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals. Such screening shall be set back from residential districts at least ten feet (10FT) and landscaped according to the approved site plan.
 - v. Fuel pumps and canopies shall conform to all requirements of this chapter with regard to height, setbacks, and signs.
 - vi. Air compressor pumps (e.g., for tire inflation) and other outdoor equipment shall be identified on the site plan and shall be located in a manner which minimizes noise impacts on residential

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areas.

- vii. Curb cuts shall be limited to two (2) per site. On corner lots, curb cuts shall be limited to one (1) 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 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 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

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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 be located in accordance with the following regulations.
 - 1. **Location.** Freestanding solar panels or solar panel arrays shall not be located in front of any principal building and shall not project past the width of the principal building.
 - 2. **Height.** The maximum height for any freestanding solar panel or solar panel array shall be the maximum height of an accessory structure in the base zoning district in which the solar panel or solar panel array is located.
 - 3. **Glare.** Freestanding solar panels or freestanding solar panel arrays shall be located so as not to create glare onto adjacent roads, buildings, lots, or rights-of-way.
 - 4. **Lot Coverage.** The maximum lot coverage for any freestanding solar panel or freestanding solar panel array shall be ten percent (10%) of the total lot area with the lot coverage being determined based upon the area of the face of the solar panels.
 - 5. **Screening.** All freestanding solar panels or freestanding solar panels with a ground storage battery shall secure such battery with a secure cover.
 - 6. **Wind Resistance.** All freestanding solar panels and freestanding solar panel arrays shall be able to withstand velocities of no less than one -hundred and ten (110) miles per hour.
 - iv. **Site Plan.** Any application for a solar panel or solar panel array under this section shall be accompanied with a site plan depicting the following items:
 - 1. The location of the panels or panel array;
 - 2. The height of the panels or panel array;
 - 3. For roof mounted panels and panel arrays, an overhead view of the roof identifying all vents, chimneys, or other appurtenances, including vertical objects (e.g. trees), that may affect the location of panels;
 - 4. For freestanding panels and panel arrays, a calculation of the lot coverage of the panels or panel array;
 - 5. An indication of whether any freestanding panel or panel array has a ground storage battery, and, if so, how such battery will be secured;
 - 6. The manufacturer cut sheet for the model to be installed; and
 - 7. Such other information as the Planning and Zoning Administrator may determined to be necessary to evaluate compliance with this section and with the Zoning Code.
 - v. **Decommissioning.** The Planning and Zoning Administrator shall be notified in writing by the owner of any previously permitted solar panel or solar panel array upon the permanent discontinuance of energy production, and panels and/or arrays shall be completely removed within nine (9) months of discontinuance of use and the affected area shall be fully restored to its preconstruction condition or better within three (3) months of the date of such removal.

SECTION 1105.15 TELECOMMUNICATIONS FACILITIES.

- A. In recognition of the quasi-public nature of cellular and/or wireless telecommunication systems, it is the purpose of these regulations to: accommodate the need for cellular or wireless telecommunications towers and facilities for the provision of personal wireless/cellular services while regulating their location and number in the City; minimize adverse visual effects of telecommunication towers and support structures through proper siting, design, and screening; to minimize the adverse impacts that telecommunication facilities may have on the health, safety and welfare of the public; to avoid potential damage to adjacent properties from telecommunication tower and support failure; and to encourage the joint use of any new and existing telecommunication towers and support structures to minimize the number of such structures. The following requirements shall apply to conditional use permits for wireless telecommunication facilities:
- B. **Special Application Requirements.** A site plan shall include the following:
- i. The total area of the lot;
 - ii. The existing zoning of the site and all adjoining lots;
 - iii. All public and private right-of-way and easements located on the lot;
 - iv. The location of all existing buildings and structures on the lot; all buildings or structures and uses within five hundred feet (500FT) of the tower site; and the proposed location of the wireless/cellular communication tower and all wireless/cellular communication support structures including dimensions, heights, and, where applicable, the gross floor areas;
 - v. The location and dimensions for all curb cuts, driving lanes, off-street parking spaces, grades, surfacing materials, drainage plans, illumination of the facility, and landscaping;
 - vi. The location of all proposed fences, screening and walls;
 - vii. Any other information as may be required by the Board.
 - viii. A report prepared by a licensed professional engineer documenting the height, design, proof of compliance with nationally accepted structural standards, and a description of the tower's capacity, which shall include the number and types of antennae it can accommodate.
 - ix. For the purpose of demonstrating the necessity for the erection of any new telecommunication tower, any applicant requesting permission to install a new tower shall provide evidence of written communication with all other wireless/cellular service providers who supply service within a one (1) mile radius of the proposed facility requesting use of the other providers' towers for collocation of the applicant's antennae. The contacted provider shall be requested to respond in writing to the inquiry within thirty (30) days. The applicant's letter(s) as well as the responses received shall be presented to the Board to demonstrate the need for a new tower.
 - x. The applicant shall also provide evidence of written communication with owners of nearby tall structures within a one (1) mile radius of the proposed tower site, asking permission to install the wireless/cellular antennae on those structures. Tall structures shall include, but not be limited to: smoke stacks, water towers, buildings over fifty feet (50FT) in height, other communication towers, and roadway light poles.

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- xi. The facility owner/operator shall present a maintenance plan demonstrating responsibility for the site.
 - xii. The applicant shall provide a copy of a permanent easement or appropriate leasehold estate providing for access to the tower site. The access to the tower sight must be maintained regardless of other development that may take place on the site.
 - xiii. The communication company must demonstrate proof to the City that the company is licensed by the Federal Communications Commission (FCC).
- C. The following additional regulations shall apply to wireless telecommunications facilities:
- i. Wireless or cellular telecommunication sites shall be located at least two hundred fifty feet (250FT) from any residential zoning district.
 - ii. The setback between the base of the tower or any guy wire anchors and any property line shall be located a distance which is at least forty percent (40%) of the tower's height or fifty feet (50FT), whichever is greater.
 - iii. The maximum height of a telecommunication tower shall be two hundred feet (200FT). The maximum height of the equipment building shall be thirty-five feet (35FT).
 - iv. Maximum size of an equipment building shall be seven hundred and fifty square feet (750SF).
 - v. The minimum lot size and area restriction shall be the same as permitted for any other use in the Innovation Zone.
 - vi. A security fence eight feet (8FT) in height with barbed wire around the top shall completely surround the tower, the equipment building and any guy wires.
 - vii. Towers and antennae shall be designed to withstand wind gusts of at least one hundred miles per hour (100MPH).
 - viii. The tower shall be painted in a non-contrasting gray or similar color to minimize its visibility, unless otherwise required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).
 - ix. No graphics advertising is permitted anywhere on the facility.
 - x. Buffer planting shall be located around the perimeter of the security fence as follows: An evergreen screen shall be planted that consists of either a hedge or evergreen trees that shall provide a minimum of seventy-five percent (75%) opacity year round.
 - xi. The tower shall not be artificially lighted except to assure safety or as required by the FAA.
 - xii. Warning signs shall be posted around the facility with an emergency telephone number of whom to contact in the event of an emergency.
 - xiii. The owner/operator of any telecommunications facility shall design such facility so that additional service providers may add their antennae, platforms, and associated hardware to the structure at a later date. The owner/operator shall negotiate in good faith with other providers for the collocation of other service providers' antennae at the facility, shall cooperate with the City in identifying other wireless/cellular service providers for the purpose of negotiating sublease agreements for collocation of other service providers' antennae at the facility, and shall not interfere or hinder service providers from utilizing the facility.

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- xiv. Where possible, an antenna or tower for use by a wireless/cellular service providers shall be attached to an existing structure or building. A new wireless communication facility shall not be erected if there is a technically suitable space for wireless communication facility available on an existing wireless communication tower or other suitable structure within the applicant's search area. The applicant must demonstrate that a technically suitable location is not reasonably available on an existing structure or that bona fide efforts to negotiate location on structures have been rejected.
- xv. Any owner of a tower whose use will be discontinued shall submit a written report to the Planning and Zoning Administrator indicating the date on which such use shall cease. If at any time the use of the facility is discontinued for one hundred eighty (180) days (excluding any dormancy period between construction and the initial use of the facility), the Board may declare the facility abandoned. The tower owner and the owner of the property upon which the tower is located shall receive written instruction from the Board to either reactive the use within one hundred eighty (180) days or dismantle and remove the facility.
- xvi. If reactivation does not occur within said period, the City may thereafter proceed to move the facility and assess the costs of removal to the owner, as well as certify those costs to the County Auditor as a lien against the property.
- xvii. In addition to the foregoing requirements, the following standards, items A. through D., shall apply to wireless or cellular telecommunications facilities permitted on a property with an existing use:
 1. The existing use on the property may be any permitted use or lawful nonconforming use in the Innovation Zone, and said use need not be affiliated with the wireless/cellular telecommunication provider.
 2. The telecommunication facility shall be fully automated and unattended on a daily basis.
 3. The vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.
 4. Subsequent to approval of a conditional use permit for a telecommunication tower, the owner shall submit building permit applications to the City for any additional antennae proposed to be placed on the tower. A new zoning certificate will not be required, unless the Planning and Zoning Administrator determines that such additions do not conform with the approved conditional use permit.

SECTION 1105.17 CONVERSION OF DWELLING UNITS

- A. In the SR, RM, and ORD-N, a structure may be converted to accommodate an increased number of dwelling units, provided that the proposed dwellings and lot conform with all requirements for new dwellings in the district, including the permitted number of dwellings, all yard and lot dimensions, floor area for each dwelling, and required parking spaces.

SECTION 1105.19 PERFORMANCE STANDARDS

- A. **Applicability.** Every permitted use and conditional use permit shall conform to the performance

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standards in this chapter and to the laws and regulations of the State of Ohio and of the federal government. Any use permitted by this Zoning Code may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the performance standards. Compliance with these standards shall be required during all times of operation of the approved activity or use.

- B. **Existing Use.** An existing use which does not conform with these performance standards shall not be enlarged or remodeled if: the enlargement or remodeling will cause greater noncompliance with the performance standards which exist at the time of the proposed enlargement or remodeling; or if the nonconforming conditions are not brought into compliance as a result of or concurrently with the enlargement or remodeling.
- C. **Measurement Procedures.** Methods and procedures for the determination of compliance with these performance standards shall conform to applicable methodologies prescribed by this Zoning Code or to applicable standard measurement procedures published by the American National Standards Institute, New York, N.Y., the Manufacturing Chemists' Association, Inc., Washington, D.C. and the United States Bureau of Mines, the National Fire Protection Association, the Ohio Environmental Protection Agency, and other recognized organizations whose standards are acceptable to the Zoning Official.
- D. **Studies to Demonstrate Compliance.** When the Planning and Zoning Administrator or the Board of Zoning and Building Appeals determines that either the information provided by the property owner is not sufficient to determine compliance with the performance standards without providing additional studies or expert advice, or that the information provided by the owner is of such nature, complexity, or quantity that the Planning and Zoning Administrator or the Board is not able to make a determination of compliance without additional studies or expert advice, then the Planning and Zoning Administrator shall advise the owner that such studies or advice are required. The Planning and Zoning Administrator and the Board may accept the required studies prepared by qualified professionals engaged by the owner or the owner shall deposit funds with the City as required to pay for such studies or expert advice.
- E. **Control of Objectionable Processes and Operations.** The Planning and Zoning Administrator or Board of Zoning and Building Appeals, prior to the issuance of a zoning certificate, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements, including those described in the following performance standards, involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances.
- F. **Performance Standards.** The following performance standards shall be applicable to the operation of any use permitted under this Zoning Code.
 - i. **Fire Hazards.** Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire suppression equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.

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- ii. **Radioactivity or Electrical Disturbance.** No activity shall emit dangerous radioactivity at any point or electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- iii. **Noise and Vibration.** All activities shall comply with the provisions of Section 509.11 of the Code of Ordinances and all other regulations of the City relating to noise and vibration.
- iv. **Smoke Emission.** Smoke shall not be emitted with a density greater than No. 1 on the Ringelmann Chart as issued by the U. S. Bureau of Mines except for flow-off periods of ten minutes duration of one per hour when a density of not more than No. 2 is permitted.
- v. **Odors.** No malodorous gas or matter which is offensive or produces a public nuisance or hazard on any adjoining lot shall be permitted.
- vi. **Air Pollution.** No pollution of air by fly-ash, dust, vapor or other substance which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling shall be permitted.
- vii. **Glare.** No direct or reflected glare which is visible from any lot outside any Industrial District or from any public street, road or highway shall be permitted.
- viii. **Erosion.** No erosion, by either wind or water carrying objectionable substance onto neighboring properties shall be permitted.
- ix. **Water Pollution.** Pollution of water shall be subject to the requirements and regulations established by the State Water Pollution Control Board.
- x. **Toxic or Noxious Matter.** No use, operation, or activity shall emit or discharge toxic or noxious matter in any form, particularly as identified on the USEPA Extremely Hazardous Substances List, which may be detrimental to the public health, safety or general welfare or which may endanger the natural environment. Provisions for the proper storage, use, and disposal of hazardous and/or toxic materials shall conform to the standards and requirements for such materials established by the USEPA and OEPA.

1107

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 12 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. 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 1107.

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 24 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. 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 1107.

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 PRIORI 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.

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1109

ADMINISTRATION AND PROCEDURES

Administration and Procedures

SECTION 1109.01 REVIEW AND APPROVALS SUMMARY

- A. This Chapter sets forth the powers and duties of the Planning and Zoning Administrator, the Board of Zoning and Building Appeals (BZBA), and the Planning Commission relative to the administration and enforcement of this Zoning Code.
- B. The following table summarizes the applications and role of each of the administrative, quasi-judicial, quasi-legislative, and legislative reviews set forth in this Title and the responsible reviewing party:

TABLE 1109.01A				
APPLICATION TYPE	ZONING ADMINISTRATOR	PLANNING COMMISSION	BOARD OF BUILDING AND ZONING APPEALS (BZBA)	COUNCIL
ZONING CERTIFICATES				
Application Submitted To:	X			
Decision By:	A			
Appeal To:			QJ	
VARIANCES				
Application Submitted To:	X			
Decision By:			QJF	
Appeal To:				
CONDITIONAL USES				
Application Submitted To:	X			
Decision By:	A		QJF (optional)	
Appeal To:				

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TABLE 1109.01A				
APPLICATION TYPE	ZONING ADMINISTRATOR	PLANNING COMMISSION	BOARD OF BUILDING AND ZONING APPEALS (BZBA)	COUNCIL
SIMILAR USE DETERMINATION				
Application Submitted To:	X			
Decision By:			QJ	
Appeal To:				QJ
SITE PLAN REVIEW AND DESIGN REVIEW				
Application Submitted To:	X			
Decision By:	A Standard Plan	QJ major Plan		
Appeal To:				QJ
ZONING TEXT AND MAP AMENDMENT				
Application Submitted To:	X			X
Decision By:		QL		LS
Appeal To:				
ZONING ENFORCEMENT				
Application Submitted To:	X			
Decision By:	A			
Appeal To:			QJ	

KEY	
A	Administrative Decision
QJ	Quasi-Judicial Decision
QJF	Quasi-Judicial Decision-Final Appealable Decision
QL	Quasi-Legislative Decision
LS	Legislative Decision
X	Responsible for Application Intake and Determination of Completeness

ADMINISTRATION AND PROCEDURES

SECTION 1109.03 PLANNING AND ZONING ADMINISTRATOR

- A. Unless otherwise directed by the Director of Development, the Planning and Zoning Administrator shall have the following responsibilities and powers:
- i. Enforce the provisions of this Code and interpret the meaning and application of its provisions;
 - ii. Receive, review and make determinations on applications for zoning certificates;
 - iii. Issue zoning certificates as provided by this Code and keep a record of same with notations of special conditions involved;
 - iv. Review and process standard site and design plans pursuant to the provisions of this Code;
 - v. Make determinations on whether violations of this Code exist, determine the nature and extent thereof, and notify the owner in writing pursuant to the procedures in this Code;
 - vi. Conduct inspections of buildings and uses of land to determine compliance or noncompliance with this Code;
 - vii. Review, process, and approve or deny applications for conditional use permits pursuant to the provisions of this Code.
 - viii. Maintain permanent and current records required by this Code, including, but not limited to, the Zoning Map, zoning certificates, inspection documents and records of all variances, amendments and Conditional Uses, which shall be made available for use of the Council, Planning Commission, the Board of Zoning and Building Appeals (BZBA) and the public;
 - ix. Determine the existence of any violations of this Code and enforce this Code;
 - x. Revoke a Zoning Certificate or approval issued contrary to this Code or based on a false statement or misrepresentation on the application;
 - xi. Administer the Flood Plain regulations set forth under Chapter 1103 of this Code; and
 - xii. Such other administrative duties as specifically granted to them from time to time by the Mayor or the Director of Development

SECTION 1109.05 PLANNING COMMISSION

- A. The City of Reynoldsburg Planning Commission is established and organized in accordance with Section 7.01, Article VII of the Charter.
- B. The Planning Commission shall have the following powers and duties under this Code and in furtherance of the Charter:
- i. Initiate advisable Zoning Map changes, or changes to the text of the Code where the same will promote the best interest of the public in general through recommendation to the City Council;
 - ii. Review all proposed amendments to this Code, whether map amendment or text amendment;
 - iii. Review plats and subdivision regulations in accordance with Chapter 1111;
 - iv. Review and approve or deny approval of certificates of appropriateness, as provided in Chapter 1109.21 hereof;

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- v. Review of site plans in accordance with Chapter 1109.19 hereof;
 - vi. Establish such reasonable conditions, regulations, and standards in the approval of a district change, site plan and design 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;
 - vii. Exercise any powers, duties or functions provided to municipal planning commissions by state law that do not otherwise conflict with City Council's ordinances or resolutions, this Code or the Charter; and
 - viii. 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.
- C. In furtherance of its duties and powers under this Code and the Charter, the Planning Commission shall operate in accordance with the following procedures:
- i. Three (3) members present shall constitute a quorum of the Planning Commission.
 - ii. All actions taken by the Planning Commission shall be initiated by motion and shall be recorded in the minutes.
 - iii. The Planning Commission shall keep minutes of its proceedings showing the vote of each member upon each application or questions, or, if a member is absent or fails to vote, the minutes shall indicate such fact.
 - iv. Three (3) affirmative votes shall be required for the adoption of any motion.

SECTION 1109.07 BOARD OF ZONING AND BUILDING APPEALS (BZBA)

- A. The City of Reynoldsburg Board of Building and Zoning Appeals (BZBA) is established and organized in accordance with Section 7.02, Article VII of the Charter.
- B. The powers and duties of the BZBA shall be as follows:
- i. To permit exceptions to and variances from the provisions of this Code, as provided in Chapter 1109.13 hereof;
 - ii. To authorize or deny a conditional use permit where the Planning and Zoning Administrator has forwarded an application to the BZBA for review;
 - iii. To authorize the operation of a similar use through the similar use determination process set forth under Chapter 1109.17 hereof;
 - iv. To establish such reasonable conditions, regulations, and standards in the approval of a, conditional use, variance or exception, or other official action as necessary to ensure that the design, construction, and operation of the use or structures subject to such approval are carried out consistent with the purpose and intent of this Code and of the ordinances of the city;
 - v. To make interpretations, upon request of the Planning and Zoning Administrator or upon appeal from any property owner of the city, of the meaning and application of the provisions and illustrations of this Code and of the Zoning Map of the city including:

ADMINISTRATION AND PROCEDURES

1. Determination of the exact boundary lines of districts or zones;
 2. Determination of the meanings of the permitted uses and conditional uses as listed in the districts or zones;
 3. Determination of the rules applicable to the filing of applications, review procedures, and permit issuances; provided however, the BZBA shall not make such interpretations as the City Attorney may determine should be a matter of legislative action by City Council;
- vi. To grant or deny a zoning certificate when the question of the issuance of such certificate is referred to it by the Planning and Zoning Administrator, or when the provisions of this Zoning Code indicate that the Board shall consider such question;
 - vii. To overrule or amend any official action of the Planning and Zoning Administrator when an applicant makes an appeal for such relief and when the Board determines that such action has been contrary to the intent and spirit of this Code. For such purpose, the Board may make null and void any zoning certificate issued or any action taken by the Planning and Zoning Administrator by notifying the Planning and Zoning Administrator and the principal interested party or parties in writing;
 - viii. To hear appeals from the Property Maintenance Code as provided for in that code; and
 - ix. Such other official action consistent with the powers, duties, or authorities of the Board as set forth by the provisions of the Charter this Code or assigned by City Council.
- C. In furtherance of its duties and powers under this Code and the Charter, the BZBA shall operate in accordance with the following procedures:
- i. Three (3) members present shall constitute a quorum of the BZBA;
 - ii. All action taken by the Board shall be initiated by motion and shall be recorded in the minutes. The Board 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; and
 - iii. Three (3) affirmative votes shall be required for the passage of any motion.

SECTION 1109.09 APPLICATIONS

- A. All requests for a decision or approval under this Code begins with the property owner or agent thereof filing an application with the Planning and Zoning Administrator on forms provided from time to time.
- B. A complete application shall include all required submissions and the payment in full of all applicable fees, which shall be proposed from time-to-time by the Mayor and approved by Council.
- C. The Planning and Zoning Administrator will determine whether an application is complete and is ready to be processed. In some instances, an additional application may be deemed necessary by the Planning and Zoning Administrator and, if so, an application will not be deemed to be complete unless and until the all applications are submitted and reviewed and determined to be in accordance with all submittal requirements. The applicant will be notified in writing of any deficiencies in the completeness of the application and shall have 30 days from the date thereof to complete the application or the application will be deemed null and void.

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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.
- 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;

ADMINISTRATION AND PROCEDURES

- iv. the heights of existing and proposed structures;
 - v. a statement detailing the proposed use, which shall be signed by the applicant; and
 - vi. such other documentation as may be necessary to determine conformance with the provisions of this Code.
- E. When the Planning and Zoning Administrator determines that an application for a zoning certificate does not comply with the provisions or intent of this Code, or that an application does not provide sufficient information to determine compliance with this Code, then the Planning and Zoning Administrator shall deny the application and shall not issue a zoning certificate.
- F. The Planning and Zoning Administrator may refer zoning certificates to the BZBA for review.
- G. Within fourteen (14) days of the Planning and Zoning Administrator's denial of a zoning certificate, the applicant may file a written appeal with the BZBA. Any applicant who does not file an appeal within fourteen (14) days of the date of denial by the Planning and Zoning.

SECTION 1109.13 VARIANCES

- A. The provisions set forth hereunder shall apply to the review and grant of variances under this Code.
- B. An applicant seeking a variance shall submit a written request for variance on forms provided by the Planning Zoning Administrator together with the applicable fee. In addition to information relating to the subject property and the applicant, the request for a variance shall include the following information:
- i. A description of the nature of the variance requested and a statement demonstrating the extent to which the requested variance conforms to the standards for variance in this Code;
 - ii. a statement of hardship; and
 - iii. such other information and exhibits as may be appropriate to establish the facts of the appeal and the grounds for relief.
- C. Before approving or denying a request, the BZBA shall hold at least one public hearing on the matter. The BZBA shall cause notice of the hearing to be made to the public by seven (7) days advance publication, in a newspaper of general circulation in the City, of the place, time, date and the nature of the variance applied for. The BZBA shall also cause the subject property to be posted with a notice of hearing at least seven (7) days prior to the day of the hearing. The notice of hearing shall state thereon the nature of the request and the time and place of the public hearing.
- D. No variance from the strict application of the provisions of this Code shall be granted unless the BZBA makes specific findings of fact, based on the evidence presented to it, which support conclusions that the variance conforms to the following standards:
- i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

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- ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 - iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 - v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
 - viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
 - ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
- E. In granting any variance, the BZBA shall establish such conditions as are necessary to secure substantially the objectives of this Code. Any violation of such conditions and safeguards, when they have been made a part of the terms under which the variance has been granted, shall be deemed a violation of this Code.
- F. No action of the BZBA granting a variance shall be valid for a period longer than twelve (12) months from the date of such action unless the zoning certificate is obtained within such period, and the erection or alteration of a structure is started or the use is commenced within such period, provided however, notwithstanding anything to the contrary herein, such twelve (12) month period may be extended by the Planning and Zoning Administrator upon the demonstration by the applicant that any delay in the commencement of the erection or alteration of a structure is the result of factors beyond the control of the applicant, in which case, the Planning and Zoning Administrator may elect to grant an extension of up to six (6) months.
- G. The BZBA shall not accept a new application for a variance that has been previously denied within twelve (12) months of denial.

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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

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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 1109.19 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, 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.

- 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. The current zoning of the parcel and all adjacent parcels.
 4. The location of proposed buildings and structures.
 5. 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.
 6. Setbacks and building separations shall be noted in accordance with zoning requirements.
 - 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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- vi. An architectural plan that addresses the applicable district design requirements; and
 - vii. 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:
- i. Any non-residential development, which involves more than five thousand square feet (5,000SF) of structure or building;
 - ii. 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;
 - iii. A development impacting or adjacent to an environmentally sensitive feature; or
 - iv. 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:
- i. All materials required for standard site plan and design review as set forth above;
 - ii. A basic utility plan;
 - iii. A plot-grade-utility plan shall be submitted to the Director of Development for review and approval 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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- 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.
- 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 (15) 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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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 (30) 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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issue a COA to the applicant.

- F. Other Land Use Approvals.** An application for a COA in which the design under consideration would require a variance granted by the BZBA or a site plan and design 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 and design reviews. If during the course of a review, the BZBA or Planning Commission determines that a zoning variance or other approval will be required in order to implement the proposal under consideration, it shall suspend further action on the application until such time as the additional approval has been heard and approved by the BZBA or the application has been amended to eliminate the need for such additional approval.
- G. Appeal of COA.** The BZBA shall hear all appeals of individuals who are directly affected by a decision of the Planning Commission when such appeal is properly and timely filed as required by this chapter. An applicant refused such certificate shall appeal in writing to BZBA within thirty (30) days of the date of refusal by the Planning Commission. The BZBA 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 BZBA shall be introduced and passed at the next regular meeting following the hearing.

SECTION 1109.23 ZONING MAP (REZONING) AND TEXT AMENDMENTS

- A. In conformance with the provisions of the City Charter, ordinances or resolutions establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code shall be initiated by a member of Council.
- B. Any person having an interest in property in the City may petition City Council to initiate such ordinance or resolution by making an application to the Planning and Zoning Administrator. The Planning and Zoning Administrator shall review the application for compliance with the provisions of this chapter and forward it to the Clerk of Council.
- C. The Planning Commission may recommend amendments, revisions, changes, or repeals of zoning districts, uses, regulations, or other provisions of this Zoning Code. When the Planning Commission makes an advisory recommendation to City Council, the application requirements and fees shall not apply.
- D. When a person or persons having an interest in a lot or lots in the City petitions City Council for an amendment to the Zoning Code which involves changing the zoning district assigned to the lot(s), then such petition shall be made in the following form which shall be known as the development plan, unless such requirements are waived by City Council:
 - i. Correct legal description of the lot(s);
 - ii. The names and addresses of the owners of lot(s) contiguous or directly across the street from the subject lot(s);

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- iii. Existing topography at two-foot (2 ft.) contour intervals of the subject lot(s) and extending at least three hundred feet (300 ft.) outside of the proposed lot, including lot lines, easements, street rights- of-way, existing structures, trees and landscaping features thereon;
 - iv. The proposed vehicular and pedestrian traffic patterns;
 - v. The location of all existing and all proposed structures;
 - vi. The proposed assignment of use and subdivision of land including private land and common land;
 - vii. Preliminary plans of all structure types;
 - viii. Deed restrictions and protective covenants;
 - ix. A schedule for construction;
 - x. Traffic impact study;
 - xi. Utilities impact study;
 - xii. Drainage impact study; and
 - xiii. Such other relevant information as City Council may require to determine the propriety of initiating the ordinance for district change.
- E. In conformance with the Charter, subsequent to initiation by a member of Council of an ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code, the presiding officer of Council shall, immediately after the first reading of the ordinance or resolution, set a date for a public hearing before a joint meeting of Council and the Planning Commission, to be held not earlier than fifteen (15) days after the first reading.
- F. Immediately after the hearing, a copy of the ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code and, if applicable, the development plan, shall be referred to the Planning Commission. The Planning Commission shall recommend such conditions or amendments with respect to the ordinance or resolution and, if applicable, the development plan, as it deems reasonable and necessary. Within thirty (30) days of referral, the Planning Commission shall return to the Clerk of Council the written recommendations of a majority of the members of the Planning Commission.
- G. The Planning Commission and City Council shall give consideration to the following standards in making recommendations and taking action with regard to proposed district changes:
 - i. The compatibility of the proposed zoning district and the features of the proposed development plan with the characteristics of the site and of the surrounding areas;
 - ii. The potential impacts of the proposed uses of the district in terms of traffic, storm water, utility demand, noise, and other impacts;
 - iii. The impacts of the proposed district and development plan on the health, safety, welfare, and morals of the community; and
 - iv. The compatibility of the proposed district and development plan with a comprehensive plan, or any area plans, to surrounding zoning districts, and to existing and planned land uses.
- H. At the next meeting of Council subsequent to receiving the recommendations of the Commission, the

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ordinance or resolution shall be given its second reading.

- I. Council may adopt, deny, or adopt with modifications the recommendations of the Commission. A development plan, along with any conditions or amendments to the petition, shall, upon adoption by Council, become part of the district change and shall be deemed incorporated by reference into legislation amending the district. The development plan, conditions, and amendments shall bind any future development or use of the subject lots.
- J. A concurring vote of at least three fourths ($\frac{3}{4}$) of the membership of Council shall be necessary to pass any zoning ordinance or resolution which differs from the written recommendations of the Planning Commission, but in no event shall an ordinance or resolution be considered as having passed unless it receives at least a majority vote of the members of Council.
- K. After a proposed district change is denied by City Council, at least twelve (12) months shall elapse before another petition for a district change for the same lot(s) to the same district can be considered.
- L. A development plan may be amended following the same procedure and standards for approval of the original district amendment.
- M. The development plan as approved by Council, shall constitute an amendment of the official Zoning Map and a supplement to the Zoning Code as it applies to the land included in the approved district amendment. The approval shall be for a period of two (2) years to allow the approval of a zoning certificate and building permit, if required.
- N. If a zoning certificate or building permit is not acquired within the two (2) year period, the approval shall become void and the lot or parcel shall revert to its last previous zoning district applied.
- O. An extension of the time limit may be approved by the Planning Commission. Such approval shall be given upon a finding of evidence of reasonable effort toward the accomplishment of the original development plan within the time limit, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of this Code.

SECTION 1109.25 APPEALS

- A. Any person directly affected by a decision of the Planning and Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the BZBA, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply.
- B. Unless otherwise provided in this Code, an applicant refused such approval, exception, certificate or variance shall appeal in writing to Council within thirty (30) days of the date of refusal by the BZBA. 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

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shall be introduced and passed at the next regular meeting following the hearing.

SECTION 1109.27 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. 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.
- C. Once a building permit is secured, a zoning certificate, permit or other approval shall be considered to expire when that building permit expires.
- D. 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.
- E. 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.
- F. 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.
- G. Any person, firm or corporation who violates any regulation, provision or amendment of this Code, or fails to obey any lawful order of the Planning and Zoning Administrator, shall be fined not more than two hundred fifty dollars (\$250.00). 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.

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SUBDIVISION REGULATIONS

Subdivision Regulations

SECTION 1111.01 VARIANCES

- A. In cases where it is deemed that hardships, topography or other factual deterrent condition prevail, variations and exceptions from the dimensional standards and improvement requirements as set forth in the Subdivision Regulations may be recommended by the Planning Commission, but must be approved by Council

SECTION 1111.03 APPROVAL OF SUBDIVISION WITHOUT PLAT

- A. Notwithstanding any other provisions of the Subdivision Regulations, a proposed division of a parcel of land along an existing public street, whether the parcel to be divided fronts on the street or has access to it by private right of way or private driveway, not involving more than five lots after the original tract has been completely subdivided, may be submitted to the Planning Commission for approval without plat. If the Planning and Zoning Administrator, acting on behalf of the Commission, is satisfied that the proposed subdivision complies with all applicable platting, subdividing or zoning regulations, they shall approve the proposed subdivision and, on presentation of a conveyance of the parcel, shall stamp the same "approved by the Planning Commission; no plat required." The Planning and Zoning Administrator may require the submission of a sketch and such other information as is pertinent to determining compliance with this section. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

SECTION 1111.05 PRELIMINARY PLAT

- A. **Sketch may be Submitted for Suggestions.** The owner of land who desires to subdivide it shall submit a sketch of the plat to the Planning Commission for its comments and suggestions. The owner can then make such corrections and changes as agreed upon before preparing and submitting his preliminary plat for consideration.

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- B. Copies of Preliminary Plat To Be Submitted.** The owner of land who desires to subdivide it shall submit six (6) copies of a preliminary plat along with six (6) copies of a general layout of all site improvements to be installed on the entire tract of land to be developed even if the owner or developer only intends to initially develop only a part of the tract, to the Planning Commission twenty-one (21) days prior to a regular meeting of the Commission. A copy of the general layout of all site improvements attached to a copy of the plat shall be in the possession of each member of the Commission for a minimum period of seven (7) days before consideration for approval.
- C. Fees.** A fee shall be paid at the time of submission of the preliminary plat as stated in this Code.
- D. Contents of Preliminary Plat**
- i. The preliminary plat shall contain the following, and be prepared by a licensed professional engineer in the State of Ohio:
 1. The scale, with a minimum of one inch to equal one hundred feet;
 2. The proposed name of the subdivision;
 3. Key map showing location within the City;
 4. Names and addresses of owners, developers and the surveyor who made the plat;
 5. Date;
 6. North point; and
 7. Legal description of parcel being subdivided.
 - ii. The following existing conditions shall be shown on the plat:
 1. Boundary lines and approximate acreage included matching the provided legal description;
 2. Locations, widths and names of all existing or previously platted streets or alleys, and proposed thoroughfare locations as shown on the official City Thoroughfare Plan, railroad and utility rights of way, parks and public open spaces, permanent buildings and structures, all section and corporation lines within or adjacent to the tract;
 3. Existing sewers, water mains, culverts and other underground facilities within the tract, indicating pipe sizes, elevations and grades, if readily available, and locations, if known or available;
 4. Boundary lines of adjacent tracts of unsubdivided and subdivided land;
 5. Existing zoning restrictions;
 6. Existing contours, with intervals of five feet where the slope is greater than ten percent and not more than two feet where the slope is less than ten percent;
 7. Drainage channels, wooded areas, water courses and other significant physical features;
 8. Existing and proposed easements.
 - iii. All elevations on the preliminary plat shall be based on NAVD (North American Vertical Datum) 1988 datum.

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- iv. The following proposed conditions shall be shown:
 1. Layout of streets and right-of-way widths;
 2. Layout, numbers and dimensions of lots including total square footage;
 3. Parcels of land intended to be dedicated or temporarily reserved for public use;
 4. Building setback lines shown graphically with dimensions;
 5. Indication of any lot on which a use other than residential is proposed by the owner;
 6. Names of new streets which shall not duplicate names of any existing dedicated street within the County and/or its incorporated areas;
 7. New streets which are extensions of or in alignment with existing streets which shall bear the names of the existing streets of which they are extensions or with which they are in alignment;
 8. Bearings and dimensions of lot, parcel, and right-of-way boundaries; and
 9. Proposed landscaping, if any.
- v. All new streets shall be named in the following manner and shall be subject to the approval of the Planning Commission:

GENERAL DIRECTION	OVER 1,000 FEET IN LENGTH	UNDER 1,000 FEET IN LENGTH
North and south	Streets	Places
East and west	Avenues	Courts
Diagonal	Roads	Ways
Curving	Drives	Circles

- vi. The general layout of all site improvements attached to the preliminary plat shall be for the entire tract of property even if the owner or developer only intends to initially develop a part of the entire tract and such general layout is to provide for the extension of improvements to the boundary of the proposed subdivision to serve adjoining land.
- E. Approval of Preliminary Plat.** When a plat is filed with the Planning Commission, the Planning and Zoning Administrator shall examine it to determine whether or not it complies with the requirements of Section 1111.01(A) through (D). The Planning and Zoning Administrator shall then refer the plat to the City Engineer. If the plat does not meet the requirements, the Planning and Zoning Administrator shall return it to the owner who shall revise and refile it, and additional fees may apply. If the plat meets the requirements, the Planning and Zoning Administrator shall lay it before the Planning Commission at its next meeting. The Commission shall thereupon examine it and approve it or conditionally approve it within thirty (30) days if it is satisfied that it complies, or will comply after minor changes, in all respects with this chapter. The approval or the conditions of approval of the Planning Commission will be indicated in writing on two (2) copies of the preliminary plat which will be returned to the owner and surveyor. The remaining four (4) copies bearing the notation of approval shall remain on file, available to the public. The approval of a preliminary plat shall be effective for a maximum period of twelve months, unless extended by the Planning Commission.

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SECTION 1111.07 FINAL PLAT

- A. The general layout of all site improvements attached to the preliminary plat shall be for the entire tract of property even if the owner or developer only intends to initially develop a part of the entire tract and such general layout is to provide for the extension of improvements to the boundary of the proposed subdivision to serve adjoining land.
- B. The general layout of all site improvements attached to the preliminary plat shall be for the entire tract of property even if the owner or developer only intends to initially develop a part of the entire tract and such general layout is to provide for the extension of improvements to the boundary of the proposed subdivision to serve adjoining land.

SECTION 1111.09 ADDITIONAL REQUIRED INFORMATION

- A. A final plat shall contain the following additional information, and be prepared and sealed by a licensed professional engineer in the State.
 - i. Boundary of plat based on an accurate traverse with angular and lineal dimensions;
 - ii. True angle and distance to the nearest street intersection, accurately described on the plat;
 - iii. Municipal, township, county or section lines accurately tied to the lines of all chord dimensions;
 - iv. Radii, internal angles, points of curvature, tangent bearings and lengths of all chord dimensions;
 - v. All lot numbers and lines with accurate dimensions in feet and hundredths and bearings in degrees and minutes;
 - vi. Accurate location of all monuments, which shall be composed and/or located as follows:
 - 1. Be composed of a durable material;
 - 2. Be a minimum length of thirty inches (30IN);
 - 3. Of a minimum cross-section area of material of two tenths square inches (one inch (1IN) in diameter);
 - 4. Be identified with a durable marker bearing the Surveyor's Ohio Registration number and/or name or company name;
 - 5. Be detectable with conventional instruments for finding ferrous or magnetic objects;
 - 6. Placed with the top at the existing grade elevation.
 - 7. One such monument shall be placed at each extreme corner of the subdivision. All lots must be marked with steel pins, and such pins must be in place after a building is completed. The Building Official shall confirm that lot pins are in place on the final occupancy permit.
 - vii. Exact location, width and name of all streets or other public ways; and
 - viii. Known easements, accurately located and stating the purpose for which they are intended. Easements may be added or revised on the final plat after final plat approval. Easements added to the final plat or revised on the final plat require the approval of the City Engineer and the Director of Public Service and said approvals are to be entered on the final plat. The owner or developer shall offer an easement for television cable and television cable equipment within the

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easement(s) shown on the final plat. The easement shall be granted at no expense to the television cable owner/operator, if the cable operator installs the necessary television cable and television cable equipment in the utility trench during the time the trench is open for the installation of other utilities. Otherwise, the owner, developer or City may revoke the offer of an easement.

B. A final plat shall also contain:

- i. A certificate by a registered professional land surveyor that the plat represents a completed survey and that the monuments shown exist as located or will be set following construction and that all dimensional and geodetic details are correct.
- ii. Notarized certification by the owner or owners of the adoption of the plat and the dedication by them to public use of the streets and other public areas shown on the plat. The signatures of the owner(s) are required prior to the obtaining of any City Official's signature on the plat. No property shall extend to the center of a right of way.
- iii. Proper form for the approval of the Planning Commission with space for the signature of the Chairman.
- iv. Space for approval by signature of the City Engineer and Director of Public Service.
- v. Proper form for approval and acceptance by Council, showing ordinance number and provisions for signature by the Clerk of Council.
- vi. Space for approval, by signature of the City Engineer and Director of Public Service, of easements added to or revised on the final plat.
- vii. Space for transfer by the County Auditor and recording by the County Recorder. A statement of the expiration date of the City approval shall be placed just ahead of the space provided for the County Auditor's signature.
- viii. A topographic survey prepared by an Ohio registered professional surveyor using the North American Vertical Datum of 1988 (NAVD88) reflecting flood way, floodway fringe, base flood elevations and property lines of the plat under consideration for development.

C. Copies to be filed with Clerk. One (1) copy of the final plat showing all approvals and the date and place of recording shall be supplied by the owner to the Clerk of Council.

D. Copies to be filed with Clerk. One (1) copy of the final plat showing all approvals and the date and place of recording shall be supplied by the owner to the Clerk of Council.

- i. The subdivider shall not transfer any lot, parcel or tract of a proposed subdivision, until approval is received of the final plat.
- ii. The subdivider shall not proceed with any construction work on any lot until approval is received of the final plat and compliance is made with all other provisions of the Subdivision Regulations, unless it is for the exact purpose of building model units. The subdivider may be granted a building permit for not more than two units, in the case of single family detached housing and not more than one building of eight units or less, in the case of townhouse for sale or condominium housing, providing the following conditions have been met:
 1. Proof of ownership of that portion of subdivision to be used for models;

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2. The proposed models have legal frontage on an existing public roadway, water and sanitary sewer;
 3. Insurances have been granted to the City in the form of bond, escrow funds, letters of credit or other assurances the City deems necessary to insure installation of improvements;
 4. Occupancy permit shall not be issued until Section 1111.09 has been complied with.
- E. Transfer of Lot Contrary to Plat Prohibited.** The owner of the subdivision shall make no conveyance of any lot smaller in width or area than indicated on the plat, except for the purpose of increasing the area of another lot.
- F. Project Representation by Engineer During Installation of Improvements.** All construction work and materials used in connection with public improvements and storm water management in the area platted shall conform to City specifications and requirements of the City Engineer. The City Engineer shall provide the owner or developer with project representation at the expense of the owner or developer during installation of the improvements.
- G. Bond Letter of Credit for Improvements: Deposit and Insurance**
- i. Before approval of the final plat, the owner or developer shall agree in writing that prior to the beginning of construction of any street, private roadway, public improvement and storm water management infrastructure the owner or developer shall provide a bond, certified check or an irrevocable letter of credit from a solvent bank doing business in Franklin, Licking or Fairfield Counties, Ohio, guaranteeing the completion of said improvement(s) within one (1) year from the date of agreement or such time as may be agreed to by Council. The bond, check or irrevocable letter of credit shall be in an amount equal to the estimated cost of constructing said improvement(s), as approved by the City Engineer. A maintenance bond, certified check or an irrevocable letter of credit in the amount of five percent (5%) of the estimated construction costs shall be provided for a maintenance period of one (1) year beginning with the date of acceptance of the said improvement(s) by the Director of Public Service and City Engineer.
 - ii. The owner or developer shall prior to construction, deposit with the Director of Public Service and with the approval of the City Engineer a sum of money as prescribed by the Director of Public Service and the City Engineer to defray the cost of inspection and the engineering services provided and any expenses incurred by the City due to the installation of the improvements and review of the plat and plans. Fees for the review of plats and plans shall be calculated by the owner or developer, to be verified by the City using the fee schedules as provided by the Director of Public Service. These and other documents detailing the development process can be obtained from the Public Service Department. For inspections the owner or developer shall deposit with the Public Service Department a sum of money based on an approved cost of construction schedule, and be approved by the City Engineer. Should the amount of such deposit be insufficient to cover the cost thereof, the owner or developer shall immediately upon request of the City deposit a sum of money acceptable to the City Engineer and the Director of Public Service. Upon completion and acceptance of the improvements, any unexpended balance shall be refunded to the owner or developer.
 - iii. The subdivider shall hold the City harmless for any claims for damages of every nature arising or growing out of the construction of such improvements, and shall defend at his cost and expense, each suit or action brought against the City by reason thereof, until the improvement has been

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accepted by the City and the developer notified in writing within thirty days. The subdivider shall furnish proof to the City, prior to the time of commencing construction of possession of Comprehensive General Liability Insurance, naming the City of Reynoldsburg as an additional insured. These Certificates of Insurance shall contain a provision that coverage afforded in the policies will not be canceled unless at least thirty days prior written notice has been given to the City. Limits on bodily injury shall not be less than five hundred thousand dollars (\$500,000) for personal injury to any one person and a total of not less than one million dollars (\$1,000,000) each accident. Limits on property damage shall be not less than two hundred thousand dollars (\$200,000) per occurrence, or five hundred thousand dollars (\$500,000) aggregate for each accident. Umbrella Excess Liability Insurance to extend existing policies to the required limits will be accepted.

- iv. If any violation of or noncompliance with, any of the provisions and stipulations of this chapter occurs, the City shall have the right to stop the work without delay and utilize the bond, certified check or an irrevocable letter of credit for the completion of the improvement or use the certified check or proceeds thereof for such purpose.

H. Modification, Alteration, Amendment or Vacation, In Whole or In Part Of Plat After Approval.

No modification, alteration, amendment, or vacation, in whole or in part, of a final plat except for the addition of appropriate easements as approved by the City Engineer shall be made in or to a final plat approved by Council under the provisions of this chapter or another political subdivision prior to annexation unless such modification, alteration, amendment, or vacation, in whole or in part, is first submitted to and accepted by the Service Director, is recommended by the Planning Commission, and Council approves such modification, alteration, amendment, or vacation, in whole or in part, by ordinance. If the modified, altered, amended, or vacated, in whole or in part, final plat is approved by Council, the owner shall file and record the plat with the County Recorder within sixty days. If the final plat has already been recorded then the owner shall file and record the ordinance and an authenticating affidavit executed by the Clerk of Council with the County Recorder within sixty days, wherein the modified, altered, amended, or vacated, in whole or in part, plat shall be indexed or cross-referenced with the original plat. If the plat is not filed with the County Recorder within sixty days, the modification, alteration, amendment, or vacation, in whole or in part, is void and is of no effect.

SECTION 1111.11 REQUIRED IMPROVEMENTS

A. Improvements to be Paid for By Subdivider

- i. The owner of land who desires to subdivide it shall provide and pay the entire cost of improvements to such land as follows:
 - 1. Before the construction of any building, street improvements shall consist of grading the right of way for full width; construction of permanent curbing and roadway; construction of drainage structures and appurtenances. Two roof drain openings shall be provided in the curb for each lot;
 - 2. Sanitary sewers, including manholes, services and all appurtenances;
 - 3. Water distribution system, including mains, services, valves, fire hydrants and all appurtenances;

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- 4. Curbs and sidewalks on existing streets as determined by the City Engineer; Storm sewers, including manholes, inlets and all appurtenances.
- ii. All phases of the improvement shall be approved by the City Engineer and shall be constructed in accordance with City specifications.
- iii. The City may require other improvements not listed in this section, if they are deemed necessary by the City Engineer for the protection of public health, safety or welfare.
- iv. The City shall require a plot-grade-utility-plan approval for all residential subdivisions in accordance with the provisions of Chapter 1109.19.

B. Inspection During Installation

- i. The construction of all improvements shall be inspected by the City Engineer at the time of installation. Under no circumstances are such installations to be made without an inspector on the job. The City Engineer shall be notified three days before any construction work is begun.
- ii. If any violation of, or noncompliance with, any of the provisions of this chapter occurs, the City shall withhold the issuance of the occupancy permit until the violation or noncompliance is corrected.

C. Construction Drawings; Dimensions; Revision

- i. All construction drawings for improvements shall be on a horizontal scale of one inch to fifty feet and vertical scale of one inch to five feet. The sheet size shall be twenty-two inches by thirty-six inches.
- ii. Upon approval and acceptance of all improvements, the original construction drawings for the improvements shall be revised to reflect the actual construction. All drawings including the master grade plan or reproductions thereof on tracing cloth shall become the property of the City and shall be on file in the office of the City Engineer.

D. Service Roads

- i. Service Roads Authorized. When it is determined by the City Engineer that the roadways provided in the Subdivision Regulations are not satisfactory for the needs of special circumstances, additional roadways, designated "service roads," may be prescribed by the City Engineer. These service roads will be shown on the plat of a subdivision in such locations as are determined by the City Engineer, subject to plat approval as provided by the Subdivision Regulations.
- ii. Service Road Right of Way. When it is determined that service roads may be included in a subdivision plat, the right of way for the road shall be no less than thirty-two feet in width and shall be dedicated to public use in the same manner as prescribed in the Subdivision Regulations for all other public roads.
- iii. Service Road Specifications. Service roads shall be constructed of materials and to design section as shown on the revised standard construction drawing File R-23A as presently constituted and as hereafter amended on file with the City Engineer.
- iv. Sidewalks Not Required. No sidewalks or other provision for traffic, other than motor vehicular traffic, shall be required in conjunction with the construction of any service road.

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SECTION 1111.13 STREET LIGHTS

- A. Design and Layout.** The design and layout for the street lighting, the underground wiring and other pertinent equipment to be used shall be designed by a registered engineer, and approved by the City Engineer.
- i. All energy lines leading to the light standard shall be underground in new developing subdivisions.
 - ii. All street lighting designs are to be coordinated with the supplier of electric energy. Two drawings for each street lighting layout shall be submitted to the supplier of electric energy for record purposes.
 - iii. Street lights using poles and light assemblies as shown on standard drawings R-46 and R-47, respectively, are to be installed with not less than 160 feet spacing nor more than 240 feet spacing. Street lights using the alternate residential luminaire and pedestal pole, as shown on standard drawing R-46A, are to be installed with not less than 125 feet spacing nor more than 160 feet spacing. Street lights shall be installed alternating on opposite sides of the street.
 - iv. The alternate residential luminaire and pedestal pole detail, as shown on standard drawing R-46A, shall be used in all residential areas. The pole detail and light assembly (commonly referred to as a “cobra light”), as shown on standard drawing R-46 and R-47, respectively, shall be used in all commercial corridors, unless otherwise approved by Council through adoption of streetscape standards or other such action to permit consideration of alternative styles, or as may otherwise be approved by any other Board of Commission having jurisdiction to approve or permit the use of alternative styles as part of its review of an overall design concept.
 - v. The drawings are specification sheets for street light standards, luminaries, mercury vapor lamps and pedestal termination points and will be available at the Director’s office.
 - vi. All connections to supplier of electric energy secondary service locations shall be made by supplier.
- B. Lights to Be Installed.** Any person, firm or corporation desiring final acceptance of a street, shall, before final acceptance is granted, have the street lights installed and ready for use.
- C. Maintenance of Lighting Is Responsibility of City.** It shall be the responsibility of the City to secure the energy for lighting and to maintain the installations.
- D. Damages to distribution system.** Any contractor or agent for the developer, while in the process of installing street lights, who damages the distribution system of an electric energy supplier shall be liable for such damages and for any other cost as a result of such damages, and the energy supplier may charge and receive payment for such damages from the party responsible.
- E. Completion Bond Required.** If conditions are such that street lights cannot be installed prior to the acceptance of the streets upon which street lights are to be installed as required in Section 1111.13, the person, firm or corporation requesting acceptance of such streets shall deposit with the City Auditor an amount of cash or collectable funds, or a performance bond in form satisfactory to the City Attorney equal to one and one-half times the estimated cost of the installation of street lights as security for the installation of such lights, which installation shall be completed within six months of the date of

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deposit of such funds or bond. Failure on the part of such person, firm or corporation to complete the installation within six months shall be cause for the Public Service Director to order installation by such other contractor as he may choose and cause the cost of installation to be paid from the funds or bonds so deposited. That portion of such funds not used for the installation shall be returned to the depositor at the completion and acceptance by the City of the street lighting installation.

- F. Easement for Energy Lines to Light Standards.** The developer shall provide the necessary easement for street lighting. The City Engineer will coordinate with the developer, where necessary, the easement leading to the electric lighting standard so that lighting may be properly spaced.

SECTION 1111.15 STANDARDS

A. Street Standards

- i. **Street Design.** Streets shall be dedicated to public use by the owner. Minor residential streets shall be so designed as to discourage their use by nonlocal traffic. Except where necessitated by local conditions, dead-end streets and cul-de-sacs will not be approved in residential districts. Dead-end alleys are prohibited in all districts. Easements for utilities must be provided along side or rear lot lines where possible. Street rights of way shall have the following minimum widths:
 1. Major arterial, which include Federal, State and County roads which are main arteries of access to the City: one hundred (100FT); an additional width of forty-five feet (45FT) shall be provided to accommodate a service drive wherever lots are to face a primary road;
 2. Minor arterial, which are next in importance as avenues of access between sections of the City as opposed to commercial traffic and nonlocal traffic: eighty feet (80FT);
 3. Neighborhood collector, which are within a new subdivision: sixty feet (60FT);
 4. Minor residential, which are completely residential in nature: fifty feet (50FT);
 5. Alleys: twenty feet (20FT);
 6. Easements: as required.
- ii. **Minimum Pavement Widths.** Minimum pavement widths shall be as follows:
 1. Major arterial: variable as conditions may require;
 2. Minor arterial: thirty-six feet (36FT);
 3. Neighborhood collector: thirty-two feet (32FT);
 4. Minor residential: twenty-six feet (26FT);
 5. Alleys: eighteen feet (18FT);
 6. Service drives: twenty feet (20FT);
 7. Sidewalks: minimum four feet (4FT) along non-arterial and minimum width along arterial streets to be as approved by the City Engineer, in accordance with the provisions of Section 909.02.
- iii. **Maximum Grades.** The maximum grades shall be:
 1. Major arterial: four percent (4%);

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2. Minor arterial: five percent (5%);
3. Neighborhood collector, minor residential streets and alleys: six percent (6%)
- iv. Minimum Grade. The minimum grade for any street shall be one-half of one percent at the gutter, unless otherwise approved by the City Engineer. Street intersections shall be rounded by radii not less than twenty feet (20FT) at the curbline.
- v. Standards. All street construction and specifications for materials shall be in conformity with standards required by the City as published by the City Engineer.
- vi. Plans. The plans must bear the approval of the City Engineer, Director of Public Service, Superintendent of Water/Wastewater, Superintendent of Streets, and Fire Chief. Places shall be provided for their signatures.

B. Private Roadways

- i. As used in this section “private roadway” means any passageway designed for use by motor powered vehicles, upon property owned by one or more persons, firms or corporations where such passageway serves in excess of four dwelling units.
- ii. All proposed private roadways and their pavement widths shall be shown on the preliminary and final plats filed in accordance with these Subdivision Regulations. In addition, a document indicating the responsible party for maintenance shall also be provided.
- iii. All private roadways shall be improved with a hard surface of concrete, asphalt or other similar products or combination of products. The construction and specification for materials for private roadways shall conform with standards provided by the City standards as published by the City Engineer.
- iv. The minimum pavement width for private roadways shall be twenty-six feet (26FT) and the maximum grade shall be six percent (6%), however, the minimum grade for private roadways shall be one-half of one percent at the gutter, unless otherwise approved by the City Engineer.
- v. Every private roadway ending in a dead end or at a cul-de-sac circle shall have a minimum pavement width as approved by the Planning Commission to assure access to the area for fire equipment and to facilitate the turning of vehicular traffic. In approving such minimum pavement widths the Planning Commission shall consider whether such cul-de-sac or turn-around will be used for parking vehicles.
- vi. The plans must bear the approval of the City Engineer, Director of Public Service, Superintendent of Water/Wastewater, Superintendent of Streets, and Fire Chief. Places shall be provided for their signatures.

C. Sanitary Sewers

- i. Plans and profiles of sanitary sewers shall be submitted to the Director of Public Service. All grades, pipe sizes, manholes and other appurtenances shall be shown and installation and materials shall be in conformity with City standards as published by the City Engineer.
- ii. Sanitary sewer plans must bear the approval of the Director of Public Service and the City Engineer and the Superintendent of Water/Wastewater. Places shall be provided for their signatures.

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D. Water Distribution

- i. Plans of the proposed water distribution system shall be submitted to the Director of Public Service. All plans must show pipe sizes, locations of valves, fire hydrants and other appurtenances. Installation and materials shall be in conformity with City standards as published by the City Engineer.
- ii. Water distribution system plans, if not incorporated as part of the street improvement plans, must bear the approval of the City Engineer, Director of Public Service, Superintendent of Water/Wastewater, Superintendent of Streets, and Fire Chief. Places shall be provided for their signatures.

E. Storm Sewer System

- i. Proposed storm sewers, including grades, pipe sizes, manholes, inlets and appurtenances may be shown on the street improvement plans. Installation and materials shall be in conformity with City standards published by the City Engineer.
- ii. The owner or developer shall follow the recommendations of the City Engineer with regard to the proper method and direction of drainage and storm water following review of the proposed plan of such drainage as submitted by the subdivider or his engineer. A storm water management report shall be submitted to the City Engineer for review in conjunction with drainage plans.
- iii. The storm sewer plans, if not incorporated as part of the street improvement plans, must bear the approval of the City Engineer, Director of Public Service, Superintendent of Water/Wastewater, Superintendent of Streets, and Floodplain Administrator. Place shall be provided for their signature.

F. Lots and Blocks

- i. Every lot shall abut on a dedicated street. Double frontage lots shall be avoided. At the intersection of two streets, property line corners shall be rounded by an arc with a minimum radius of ten feet (10FT). Size, shape and orientation of residential lots shall be appropriate to the location of the proposed subdivision and for the types of development contemplated and in conformity with the Zoning Code, with proper regard given yard areas, setback lines, etc. Excessive depth in relation to length shall be avoided. A proportion of two to one depth to frontage shall be normal and depths in excess of three times the lot width are not recommended. Side lines of lots shall be approximately at right angles or radial to the street line. Corner lots shall have extra width sufficient to permit maintenance on both front and sides of lot. The maximum length of blocks may not exceed eighteen hundred feet (1,800FT) except where topographic conditions require longer blocks, nor shall they be less than four hundred feet (400FT) in length. Wherever blocks are longer than nine hundred feet (900FT), crosswalks or crosswalk easements not less than ten feet (10FT) in width may be required near the center of the block, and Council may require that a sidewalk be constructed in accordance with City standards for sidewalk construction. The width of a block shall normally be sufficient to allow two tiers of lots of appropriate depth except where double and reverse frontage lots are allowed. Where frontage on a primary street is involved, the long dimension of the block shall front thereon in order to minimize access intersections.

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- ii. Where either sanitary sewer or water service is not available, lots shall have a minimum frontage of seventy-five feet (75FT) and a minimum area of ten thousand square feet (10,000SF). Where neither sanitary sewer nor water service is available, lots shall have a minimum frontage of one hundred feet (100FT) and a minimum area of twenty thousand square feet (20,000SF).

G. Drainage

- i. The Planning Commission shall not approve any subdivision having inadequate storm drainage or other physical drainage impairment as determined by the City Engineer. In areas known to be subject to periodic floods, such drainage improvements must be made as to satisfy the Director of Public Service and the City Engineer in order that the health and welfare of the people will be protected.
- ii. No natural drainage course shall be altered and no fill, buildings or structures shall be placed in it unless provisions are made for the flow of water in a manner satisfactory to the City Engineer. An easement shall be provided on both sides of any existing important surface drainage course adequate for the purpose of protecting, widening, deepening, enclosing or otherwise improving such stream for drainage purposes.
- iii. A master grade plan shall be prepared for all subdivisions and shall be presented to the for review and approval by the City Engineer. The grading plan shall show the existing topography, the proposed street grades and the proposed storm sewers with pipe sizes and grades. It shall also show the proposed elevation at each lot corner, the proposed finish grades at the house and shall delineate the method of rear yard drainage by showing proposed swales and direction of surface slope by arrows. The grading plan shall follow the standards as established for such grading by the City Engineer.
- iv. Wherever possible, with exceptions being made where the topography of an area does not permit such grading practice, lots shall be graded from the rear lot line to the street. Where a lot abuts directly on two streets, the grade shall be from the corner of the lot which is diagonally opposite to the corner of the two streets on which the lot abuts. This section is included in order to reduce the amount of water standing in yards to a minimum. Therefore, where it is not possible to grade a lot in the prescribed manner, the owner or developer shall provide for the adequate drainage of any and all low areas and tie such drainage into and make it a part of the storm sewer system of the development and the City as directed by the City Engineer, with approval of such drainage subject to inspection by the City Engineer along with the inspection of other storm sewer installations.
- v. The Planning Commission shall not approve the final plat of any development or subdivision over which it has jurisdiction without certification from the Director of Public Service and the City Engineer that such development or subdivision has been designed to be in full compliance with the design requirements contained in the Stormwater Management Policy and Design Manual.
- vi. There is hereby adopted, and incorporated by reference as if set out at length herein, for the purpose of establishing rules and regulations for the design, construction, or alteration, the Stormwater Management Policy and Design Manual as hereafter amended in the most recent edition published by City Engineer.

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H. Public Use Areas

- i. Ten percent (10%) of the area of each residential subdivision, exclusive of streets, shall be allocated for recreational uses. When a proposed subdivision contains an area described as a proposed public building site, park, playground or other public area, that area shall be dedicated on the plat to the City, another public agency, or reserved for acquisition by the City within a period of five (5) years by purchase or other means.
- ii. Where required, the developer and the City shall work out an arrangement for parks and recreational facilities.
- iii. Proposed large scale neighborhood unit developments and similar unusual developments may require the reservation or dedication of such additional areas or sites of a character, extent and location suitable for the needs of the community facilities created by such particular developments where deemed necessary by the Planning Commission.
- iv. Natural features of beauty such as trees, brooks, topography and views shall be preserved whenever possible in designing any subdivision.

I. Underground and Electric Telephone Lines

- i. The term “subdivision” as used in this section refers only to residential subdivisions of more than eleven (11) lots platted subsequent to July 1, 1967.
- ii. Unless the subdivision has been exempted from the requirements of this section, as provided in subsection (e) hereof, all telephone and electric distribution wires, conduits, and cables therein shall be installed underground, except as necessary to bring service to the subdivision, and except for existing overhead facilities and any rearrangement, improvement or addition thereto.
- iii. The preliminary plan with respect to the subdivision shall be submitted to the City Engineer and to the electric and telephone utility companies which will provide service to the subdivision for their recommendations with respect to the width and location of easements for electric and telephone distribution cables and related facilities. The recommendations of the City Engineer and such utility companies shall be submitted to the Planning Commission by the owner of the subdivision together with the plat of the subdivision. Prior to signing the plat of the subdivision, the Planning Commission shall determine that adequate easements are provided for all utility services, including underground electric and telephone distribution wires, conduits, cables, gas pipelines, sewer and water lines. The owner of the subdivision shall, at the time the plat of the subdivision is submitted for approval, present such evidence as the Planning Commission deems necessary to ensure that the owner shall make or has made provision for all utility services, including underground electric and telephone distribution wires, conduits, cables, gas pipelines, sewer and water lines in accordance with this section, adequate for the anticipated needs of the subdivision.
- iv. The construction of all underground facilities shall meet the minimum requirements of any code approved by the Public Utilities Commission of Ohio.
- v. If, in the opinion of the owner of any subdivision or a portion thereof, or any interested utility company, the installation of underground facilities is economically or physically unfeasible, such owner or utility company may apply to the Planning Commission for exemption of the subdivision or portion thereof from the requirements of this section, stating in the application for exemption the reasons thereof or, and submitting therewith such exhibits, documents and data

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as may be necessary to substantiate the request. The Planning Commission shall hold a hearing, at which the applicant and any other interested person may appear, at its regularly scheduled meeting, after the submission of an application for exemption. Notice of the hearing shall be given by certified mail by the applicant, at the applicant's expense, to each interested utility and owner no less than seven (7) days prior to such hearing. If the Planning Commission denies the application following the notice and hearing, the applicant may file a written appeal therefrom with the Clerk of Council, stating the reasons therefor, within thirty (30) days following the announcement of such decision by the Planning Commission. Such appeal shall be placed on the agenda for the next regularly scheduled meeting of Council following the filing thereof with the Clerk and shall be heard at such meeting. Council may, by resolution, reverse or affirm, wholly or in part, or may modify the decision of the Planning Commission.

- J. Separability.** If any court of competent jurisdiction determines that any clause, section or portion of Section 1111.15(I) is invalid or unconstitutional, such finding shall in no way affect the validity of unconstitutionality of the balance of Section 1111.15(I).

K. Erosion and Sediment Control

- i. An erosion and sediment control plan shall be prepared for all developments covered by this regulation which disturb one or more acres of land.
 1. The erosion and sediment control plan shall conform to any and all standards defined in the Ohio Environmental Protection Agency authorization for storm water discharges associated with construction activity under the current National Pollutant Discharge Elimination System (NPDES) permit, and all revisions and amendments thereto. The Notice of Intent, as well as a copy of the Storm Water Pollution Prevent Plan (SWP3) shall be provided to the city as part of the erosion and sediment control plan submittal.
 2. The SWP3 shall be prepared by a professional experienced in the design and implementation of erosion and sedimentation controls and shall address all phases of construction. The SWP3 shall incorporate, at a minimum, all of "Part III, Section G" SWP3 requirements of the current NPDES permit, and all revisions and amendments thereto.

- L. Utility and Traffic Studies.** Utility and traffic studies may be required by the City Engineer to facilitate proper master or large-scale planning of the City's infrastructure prior to the submission of public or private construction plans. Fees for review of such traffic or utility studies shall be established and updated from time to time.

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GLOSSARY OF TERMS

Glossary of Terms

A.

Accessory Dwelling Unit (ADU). An attached or detached extension to an existing single-unit dwelling structure that contains one separate, complete dwelling unit with a separate entrance.

Accessory Structure. A building or structure that is subordinate to the principal building or structure upon the same lot and serving a purpose customarily incidental to the principal structure.

Accessory Use. A use that is subordinate to the principal use of the land and serving a purpose customarily incidental to the principal use or structure.

Adult Booth. Any area of an adult oriented business set off from the remainder of such establishment by one or more walls or other dividers or partitions and used to show, play, or otherwise demonstrate any adult materials or to view any live performance that is distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities.

Adult Day Care. A licensed facility for the daytime care of an adult with a mental or cognitive impairment.

Adult Entertainment. See Section 795.02, Codified Ordinances of the City of Reynoldsburg.

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Adult material. Any of the following, whether new or used:

- A. Books, magazines, periodicals, or other printed matter, or digitally stored materials that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities.
- B. Films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities.
- C. Instrument, novelties, devices, or paraphernalia that are designed for use in connection with specified sexual activities, or that depict or describe specified anatomical areas.

Advertising structure. Any outdoor display for the purpose of advertisement, notice or announcement located apart from the premises or product referred to in the display.

Agriculture. Farming; ranching; aquaculture; algaculture meaning the farming of algae; apiculture and related apicultural activities, production of honey, beeswax, honeycomb, and other related products; horticulture; viticulture, winemaking, and related activities; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Aisle. That part of an off-street parking or loading area which provides vehicular access to parking or loading spaces, exclusive of driveways.

Alterations, structural. Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

Antique Shop. Any premises used for the sale or trading of articles of which 80 percent (80%) or more are over thirty (30) years old or have collectible value. Antique shop does not include a thrift or second-hand store.

Applicant. Any Person or authorized agent of a Person, that applies for a Zoning Permit, Certificate of Appropriateness, Map Amendment or other land use process or approval pursuant to this chapter.

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Application. The process by which an Applicant submits a request to be granted any land use approval or land use approvals under the provisions of this chapter. An Application includes all attachments to the form promulgated by the city from time to time, as well as all verbal statements and representations made by the Applicant throughout the review process.

Auction facility. A building, area, or areas within a building used for the public sale of goods, wares, merchandise, or equipment to the highest bidder. This definition excludes therefrom an auction, the principal purpose of which is the sale of livestock or motor vehicles.

Awning. A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework.

Awning, Back-lit. Any awning, fixed or retractable, which incorporates any transparent or translucent material in its covering and is illuminated by a light source placed behind the covering.

Awning, Fixed. A fixed structure supported by a frame or bracketing extending outward from the wall of a building which does not retract or roll up and is constructed to provide shade or shelter.

Awning, Retractable. A structure fastened to the wall of a building which, in a closed or rolled up position, does not extend beyond 8 inches from the face of the building and, when extended, is constructed to provide shade or shelter.

Awning Sign. A non-illuminated sign affixed flat to the surface of an awning (known as the base material) or which does extend vertically or horizontally beyond the limits of such an awning.

B.

Bakery-Retail. An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service. A bakery shall be considered a general retail use.

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Banner. A temporary sign composed of light weight material not enclosed in a rigid frame, secured or mounted so as to allow movement of the sign caused by the movement of the atmosphere. Includes those used to announce open houses, grand openings, make special announcements, or communicate events.

Basement. A story all or partly underground but having at least one-half (1/2) of its height below the average level of the adjoining ground.

Berm. A mound of earth, higher than the surrounding grade, used for screening or buffering, definition of space, noise attenuation and/or decoration in landscaping.

Beverage – Brewing and Distilling. An establishment where beer, malt beverages or spirits are made on the premises and then sold or distributed, and which produces less than 15,000 barrels (~465,000 gallons) per year. The brewer may sell to a retailer or directly to a customer.

Beverage – Distribution. A facility where beverages are received and/or stored for delivery to the ultimate customer at remote locations.

Beverage - Non-Alcoholic Production. A facility that manufactures and distributes non-alcoholic beverages, such as soft drinks, to other distributors or retailers.

Beverage Sales - Liquor and Beer Sit Down/Bar Establishment. An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Beverage Sales - Liquor Store. Any business selling general alcoholic beverages, also known as sale of distilled spirits or hard liquor, and may include wine and beer sales, for off-premises consumption.

Block. A parcel of land which is bound by other lots, streets, highways, railroad rights-of-way, parks or open space, undeveloped land, water courses or bodies of water, channels or a combination thereof.

Board of Zoning and Building Appeals or Board. The Board of Building and Zoning Appeals (BZBA) of the City of Reynoldsburg, as established by the Charter.

Boarding / Kennel. Any structure or premises on which five (5) or more dogs or cats over three (3) months of age are housed, bred, boarded, or trained overnight.

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Buffer. The promotion of separation and compatibility between land uses of different intensities within or adjacent to a development, or along roadways or other public areas through the use of setbacks, natural vegetation, berms, fences, walls or a combination thereof. The term “buffer” may also be used to describe the method(s) used to promote compatibility such as a landscape buffer.

Buffer Yard. Area intended to provide buffering between land uses of different intensities or along public rights-of-way.

Building. A structure enclosed with exterior walls used or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

Building, Accessory. See “Accessory Structure”.

Building Code. Part Thirteen of the Codified Ordinances of the City of Reynoldsburg, Ohio.

Building Frontage. The side, or facade, of a building closest to and most nearly parallel to an abutting street.

Building Frontage, Primary. A building frontage that abuts a street listed as a primary street.

Building Frontage, Secondary. A building frontage that abuts an alley or street not listed as a primary street.

Building, Height. The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs.

Building, Main. A building in which is conducted the main use of the lot on which the building is located.

Building Materials and Hardware (Retail). An establishment for the retailing, wholesaling or rental of building supplies or construction equipment. This use classification includes lumberyards, home improvement sales and services, tool and equipment sales or rental establishments.

Building, Rear. The wall or plane opposite the primary building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the wall or plane containing the principal building entrance.

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Build-To-Line. The point from a primary or secondary street where the front of the building is to be located.

Business Sign. A sign containing product advertisements or other detailed information about the operation of a business. Specifically, such sign is one which contains brand names of goods sold or services rendered on the premises, a listing of numerous specific types of goods or services, prices or special sale information, telephone number or other similar information. A business sign may also include items permitted on an identification sign.

Building, Temporary. A building located on a lot for a limited duration.

C.

Camping. Any parcel or tract of land under the control of any person, organization, or governmental entity wherein sites are offered for the use of the public or members of any organization for the establishment of temporary living sites for two or more recreational vehicles, tents or camping units.

Canopy. A permanent or temporary structure other than an awning or marquee, attached to a building over an entrance and carried by a frame supported by the ground or sidewalk, extending from the entrance to or over the public sidewalk for the purpose of providing shade or shelter to pedestrians walking from the sidewalk to the building's entrance.

Cemetery. Land used or intended to be used for the burial of the human dead and dedicated as a cemetery for such purposes.

Certificate of Appropriateness. A certificate issued by the Planning and Zoning Administrator stating that the proposed modification to a structure complies with the provisions of Chapter 1109.21.

Changeable Copy Sign (Automatic). A sign or portion thereof on which the copy changes automatically or animation is displayed through electrical or electronic means (e.g., time and temperature units and message centers); considered a business sign.

Changeable Copy Sign (Manual). A sign or portion thereof on which copy is changed manually through placement of letters or symbols on a sign panel; considered a business sign.

GLOSSARY OF TERMS

Channel. A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or periodically flowing water.

Charter. The charter of the City, the same as may be amended from time to time.

Child Care, Type A. A permanent residence in which child care or publicly funded childcare is provided for seven (7) to twelve (12) children at one time or a permanent residence of the administrator in which childcare is provided to four (4) to twelve (12) children at one time if four (4) or more children at one time are under the age of two (2).

Child Care Center, Type B. A permanent residence of the provider in which child care is provided for one to six (6) children at one time in which no more than three (3) children are under the age of two (2) at one time.

Child care – in home. A private home licensed by the state of Ohio in which more than six (6) but not more than twelve (12) minor children are given are and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.

Child day care – center. Any place operated by a person, society, agency, corporation, institution, or any other group that is licensed by the state of Ohio wherein twelve (12) or more children under 17 years of age who are not related to the facility operator and whose parents or guardians are not residents in the same house and with such person, society, agency, corporation, or institution responsible for the control and care of children enrolled therein.

City. The City of Reynoldsburg, Ohio, a municipal corporation, acting by and through its City Council.

City Attorney. The elected Law Director of the City.

City Council. The elected members of the City Council of the City.

City Engineer. The City Engineer of the City.

Clerk of Council. The Clerk of the City Council.

REYNOLDSBURG ZONING CODE

Clothing Services – Dry Cleaning with Drive Thru. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry via a counter or drive-through without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

Clothing Services - Dry Cleaning without Drive Thru. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry via a counter without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises. Drive-through pick-up or delivery is not permitted.

Clothing Services - Tailor. An establishment or place of business primarily engaged in the provision of frequent or recurrent services related to the alteration or hand-made creation of clothing.

Code. The Code of Ordinances of the City.

Common Area. Land in any development held in common or single ownership that is not reserved for the exclusive use or benefit of an individual tenant or owner.

Community Activity. An activity that is open to the general public and sponsored by a public, private, nonprofit or religious organization that is educational, cultural, or recreational in nature.

Community Facility. Existing, planned and proposed parks, playgrounds, schools and other public lands and buildings located within the City.

Community Facility – Activity Center. A building or other enclosed structure open to residents of a subdivision or the general public, which is owned and operated by a private entity, a public agency, or a nonprofit organization, and that is used predominantly for cultural, educational, recreational, or social purposes.

Community Facility - Detention and Corrections. A facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, jail, and prison. These facilities house prisoners who are in the custody of city/county/ law enforcement and the facilities are typically government owned.

Community Facility - Government Administration and Courts. A facility devoted to the operations of the City, County or State, but not including detention and corrections.

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Community Facility - Outdoor Recreation. Non-commercial recreation premises consisting of woodlands, water courses, and fields used for active recreational activities that do not require modifying the existing setting, including but not limited to, paintball, laser tag, and orienteering.

Community Facility – Park. A natural or landscaped area, buildings, or structures, provided by a unit of government, to meet the active or passive recreational needs of people.

Community Facility - Public Health Safety. Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

Community Facility – Trail. A public path exclusively for pedestrians and bicycles, but not including a sidewalk or street.

Comprehensive Plan. A plan, or any portion thereof, adopted by the Planning Commission and Council of the City showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major thoroughfares, parks, schools and other community facilities. This plan establishes the goals, objectives and policies of the community.

Conditional Use. A special use that allows the Board of Zoning and Building Appeals to review and place conditions on development standards such as location, design, size, density, operation, intensity of use, generation of traffic and traffic movement, processes and equipment employed, and the amount and kinds of public facilities and services required. These conditions ensure that each proposed use is consistent with the intent and objectives of the particular district in which it is to be located, and protects adjacent properties and the general health, safety and welfare of the public.

Conditional Use Permit. A permit issued by the Planning and Zoning Administrator upon approval by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals, as applicable, to allow a use designated as such in the applicable district or overlay.

Council. The Council of the City.

County. Collectively, as applicable, any of Franklin, Fairfield or Licking Counties in Ohio.

REYNOLDSBURG ZONING CODE

County Recorder. The office of official land records for the County.

Curb Cut. A location, approved by the City, at which vehicular access is permitted from the traveled portion of a public street to or from a private driveway. Such location may involve or require the alteration or cutting of the curb abutting the street pavement to allow for at-grade vehicular movement onto the street pavement.

D.

Deed. A written instrument for the conveyance of real property from one person to another.

Deciduous. A plant with foliage that is shed annually.

Deck. An uncovered platform or floor, supported above the ground and open to the sky.

Density. A unit of measurement; the number of dwelling units per acre of land.

- A. Gross density. The number of dwelling units per acre of the total land to be developed.
- B. Net density. The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Developer. Any person, subdivider, partnership, owner or corporation or duly authorized agent who constructs or contracts to construct improvements on subdivided land.

Development. The improvement of a tract or parcel of land, which results in an alteration of land or vegetation.

Development Agreement. An agreement between a Developer and the City and which contains the following components:

- A. Summary and Affidavit;

GLOSSARY OF TERMS

- B. Preliminary Development Plan;
- C. Final Development Plan;
- D. Restrictive Covenants; and
- E. Attachments.

Development Director. The Development Director of the City of Reynoldsburg as defined in the Administrative Code. All references to the Development Director may be construed as referring to the Development Director or his/her designee.

Development Plan. Reports, applications, maps, technical drawings, illustrations, and other matter describing the intended use and construction of improvements of land, particularly relating to a request for amendment of a zoning district or for creation of a planned unit development.

Directional Sign. On-premise sign used to direct vehicles to parking areas or indicate points of entry or exit for a facility or off-street parking lot. Such signs may contain information such as “Lot A”, “Green Lot”, “in”, “enter”, “entrance”, “out”, “exit”, “do not enter” or similar directives. Such signs shall not include any business information other than the business logo and/or name.

District. A section of the City for which zoning regulations governing the use of land and buildings, the height of buildings, the sizes of yards and the intensity of uses are uniform. Boundaries of the districts are shown on the Official Zoning Map.

Drainage Features and Improvements. Natural features of land or designed features of land, buildings, and other improvements, including storm sewers, natural and manmade watercourses, swales, yard drains, catch basins, curbs, retention facilities, and other features affecting the flow of storm water or designed to direct or manage the flow of storm water.

Driveway. A paved way providing access from a street or other means of access to the subject premises.

Drive-Thru. A building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.

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Dwelling. Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent, cabin, trailer or mobile home, boarding or rooming house or hotel.

Dwelling, Assisted. A residential facility for elderly persons (age 60 or older) and their spouses, or for persons having such disabilities as to require assistance with daily living tasks, as suggested by their physician. The facility contains four or more dwelling units and/or rooming units, and provides, through on-site personnel, such exclusive resident services as meal preparation, laundry services and room cleaning.

Dwelling – Attached Single-Family. A dwelling unit that is attached to one or more dwelling units, each with independent exterior access and each with no less than two exterior walls. This type of dwelling includes condominiums and townhouses.

Dwelling – Detached Single-Family. A building designed for or occupied by one family or housekeeping unit.

Dwelling - Developmental Disability. A dwelling devoted to two or more persons who have a physical or mental impairment or handicap, or both, that substantially limits one or more major life activities, such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, learning, breathing, or working. A physical or mental impairment may include orthopedic, visual, speech, or hearing impairments, Alzheimer's disease, presenile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.

Dwelling Floor Area. The sum of the gross horizontal inside dimension areas of the floors of a dwelling, including stairways, halls, and closets, but not including basements, porches, garages, breeze ways, utility rooms, laundry areas, or carports.

Dwelling, Group. A housing unit classified further as one of the following:

- A. **Group Home, Class I.** A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age and older, and maternity homes.
- B. **Group Home, Class II.** A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional and mental institutionalization. This classification also includes emergency shelter during crisis intervention for not more than fifteen (15) victims of crime, abuse, or neglect, and residential rehabilitation for alcohol and chemical dependence for 15 or fewer individuals."

GLOSSARY OF TERMS

Dwelling, Mobile Home. Any non-self-propelled vehicle so designed, constructed, reconstructed or added to by means of accessories in such manner as will permit the use and occupancy thereof for human habitation when connected to utilities, whether resting on wheels, jacks, blocks or other temporary foundation and used or so constructed as to permit its being used as a conveyance upon the public streets and highways and exceeding a gross weight of 4,500 pounds and an overall length of thirty (30) feet.

Dwelling, Multi-Unit Building. A building containing three or more dwelling units.

Dwelling, Multi-Unit Building Complex. A site containing two or more multi-unit buildings situated in relation to one another, which may include common facilities such as a clubhouse and/or swimming pool and common parking areas.

Dwelling, Nursing. A facility operated and dedicated to the care of persons who cannot care for their own needs either partially or totally. This term includes nursing homes, skilled nursing facilities, convalescent homes, special care facilities (e.g., Alzheimer Unit), assisted living facilities, adult day care facilities, independent living units such as patio homes, and other similar facilities.

Dwelling - Two-Family. A building on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling Unit. One or more rooms, designed, occupied or intended for occupancy as a separate living quarter, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single household maintaining a household.

E.

Easement. A right granted by a written instrument from one owner of land to another for use of a specified portion of the grantor's real property for a specific purpose or purposes as set forth in an easement agreement.

Easement Area. The particularly described area of exclusive or non-exclusive legal interest in, on, under, over or through a portion of a parcel of land or appurtenance thereto.

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Educational/Public Service sign. A sign designed to provide information on school or public events, community recognition and/or promotes information about good health and safety.

Emergency. A reasonably unforeseen occurrence with a potential to endanger personal safety or health, or cause substantial damage to property, that calls for immediate action.

Engineer. Any engineer licensed by the State of Ohio State Board of Registration for Professional Engineers.

Equipment Repair – Light. Establishments primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types. Typical uses include appliance, electronic, computer, or bicycle/scooter repair shops.

Equipment Repair – Heavy. Establishments that repair commercial or personal automotive vehicles, equipment, or recreational vehicles and may have associated vehicle storage for no longer than 60 days on a paved surface.

Essential Public Services and Utilities. The erection, construction, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical, water transmission or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety of general welfare, but not including buildings.

Event Center – Private Events and Conferences. A commercial event center used to host private events and conferences such as weddings and other personal events, but not including funerals, and private business or industry conferences.

Event Center – Public Meetings and Conventions. A public event center used to host events and conferences such as trade shows, conferences, and other public events.

Evergreen. A plant with foliage that persists and remains green year-round.

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F.

Façade. A side of the exterior of a building (exclusively of permitted encroachments), especially the front, but also sometimes the sides and rear.

Fee. A charge, as required by this Zoning Code, paid by an applicant or other person, for the purpose of paying some or all of the costs incurred by the City in processing and reviewing requests for zoning amendments, site plans, zoning permits, and other administrative activities relating to zoning.

Fence. A structure, hedge or other landscape material positioned up to or on top of the property line, easement line, right-of-way, or setback line, as applicable for the purpose of separating properties, or for screening, enclosing, and/or protecting the property within its perimeter.

Fence, decorative. A fence, hedge or other landscaping material used for decorative purposes only and not intended for use as an enclosure, barrier, or means of protection or confinement. Decorative fences shall not be site obscuring.

Financial Services and Banking – with Drive Thru. A facility including provisions for the conduct of banking services directly to the occupants of motor vehicles for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds.

Financial Services and Banking - without Drive Thru. A freestanding building without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds.

Finished Grade. The average level of the finished surface of the ground adjacent to the exterior walls of a building.

Fire Pit. An aboveground structure together with a seating area, installed, constructed and designed for the setting of small-scale fires in accordance with the regulations applicable to the subject property upon which such structure and seating area are located.

Flood plain. Land under and along a watercourse which is subject to inundation by a 100-year flood, as determined by the Federal Emergency Management Agency (FEMA) or other source determined acceptable to the city.

REYNOLDSBURG ZONING CODE

Flood, Regional. Large floods which have previously occurred or which may be expected to occur on a particular stream because of like physical characteristics. The regional flood generally has an average frequency of the 100-year recurrence interval flood.

Floodway. That portion of the flood plain, including the channel, which is reasonably required to convey the regional flood waters. Floods of less frequent recurrence are usually contained completely within the floodway.

Floodway Fringe. That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

Floor. That part of a room or story which forms its lower, horizontal enclosing surface.

Floor area, gross. The total square feet of all main and accessory buildings which are enclosed, measured from the exterior building face or from the centerline of common walls separating building units.

Food Sales - Farm Market. Retail sales of agricultural products and items grown or produced in and around the City.

Food Sales - Large Format Grocery. A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 25,000 square feet of gross floor area. At least 1,000 square feet of a large format grocery shall be devoted to the sale of fresh produce at all times.

Food Sales - Small Format Grocery. A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 5,000 square feet but not more than 25,000 square feet of gross floor area. At least 500 square feet of a small format grocery shall be devoted to the sale of fresh produce at all times.

Food Service - Commissary/Bakery. A facility that produces food and baked goods for distribution or sale to restaurants and retail bakeries.

Food Service – Deli. An establishment where food is sold for consumption off- premises and no counters or tables for on- premises consumption of food are provided, but excludes groceries and supermarkets.

GLOSSARY OF TERMS

Food Service - Fast Casual Restaurant. An establishment where food is preparing and purveying food on a full-service basis where customers order at the counter and where their prepared food is either delivered to them or carried by them to a table for on-premises consumption or carried out for off-premises consumption.

Food Service - Full Service Restaurant. An establishment maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinner- ware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools. This use may include incidental delivery service using no more than two delivery vehicles.

Food Service – Processing. Manufacturing establishments processing foods for human consumption and certain related products. Includes: (1) bakery products, sugar and confectionery products (except facilities that produce goods only for on-site sales with no wider distribution); (2) dairy products processing; (3) fats and oil products (not including rendering plants); (4) fruit and vegetable canning, preserving, and related processing; (5) grain mill products and by-products; (6) meat, poultry, and seafood canning, curing, and byproduct processing (not including facilities that also slaughter animals); and (7) miscellaneous food preparation from raw products, including catering services that are independent from food stores or restaurants.

Food Service – Production. Manufacturing establishments producing foods for human consumption and certain related products. Includes rendering plants and animal slaughterhouses.

Food Service - Quick Serve/Fast Food with Drive Thru. An establishment engaged primarily in the business of preparing food and purveying it on a self-serve or semi self-serve basis. Customer orders and/or service may be by means of a walk-up counter or window designed to accommodate vehicular traffic. Consumption may be either on or off the premises.

Food Service - Quick Serve/Fast Food without Drive Thru. An establishment engaged primarily in the business of preparing food and purveying it on a self-serve or semi self-serve basis. Customer orders and/or service may be by means of a walk-up counter. Consumption may be either on or off the premises.

Forestry. Facilities, activities, or equipment used to plant, raise, manage, harvest, and remove trees on private land. The term includes site preparation, fertilization, pest control, and wildlife management.

Freestanding Sign. A sign which is not attached to a building and which is either attached directly to the ground or elevated on a supporting structure attached to the ground.

REYNOLDSBURG ZONING CODE

Freestanding solar panel. A solar panel or an array of solar panels that is not attached to a structure and is mounted on a structure that is attached to the ground.

Frontage. The principal elevation of a building, which is most often the elevation that abuts a street. In the context of the location of any building typology described under the Zoning Code, frontage means the street or right-of-way type that a building is permitted to abut.

G.

Gable. The triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof, or the whole end wall of a building or wing having a pitched roof.

Gallery – art. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This clarification does not include libraries, museums, or non-commercial art galleries.

Garage, Private. An accessory building or part of a principal building used for the storage of motor vehicles as an accessory use and in which no business or industry connected directly or indirectly with the repair or servicing of such motor vehicles is carried on.

Garden center – indoor and outdoor. A place of business where retail and wholesale products and produce are sold to the consumer. These centers, which may include a nursery and/or greenhouse, import most of the items sold, and may include plants, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils.

Golf Course. A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses.

Gasoline Station. See “Retail – Convenience with gasoline”.

Grade. The elevation of land surrounding a structure or the slope of a road, in each case expressed as a percentage.

Ground Sign. A display sign supported by uprights or braces in or upon the ground surface.

GLOSSARY OF TERMS

H.

Health and Wellness – Clinic. An establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of physicians practicing medicine together.

Health and Wellness – Fitness Facility/Gym. Any fitness center, gymnasium, health, studio fitness center and athletic club, which may include any of the following: aerobics instruction, exercise machines, sauna, spa or hot tub facilities; indoor tennis, handball, racquetball and other indoor athletic amenities and events.

Health and Wellness – Massage. A private establishment that provides therapeutic or medical massage of a non-sexual nature provided by a licensed practitioner.

Health and Wellness - Physical therapy. An outpatient office establishment that provides physical rehabilitation or occupational therapy for individuals with an injury or disability.

Height or Above Ground Level. When referring to a tower or other structure, the distance measured from the finished grade at the base of the tower/structure to the highest point on the tower or other structure, including the base pad and any antenna.

Home Occupation. An occupation conducted in a dwelling unit, provided that no more than one person other than members of the family residing on the premises shall be engaged in such occupation. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than thirty-five percent (35%) of floor area of the dwelling unit shall be used in the conduct of the home occupation. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four square feet in area, non-illuminated, and mounted flat against the wall of the principal building. No traffic shall be generated by the conduct of such home occupation and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Zoning Ordinance, and shall not be located in a required front yard.

Homeowners Association (HOA) or Property Owners Association (POA). An incorporated, non-profit organization established by a developer, subdivider or an association of property owners whose membership shall consist of individual property owners within a subdivision.

REYNOLDSBURG ZONING CODE

Household. A person living alone or two (2) or more persons living together as a single housekeeping unit as distinguished from two or more persons living together in any congregate or group housing. For purposes of these Regulations, the following shall create a rebuttable presumption that the group is not a single housekeeping unit:

- A. Keyed lock(s) on any interior door(s) to prevent access to any area of the dwelling unit with sleeping accommodations;
- B. Members of the group have separate leases, or sub-leases and/or make separate rent payments to a landlord; or
- C. The group significantly reforms over the course of a twelve (12) month period by losing and/or gaining members.

I.

Identification Sign. A sign identifying or naming a business institution, residential development or other use. Specifically, such sign may indicate the name, owner, or manager and address of an existing building, business or other use, including the general type of goods sold or services rendered, but without a listing of numerous specific goods or services and without reference to brand names, prices, “sales” or telephone numbers.

Illuminated Sign. Any sign illuminated by electricity, gas or other artificial light including reflecting or phosphorescent light.

Improvements. Any additions to the natural state of the land which increases its value or utility, including pavements, curbs, gutters, sidewalks, crosswalks, water mains, sanitary and storm sewers, landscaping and other appropriate facilities or plantings.

- A. “Site improvements” means the improvements made to the land outside the exterior limits of a structure or structures.
- B. “Public improvements” means all improvements financed entirely or in part by public funds or which have been dedicated to public use by plat, easement or deed of transfer.
- C. “Final Plat Improvements” mean those improvements set forth in the final plan submitted to and approved by the City in accordance with these regulations.

GLOSSARY OF TERMS

- D. “Drainage Improvements” means those improvements determined by the City Engineer to be necessary to facilitate satisfactory drainage in accordance with these regulations, including but not limited to underground pipe, inlets, catch basins, ditches, and/or retention basins.

Independent Living, Age-Restricted. A private development comprised of individual dwelling units designed for occupancy by individuals who are over a threshold age, which is typically fifty-five (55) years old.

Indoor Recreation Enterprise. Any business which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include, but are not limited to, arcades, bowling alleys, theaters, etc.

Indoor Storage Facility. Climate-controlled storage within an enclosed structure containing separate, individual, and private storage spaces of varying sizes leased or rented on an individual basis for varying periods of time, with no unit having direct external access, but being served by common indoor access aisles.

Information Window/Wall Sign. Window or wall signage bearing only information about entry and exit, business hours, authorized service representative information and/ or discount, credit systems accepted in that establishment (e.g. American Express, MasterCard, Visa, Golden Buckeye Card, etc.), and business directives (e.g. no soliciting, no firearms, etc.).

Institutional/Government Offices. A building or location that provides for community meetings and/or activities including, but not limited to, City Hall, Township Hall, school administration building, recreation center (public or private), property listed on the National Register of Historic Places, Chamber of Commerce building, Arts Council building, library, or other public buildings owned or operated by the City.

J.

Junk. Old or scrap copper, brass, rope, gas, trash, waste, batteries, paper or rubber, junked, dismantled or wrecked, automobiles or parts thereof, iron, steel and other old or scrap ferrous or nonferrous materials.

Junk Storage and Sales. Any lot, land, or structure, or part thereof, used primarily for the collection, storage and sale of waste paper, rags, scrap metal or discarded material, or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in operating condition, and for the sale of parts thereof.

REYNOLDSBURG ZONING CODE

K.

No definitions.

L.

Landscaped Area. An area with plants, trees, natural turf or other vegetation planted in accordance with a landscape plan.

Landscaping. Physical improvements consisting of plants, shaped earth, walls and fences, rocks, and other related features, typically installed to beautify a premises and/or to screen negative impacts or protect certain uses from one another.

Land Use Plan. The long-range plan for the desirable use of land in an area as adopted by the Planning Commission and Council; one purpose of the Plan, among other purposes, is to serve as a guide in future development and zoning for the community.

Library. A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

Live Plantings. Trees, shrubs and organic ground cover which are in healthy condition.

Live Theater. A structure used for dramatic, operatic, or other live performance, for admission to which entrance money is received.

Loading Space, Off-Street. Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right of way.

Logo (or trademark). A letter or group of letters (usually stylized) or a symbol or symbols that represent a word, group of words, or business name. Usually used as part of a business identification scheme that is meant to identify goods, products, services or a business entity itself.

GLOSSARY OF TERMS

Lot. A portion of a subdivision or other parcel of land intended as a unit for transfer of ownership and/or for building purposes or development, having fixed boundaries and designated on a plat or survey together with the required open spaces and having frontage on a public street or a private street.

Lot Coverage. The ratio of enclosed ground floor area of all buildings and structures on a lot to the horizontally projected area of the lot, expressed as a percentage.

Lot Line Adjustment. A process that is used to change property lines of existing parcels for the purpose of combining two (2) or more adjacent parcels into one (1) parcel, alter and/or correct the boundary between two (2) or more parcels, or reconfigure the shape of parcels, without creating any additional parcels.

Lot Measurements. The method of measurement for a lot under this chapter, which shall be conducted as follows:

- A. Depth means the distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
- B. Width means the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the minimum required building setback line.

Lot, Minimum Area of. The area of a lot is computed exclusive of any portion of the right of way of any public or private street.

Lot of Record. A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types. Means, as follows:

- A. “Corner lot” means a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.
- B. “Interior lot” means a lot with only one frontage on a street.
- C. “Through lot” means a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- D. “Reversed frontage lot” means a lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

REYNOLDSBURG ZONING CODE

M.

Maintenance bond. An agreement by a subdivider or developer with the City, for a percentage of the established construction cost, used as a guarantee against any deficiencies which might develop between commencement of a development by a subdivider or developer and formal acceptance of dedication by City Council.

Major Thoroughfare Plan. The portion of comprehensive plan adopted by the City Planning Commission indicating the general location recommended for arterial, collector and local thoroughfares within the appropriate jurisdiction.

Major Tree. Any tree measured with a diameter-at-breast height equal to or greater than 4”.

Manufactured Home. Any non-self propelled vehicle transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, and which bears a label certifying that it is built in compliance with Federal Manufactured Housing Construction and Safety Standards.

Manufactured Home Park. Any tract of land upon which three or more manufactured homes are located for residential use, either free of charge or for revenue purposes, including any roadway, building, structure, vehicle, or enclosure used or intended to be used as a part of the facilities of such park.

Manufacturing – Artisan. An establishment, not exceeding 3,000 square feet of floor area, for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items. Odors, fumes or excess noise may not be produced at the facility.

Manufacturing – Heavy. Any use in which the major activity is the treatment, processing, rebuilding, repairing, or bulk storage of material, products, or items, and where the finished product is not acquired by the ultimate user on the premises and produces any externally perceptible noise, fumes, odors, vibrations, or outdoor storage.

GLOSSARY OF TERMS

Manufacturing, Light. Manufacturing establishments engaged in and undertaking the assembly, fabrication and conversion of already processed raw materials into products, the production of which does not cause excessive noise, odor or other similar impacts on surrounding land uses

Marquee. A permanent structure fastened entirely to the building and projecting from the wall above an entrance and extending over the street right-of-way to provide shelter for automobile passenger loading and unloading entrance.

Marquee sign. A display sign attached to or hung from and supported by the building and extending beyond the building wall or front facade.

Medical - Clinic. A facility other than a hospital, emergency room or urgent care where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: offices for physicians, dentists, chiropractors, or other health care professionals; outpatient care facilities; urgent care facilities; and other allied health services. These facilities may also include incidental medical laboratories. Patients are not provided with room and board and are not kept overnight on the premises. Medical Services and medical clinics include medical and dental laboratories incidental to the medical office use.

Medical – Emergency Services. A 24-hour outpatient facility, operated by a hospital or health organization, and staffed by doctors and nurses that provides immediate emergency care services similar to what would be expected in a hospital. Urgent care facilities are not considered emergency care facilities.

Medical – Full Service Hospital. An institution in which sick or injured persons are provided medical care and assistance and, in the course of same, may be housed overnight, fed and provided nursing and related services. Hospital shall comprise any related, accessory facilities such as laboratories, outpatient departments, training facilities, food service facilities, central service facilities and staff offices which are integral parts of the principal hospital facility.

Medical – Office. A building used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no over- night patients shall be kept on the premises.

Medical - Outpatient and Urgent Care. Outpatient-only medical services that apply to medical issues whereby a patient requires more immediate attention or care than can be provided by an appointment with a family doctor or general practitioner. Emergency ambulance services may not be provided.

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Medical - Psychiatric Facility – Standalone. An establishment where human patients who may or may not be lodged overnight are admitted for examination and treatment by a group of professionals licensed by the state of Ohio to treat mental health issues or addiction.

Medical - Standalone Emergency Services. Stand-alone emergency medical facilities, which provide emergency services, including basic imaging and laboratory services that may be an off-campus emergency center associated with a hospital, or a non-affiliated, licensed medical care provider.

Meeting Facility. Facilities typically accommodating groups of students in multiple instructional spaces. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. This definition also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Mineral Extraction / Processing. The exploration for or extraction of surface or subterranean compounds and materials; this includes oil and gas exploration and production, and the mining of metallic and nonmetallic minerals, sand, gravel, and rock.

Mini-Storage Facility. A building consisting of individual, self-contained spaces that are leased or owned for the storage of business goods, household goods, or contractor supplies.

Minor Subdivision. A proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided, that may be submitted to the authority having approving jurisdiction of plats under the provisions of R.C. 711.05, 711.09 or 711.10 for approval without plat.

Mobile Home Park. Any site, or tract of land under single ownership, upon which three or more mobile homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle or enclosure used or intended for use as a part

Mobile Home. Any non-self-propelled vehicle so designed, constructed, reconstructed, or added to by means of accessories in such manner as will permit the use and occupancy thereof for human habitation, when connected to utilities, whether resting on wheels, jacks, blocks, or other temporary foundation and used or so construed as to permit its being used as a conveyance upon the public streets and highways and exceeding a gross weight of four thousand five hundred (4,500) pounds and an overall length of thirty (30) feet, and not in compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974.

GLOSSARY OF TERMS

Mobile home subdivision. A subdivision as defined in this section in which three or more mobile homes used for habitation are parked, including any roadway, building, structure, vehicle or enclosure used or intended for use therein.

Monuments. Permanent concrete or iron markers used to establish definitely all lines of the plat of a subdivision, including all lot comers, boundary line comers and points of change in street alignment.

Monument Sign. A sign, with one or two (2) sides, attached to a permanent foundation or fastened to a base, and not attached or dependent upon any structure, pole, post or similar

Mortuary. A building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; (d) the storage of funeral vehicles; and (e) facilities for cremation. Where a mortuary is permitted, a mortuary chapel shall also be permitted.

Motor Vehicle. A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public street or highway. More specifically, as referred to in this ordinance, it includes: automobiles, trucks, tractors and scooters and motorcycles.

Movie Theater. A specialized theater for showing movies or motion pictures. The primary structural difference between a theater and a movie theater is the projection screen. However, many movie theaters can easily be adapted for stage performances and many stages have folding screens for movie projections. Although screen shapes are mostly rectangular, they come in a variety of shapes. Also, some special-purpose multimedia movie theaters use multiple screens, one on each wall face, or the entire ceiling surface, which are sometimes curved or geodesic in shape.

Multi-Family (2-4 Units). A building designed for two families, or housekeeping units, living independently of each other in separate dwelling units.

Multi-Family. A building or portion thereof designed for or occupied by five (5) or more families, or housekeeping units, living independently of each other in separate dwelling units which are accessible by interior hallways. This type of dwelling unit excludes a hotel.

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Multi-Family Rental Office/Management Site. A residential apartment structure, permitted in multi-family residential districts, that is used by an apartment owner, employee or realtor to demonstrate construction and to display built-in amenities to prospective apartment tenants and to promote the rental or lease of apartment units. The rental office may be staffed and furnished.

Museum. A room or building for exhibiting, or an institution in charge of, a collection of books, or artistic, historical, or scientific objects.

N.

Nonconformities. A building, structure or use of land existing at the time of enactment of this Zoning Ordinance which does not conform to the regulations of the district or zone in which it is situated.

O.

Office – Corporate. An establishment primarily engaged in providing internal office administration services as opposed to customer service in a single building or a campus setting; for example, the headquarters, regional offices or the administrative offices for a corporation. Generally, the majority of the traffic generated from corporate offices comes from employees and not the general public.

Office - Data processing / Call Center. A facility containing equipment for telecommunications or data processing/storage including switches, routers, operation centers, and other infrastructure critical for telecommunication companies, internet servers, data firms, fiber-optic cable, and other technology providers.

Office – Professional Services. Professional offices including: accounting, auditing and bookkeeping services; advertising agencies; architectural, engineering, planning, and surveying services; attorneys; counseling services; court reporting services; data processing and computer services; detective agencies and similar services; educational, scientific, and research organizations; employment, stenographic, secretarial, and word processing services; government offices including agency and administrative office facilities; management, public relations, and consulting services; photography and commercial art studios; writers and artists offices outside the home. Does not include medical offices or offices that are incidental and accessory to another business or sales activity that is the principal use. Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use.

GLOSSARY OF TERMS

Official Zoning Map. The Official Zoning Map of the City of Reynoldsburg, as the same may be amended from time to time in accordance with this Zoning Ordinance.

Off-Premises Sign. Any sign unrelated to a business or profession conducted or to a commodity or services sold or offered upon the premises where such sign is located.

On-Premises Sign. Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.

Opacity. The degree or extent that light is obscured. 100% opacity meaning fully obscured, 0% meaning fully transparent.

Open/Closed Sign. A window or wall sign bearing only information indicating if the business is open or closed. This does not include the hours of operation. Signs that include both the open/closed information and the hours of operation shall be deemed to be an information sign.

Open Space. An area of land that is intended and used for environmental, scenic, or recreational purposes and which may include lawns, landscaping, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, and wooded areas. Open space shall not be deemed to include paved areas such as roads, driveways, or parking lots, and shall not be deemed to include spaces required for minimum yards. That portion of a natural or man-made water body which shall be interpreted as open space shall be determined by the Planning Commission.

Ornamental Tree. A deciduous tree planted primarily for its ornamental value or for screening and which will typically be smaller than a shade tree.

Outdoor Recreation Enterprise. Any business which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include but are not limited to horse stables, fisheries, wilderness preserves, golf course, mini-golf courses, amusement parks and campgrounds.

Outdoor Processing – Agriculture. Activities involving a variety of operations on crops or livestock which may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. These uses include but are not limited to slaughterhouses, mills, canneries, and milk processing plants.

REYNOLDSBURG ZONING CODE

Outdoor Processing – Composting. An establishment for the processing of organic waste in a controlled environment to produce a stable fertilizing product by microbiologically degrading organic matter under aerobic conditions.

Outdoor Processing - Concrete and Asphalt. An industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished asphalt or concrete products.

Outdoor Storage. The keeping of property in an open area of a lot for the purpose of sales, storage, or display.

Overnight Lodging – Bed and Breakfast. An owner-occupied residential single-family, detached structure wherein lodging and breakfast only are provided to transient guests for compensation.

Overnight Lodging – Boutique Hotel. A small-scale hotel in a historic structure, or a structure with façade made of a high-quality material such as wood, brick, masonry, tile, stone, granite, limestone, or another natural material, that has fewer than thirty (30) rooms. Rooms must be accessed from an interior hallway.

Overnight Lodging – Hotel. A place of transient occupancy which includes any structure consisting of one or more buildings containing any combination of more than five (5) guestrooms that are each approved by the Chief Building Official and the fire chief as meeting the requirements for transient sleeping rooms or extended stay temporary residence dwelling units, or as having features of such sleeping rooms and dwelling units within the same room, and such structure is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where transient sleeping accommodations or temporary residence is offered for pay to persons. “Hotel” does not include agricultural labor camps, apartment houses, apartments or other similar places of permanent personal residence, lodging houses, rooming houses, or hospital or college dormitories.

Overnight Lodging – Resort. A group or groups of buildings containing more than five dwelling units and/or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffle- board, tennis and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities.

Owner. Any individual, firm, association, syndicate, co-partnership, corporation, trust, or other legal entity having sufficient proprietary interest in real property to commence and maintain proceedings with respect to any land use approval sought hereunder.

GLOSSARY OF TERMS

Overlay. An area depicted on the official zoning map, within which, through super-imposition of a special designation, certain regulations and requirements apply in addition to those of the base zoning districts to which such designation is added.

P.

Pad. A building site prepared by artificial means, including grading, excavation or filling, or any combination thereof.

Panel Sign. A sign which is mounted, attached, painted, or displayed on a sign panel.

Parapet Wall. A low wall barrier at the edge of a roof or structure which may serve to prevent falls over the edge or serve as a stylistic feature.

Parcel. A division of real property contained in a single legal description that is recorded in the official land records of the Recorder's office.

Park. See "Community Facility - Park".

Parking Area or Structure. An off-street area or structure for required parking or loading spaces, including driveways, access ways, aisles, parking and maneuvering space necessary for the parking or loading areas.

Parking Space, Off-Street. An area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right of way.

Patio. An outdoor seating area, covered or uncovered, constructed, installed and located upon a property in accordance with all local and state laws and regulations, including this zoning ordinance, applicable to the subject property upon which such seating area is located.

Pedestrian Amenity. Elements of individual developments that directly affect the quality and character of the public domain.

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Pedestrian Zone. An area between a main building and a public street utilized for pedestrian access and amenities.

Perimeter Treatment Plan. A plan designed for the installation and perpetual maintenance of improvements intended to provide visual and noise protection for the outer edges of developments which border arterial or major collector streets. Said plan shall include materials, techniques and sizes of buffering treatments such as landscaping, fencing, screen walls, berms, or a combination thereof sufficient to provide adequate buffering. The perimeter treatment plan may be incorporated into the landscape plan.

Performance Bond or Surety Bond. An agreement by a subdivider or developer with the City for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

Person. Any firm, association, organization, limited partnership, general partnership, trust, company or corporation as well as any natural person.

Personal Care and Beauty Services. Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, beauty parlors and similar activities. These uses may also include accessory retail sales of products related to the services provided.

Pet Grooming. An establishment to which owners of domestic pets bring such pets for grooming services, including nail clipping, bathing, haircuts and related services; provided however, such establishment shall not keep animals overnight or offer general veterinary services.

Planned Development or Planned Unit Development. An area of land in which a variety of housing types and subordinate commercial and industrial facilities are accommodated in a preplanned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles and landscaping plans.

Planning and Zoning Administrator. The public official of the City of Reynoldsburg designated to administer and enforce this Zoning Ordinance.

Planning Commission or Commission. The Planning Commission of the City of Reynoldsburg, established pursuant to Article VII, Section 1 of the Charter.

GLOSSARY OF TERMS

Plant Cultivation. The production of crops, fruit trees, nursery stock, truck garden products, or similar plant materials outside of structures such as greenhouses.

Planting Area. Any area utilized for landscape material installation having a minimum area of fifty (50) square feet.

Plants. Living vegetation. Artificial plants are not included in this definition.

Plat. The map, drawing or chart on which the developer's plan of subdivision is presented to the City Planning Commission for approval and, after such approval, to the County Recorder for recording.

Plat, final. The final map, drawing or chart made by a surveyor registered in the State of Ohio, and supplementary information, based upon the approved preliminary plat, in which the subdivider's plan is presented to the City Planning Commission for approval and which, if approved, will be certified and submitted to the County Recorder.

Plat, preliminary. The preliminary map, drawing or chart, and supplementary information, on which the layout and design of a proposed subdivision is submitted to the City Planning Commission for consideration and tentative approval.

Plot-Grade-Utility Plan. Drawings and other documents describing the approved grading, drainage features and improvements, vehicular facilities, utilities, and other improvements for a development.

Political Sign. Signs having reference to a political official, candidate, question, issue or opinion.

Portable Sign. A sign which is designed to be moved and is not permanently attached to any part of a building or to the ground.

Power Generation Facility. A facility that converts one or more energy sources, including but not limited to water power, fossil fuels, nuclear power, or solar power, into electrical energy or steam. A power generation plant may also perform either or both of the following: (a) operation of a transmission system that conveys the energy or steam from the generation facility to a power distribution system; (b) operation of a distribution system that conveys energy or steam from the generation facility or the transmission system to final consumers.

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Power Substation Facility. An assemblage of equipment for purposes other than generation or utilization, through which electric energy in bulk is passed for the purposes of switching or modifying its characteristics to meet the needs of the general public, provided that in residence districts an electric substation shall not include rotating equipment, storage of materials, trucks or repair facilities, housing of repair crews, or office or place of business.

Primary Street. A primary street as referred to in this section includes Main Street, Brice Road, and Livingston Avenue.

Printing and Publishing. Any business publishing of newspapers, magazines, brochures, business cards and similar activities either for profit or nonprofit.

Private Club. A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational or recreational purpose primarily for the exclusive use of members and their guests.

Private Swimming Pool. Any structure that contains water over 24 inches (610 mm) in depth and which is used, or intended to be used, for swimming or recreational use and which is available only to the family and guests of the property owner. This includes inground, aboveground, portable and inflatable swimming pools, hot tubs and spas.

Professional Office. A building or portion of a building wherein services are performed involving predominately administrative, professional or clerical operations.

Projecting Sign. A display sign which is attached directly to the building wall and which extends more than fifteen (15) inches from the face of the wall.

Public Access Easement. An easement granted to the public for all the purposes for which a public sidewalk may be used, including but not limited to, pedestrian and bicycle travel.

Public Service Facility. The erection, construction, alteration, operation or maintenance of buildings, power plants or substations, water treatment plants or pumping station, sewage disposal or pumping plants, and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public or private water and sewage service.

GLOSSARY OF TERMS

Public Street. A public right-of-way used for vehicular traffic that is permanently maintained by the City of Reynoldsburg, by the State of Ohio, or by the federal government.

Public Swimming Pool. Any outdoor structure, chamber, or tank containing a body of water for swimming, diving, recreational use, or sanctioned event that is intended to be used collectively for swimming, diving, recreational use, or sanctioned event and is operated by any person whether as the owner, lessee, operator, licensee, or concessionaire, regardless of whether or not a fee is charged for use.

Public Uses. Public parks, schools, and administrative, cultural, and service buildings, not including public land or buildings devoted solely to the storage or maintenance of equipment and material.

Public Way. An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right of way, road, sidewalk, street, subway, tunnel, viaduct, walk, bicycle path or other ways in which the general public or a public entity have a right, or which are dedicated whether improved or not.

Q.

No definitions.

R.

R.C. The Ohio Revised Code.

Real Estate/Model Home Sign. A temporary sign promoting the development, construction, rental, sale or lease of property.

Recreation Facility, Commercial. Recreation facilities open to the public, established and operated for a profit, such as commercial golf courses, golf driving ranges, swimming pools, ice skating rinks, riding stables, race tracks, carnivals, and similar commercial enterprises.

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Recreation Facility, Institutional. Recreation-type facilities open to the public, established and operated for a profit and offering a learning environment. Such activities may include but are not limited to gymnastics, karate studio, exercise/gym facility, ceramics, photography and similar commercial enterprises.

Recreation Facility, Noncommercial. Any business which is operated as a recreational enterprise, either publicly or privately owned, for nonprofit. Examples include, but are not limited to: fishing areas, parks, archery ranges, etc.

Recreational Vehicle. A vehicle type unit primarily designed as temporary living quarters for recreation, camping, or travel use only, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: boat, travel trailer, camping trailer, truck camper, and motor home.

Redevelopment. The increase of a developed property or building gross floor area or combination thereof by more than fifty percent (50%) over a seven year period.

Religious Assembly. A permanently located church, cathedral, synagogue, temple, mosque, or other place dedicated to religious worship. As part of its functions it may include the following incidental and subordinate uses subject to applicable federal, state and local regulations: offices, residences for clergy, religious instruction, educational institutions, private and special schools, day care centers, emergency shelters, and community and recreational activities.

Research Facility / Laboratory. A facility primarily for medical, optical, orthotic, prosthetic, or dental laboratory services, photographic, analytical, or testing services and/or engaged in the research, development and controlled production of high technology electronic, industrial or scientific products or commodities for sale.

Reservation. Any reservation of public land made by a developer in accordance with the provisions of these regulations.

Residential (Upper Floor). Where permitted, dwelling units located on a floor other than the ground floor.

Residential Care and Congregate Residential. An establishment operated for the purpose of providing special care or rehabilitation to the occupants, as defined in R.C. 5119.341 and 5123.19, including the following:

- A. Assisted living;

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- B. Developmental disability dwelling;
- C. Elderly Care;
- D. Life Care or Continuing Care Services;
- E. Mental Health or Substance Abuse; and
- F. Nursing care.

Residential Model Home. A residential structure, permitted in all residential districts that is used by a licensed home builder/developer, real estate workers or realtor to demonstrate construction, display built-in amenities and color selection charts to prospective home buyers and promote the sale or lease of housing units. The model home may be staffed and furnished. (Ord. 25-97. Passed 6-12-97 :)

Restricted Open Space. Open space within any subdivision that is restricted from further development in accordance with a deed restriction or similar restrictive covenant.

Retail – Convenience with gasoline. A facility associated with the sale of gasoline products that also offers for sale prepackaged food items and tangible consumer goods, primarily for self- service by the consumer. Hot beverages, fountain-type beverages, and pastries may be included in the food items offered for sale.

Retail – Convenience without gasoline. A small retail establishment, usually located within or associated with another use, that offers for sale convenience goods, such as prepackaged food items, tobacco, periodicals, and other household goods.

Retail – Large format. A retail establishment containing consumer goods that exceeds 20,000 square feet.

Retail – Medium format. A retail establishment containing consumer goods that is between 5,000 and 20,000 square feet.

Retail – Pharmacy. A business substantially devoted only to the sale of pharmaceutical items, supplies, and equipment such as prescription drugs.

Retail – Shopping center – enclosed. A group of commercial establishments planned, constructed, and managed as a total entity shopping center with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations, and protection from the elements.

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Retail – Shopping center – outdoor. A group of commercial establishments planned, constructed, and managed as a total entity shopping center with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations, whereby access to individual shops requires outdoor access from a shared sidewalk or road.

Retail – Small format. A retail establishment containing consumer goods that is no greater than 5,000 square feet.

Right-of-Way. A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped area, viaducts and bridges.

Road. See “Street”.

Routine Maintenance. Work that is planned and performed on a routine basis to maintain and preserve the condition of the building or site including but not limited to painting, addition of awnings, roof repair, parking rehabilitation, and window replacement and treatment.

S.

School – College / University. A post-secondary institution for higher learning that grants associate or bachelor’s degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges that grant associate or bachelor’s degrees or certificates of completion in business or technical fields.

School – Primary. A public, private, or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in schools within the state.

School – Secondary. A public, private, or parochial school offering instruction at the junior, and/or senior high school levels in the branches of learning and study required to be taught in the public schools within the state.

GLOSSARY OF TERMS

School – Trade. A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum.

Screening. Improvements such as landscaping and fencing, or the intentional arrangement and location of uses, structures, and open spaces in a manner intended to mitigate or conceal negative impacts of one use upon another or to improve the appearance of the use.

Seat. For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four (24) lineal inches of benches, pews or space for loose chairs.

Semi-Nude. A state of dress or undress in which clothing covers no more than the human genitals, anus, and areolae of the female breast, as well as portions of the body covered by supporting straps or devices or by other minor accessory apparel such as hats, gloves, and socks.

Semi-Public Uses. Places of worship, Sunday schools, parochial schools, colleges, hospitals, and other institutions of an educational, religious, charitable, or philanthropic nature.

Service Director. The Director of Public Service of the City of Reynoldsburg, as defined by the Administrative Code or City Charter.

Setback. A line established by these regulations and/or Zoning Ordinance or resolution, generally parallel with and measured from the front lot line, defining the limits of a front yard in which no building or structure may be located above ground, except as may be provided in such Codes.

Setback Line. A line established by the Zoning Ordinance generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory building, or structure may be located above ground, except as may be provided in such Zoning Ordinance.

Sewage and Water Facilities. Sewage collection and/or water distribution systems provided or franchised by a public authority.

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Sewage Disposal System, Group. An approved sewage disposal system which provides for the combined collection and disposal of sewage from a group of residential, commercial, or industrial buildings.

Sewage Disposal System, On-Site. A septic tank installation on an individual lot which utilizes an anaerobic bacteriological process for the elimination of solid wastes and provides for the proper and safe disposal of the effluent, subject to approval of health and sanitation officials having jurisdiction.

Sewers, Central or Group. An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

Sewers, On-Site. A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

Shade Tree. A deciduous tree planted primarily for its high crown of foliage or overhead canopy and which typically reaches a height of at least forty (40) feet.

Shed. A storage structure constructed and located upon a property in accordance with the regulations applicable to the subject property the purpose of which is for the storage of yard equipment, recreational equipment or other consumer goods to be utilized by the residents of the subject property upon which such structure is located.

Shelter. A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.

Shooting Range – Indoor. A building open to the general public wherein the shooting of firearms is permitted for the practice of marksmanship, except indoor shooting galleries maintained or operated by any police department which is not available to the general public.

Shrub. That area which the City requires maintenance in order to preserve the sight distance and safety of motorists, pedestrians and bicyclists by requiring an unobstructed line of sight necessary for most drivers stopped at an intersection to see an approaching vehicle to avoid a collision. Further information is provided in Section 1105.07.

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Sidewalk. That portion of the road right of way outside the roadway, which is improved for the use of pedestrian traffic.

Sight triangle. A triangle at an intersection, formed by the two roads or rights-of-way and a third line, which must be kept clear of obstructions such as hedges so that people in one road can see cars approaching on the other.

Sign. Any display, figure, painting, placard, poster, drawing, letter, word, symbol, number, or any combination of these or any other device visible, with or without verbiage, which can be seen from the right-of-way and is designed to inform or attract the attention of persons not on the premises on which the sign or street graphic is located. Used to convey a message, advertise, inform or direct attention to a person, institution, organization, activity, place, object or product.

Sign Area. The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure or similar character together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. The area of a sign having more than one display shall be computed as the total of the exposed exterior display surface area.

Sign, Bulletin Board. A structure containing a surface upon which is displayed the name of a religious institution, school or library, auditorium, stadium, athletic field or area of similar use for the announcement of services or activities to be held therein.

Sign, Construction. A sign indicating the names of architects, engineers, contractors and similar persons involved in the design and construction of a structure or project.

Sign Face. The surface of the sign upon, against or through which the message of the sign is exhibited.

Sign, Flashing. Any illuminated sign on which the artificial light or any part thereof has conspicuous or intermittent variation in intensity or color.

Sign, Governmental. A sign erected at the side of or above roads to give instructions or provide information to road users.

Sign Height. The vertical distance from the uppermost point used in measuring the area of the sign to the crown of the road on which the property fronts.

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Sign, Moving. Any sign which in part or total, rotates, revolves or otherwise is in motion.

Sign, Name Plate. A sign designating only the name and address or the name and professional occupation and address of a person or persons residing in or occupying space in such building or premises.

Sign Panel. A structural object or portion of a structural object designed to form a distinct background area or frame for the display of a sign's information.

Sign, Painted Bulletin. An advertising structure on which advertising design is painted and posted, and which may incorporate the use of cutouts and/or other embellishments.

Sign, Poster Panel. An advertising structure measuring not more than twelve (12) feet by twenty-five (25) feet overall on which posters are displayed.

Sign, Promotional. A temporary sign, the function of which is to announce a special event.

Sign, Roof. Any sign which is erected over the roof or parapet above the roofline and/or receives any or all its support from the roof structure.

Sign Structure. The supports, uprights, bracing or framework for signs.

Sign, Warning. Any sign indicating danger or a situation which is potentially dangerous.

Site Plan. A drawing and other documents, subject to review and approval by the City, describing the planned improvements of a lot. A site plan is one of the following types:

- A. **Major Site Plan.** A plan review required for any development that meets the requirements on Section 1109.19, and which is subject to review and approval by the Planning Commission;
- B. **Minor Site Plan.** A plan review required for any development which does not qualify for a major site plan review and consists of an improvement other than a single family dwelling, two-family dwelling, or a dwelling within a planned development, and which is subject to review and approval by the Planning and Zoning Administrator and other City staff; or
- C. **Residential Site Plan.** A plan review required for a single family dwelling, two-family dwelling, or a dwelling within a planned development, and which may be approved by the Planning and Zoning Administrator. (Also see Section 1109.19)

GLOSSARY OF TERMS

Site Obscuring Structure. Opaque or having such qualities as to constitute a complete visual barrier to persons outside the perimeter of the site obscuring object. A fence, which partially obscures a site, shall not be considered site obscuring if it has maintained at least 40% transparency.

Skirting. The rigid physical attachments to a mobile home designed and intended to completely screen, shelter, and protect such mobile home's base and entire area between the floor surface and the ground, which includes, but not limited to, all electrical and plumbing conduits, insulation material, and undercarriage.

Solar Panel. A solar photovoltaic panel, solar hot air or hot water panel collector device, or other type of energy system which relies upon solar radiation as a source for the generation of electricity or transfer of stored heat.

Solar Panel Array. An integrated assembly of solar panels with a support structure or foundation and other components.

Sold Sign. A temporary sign announcing that a property has been sold, leased or is no longer available.

Special Event. A temporary outdoor use of land for the purposes of a gathering, including but not limited to a fair, festival, celebration, or fundraiser.

Specified Sexual Activities. Any of the following activities , the fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts; or Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; masturbation, actual or simulated; or Human genitals in a state of sexual stimulation, arousal or tumescence; or excretory functions as part of or in connection with any of the activities set forth above.

Stacking Space. Area where cars are permitted to wait in a resting state to access a use, or at a traffic signal or sign.

Storage – commercial gasses. Any establishment whereby the primary activity is, or necessitates, the storage of compressed gasses.

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Storage – Contractor. An unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. Designation of the lot or parcel as a contractor's storage yard would allow this area to be used to store and maintain construction equipment and other materials customarily used in the trade carried on by the construction contractor.

Storage – Self-Store. A building or group of buildings designed and used solely for the purpose of leasing interior space for the storage of personal property, household items and the inventory of commercial businesses where storage units are individually leased or rented and where access to storage units is infrequent. Outdoor storage and the storage of junk, explosives, flammable materials and other noxious or dangerous materials are specifically prohibited.

Storage – vehicular and boat. An enclosed or outdoor facility used solely for the storage of land-, air-, or water-based vehicles.

Storm Water Design Manual. The most current copy of the "Storm Water Design Manual", which provides guidelines for developing proper and adequate storm water collection and disposal facilities will be on file in the office of the City Engineer. The Storm Water Design Manual is that manual prepared by the Mid-Ohio Regional Planning Commission.

Story. That portion of a building other than a cellar included between the surface of any floor and the surface of the floor above it or if there is not floor above it, then the space between the floor and the ceiling next above it. A basement shall be counted as a story if it is used for living quarters or if two-thirds of its volume is above the average finished grade of the adjoining ground. See also, "Basement".

Street. The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

- A. "Alley" means minor ways used primarily for vehicular service access to the back or side of properties abutting on other streets.
- B. "Arterial street" means a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.
- C. "Collector street" means a thoroughfare, whether within a residential, industrial, commercial or other type of development, which carries traffic from local streets to arterial highways, including principal entrance streets of residential developments and primary circulation routes within such development.
- D. "Cul-de-sac" means a local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.

GLOSSARY OF TERMS

- E. “Dead-end street” means a street or a portion of a street with only one vehicular traffic outlet.
- F. “Expressway” or “freeway” means a thoroughfare which carries relatively large volumes of traffic at a relatively high speed over long distances. Expressways are usually multi-lane highways for through traffic with all crossroads separated in grade and with full control of access.
- G. “Half-street” means a street or a portion of a street with only one-half of the width paved and having proper right of way. Usual access at edge of subdivision where the centerline is also the plat boundary
- H. “Local street” means a street primarily for providing access to residential, commercial or other abutting property.
- I. “Loop street” means a type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1,000 feet from such arterial or collector street, nor normally more than 600 feet from each other.
- J. “Major arterial street” or “principal arterial street” means a throughway which carries through traffic, usually intra-city, on a continuous route. Major arterial streets will have no curb parking and will have no curb parking and will use of marginal access roads, including limited access highways.
- K. “Marginal access streets” means a local street parallel and adjacent to an arterial highway, providing access to abutting properties and protection from the major street or arterial highway.
- L. “Minor arterial street” means a throughway which carries crosstown traffic from several neighborhoods, thereby servicing several residential collector streets.

The comprehensive plan gives additional guidance on street classification and definitions.

Street Tree. A tree planted in close proximity to a street in order to provide canopy over the street to provide shade and soften the street environment.

Structure. Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground.

Studio – Art. Work space for one or more artists or artisans, including the accessory sale of art produced on the premises, or gallery space.

Studio – Gymnastics/martial arts. A space used for physical indoor exercise which is offered in a class or organized format for activities such as gymnastics, martial arts, dance, aerobics, pilates, or circuit training.

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Subdivider. Any individual, owner, developer, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under these regulations as an applicant to affect a subdivision of land hereunder for himself or for another.

Subdivision.

- A. The division of any parcel of land shown as a unit or as contiguous units on or before January 1, 1976 into two or more parcels, sites or lots, any one of which is less than five acres for the purposes, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five acres not involving any new streets or easement of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or
- B. “Commercial Subdivision” means the improvement of one or more parcels of land for commercial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities; or
- C. “Industrial Subdivision” means the improvement of one or more parcels of land for industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities; or
- D. “Minor Subdivision”. See “Minor Subdivision”.

Subdivision Regulations. The Subdivision Regulations of the City of Reynoldsburg, Chapter 1111 of Part Eleven, Land Use and Subdivision Regulations, of the Codified Ordinances of Reynoldsburg.

Swimming Pool. A body of water of artificial construction, used for swimming or recreational bathing, which is over eighteen inches (18”) in depth at any point, and has more than one hundred (100) square feet of area on the water surface when filled to capacity, and including the bottom and sides of the pool, and the equipment appurtenances thereof.

GLOSSARY OF TERMS

T.

Tattoo/Piercing Establishment. A place, as defined by the Ohio Revised Code or the Ohio Administrative Code, where tattoo or body piercing services are provided.

Temporary Sign. A display sign, banner or other advertising device constructed of cloth, canvas, fabric or other light temporary material with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations.

Temporary Special Land Use. A temporary use of land for a set amount of time, permitted in conjunction with the display or the display and sales of merchandise, goods, or materials.

Temporary Use. A temporary use of land for a set amount of time, permitted in conjunction with the display or the display and sales of merchandise, goods, or materials.

Tenants-in-Common. That form of real property ownership described in R.C. 5302.19, as the same may be amended from time to time.

Thoroughfare. See “Street”.

Thoroughfare Plan. A plan, adopted by City Council, which shows general locations and extent of existing, planned, and proposed streets and other transportation facilities of the City.

Tract. A continuous expanse of land.

Traditional or Natural Materials. Consists of clay bricks (full or thin set, if thin set, corners must have full brick appearance), stone, cultured stone (samples must be provided), wood or fiber cement board siding.

Tree. A large woody plant having one (1) or several self-supporting stems or trunks and numerous branches and which may be deciduous or evergreen.

Tree Lawn. A small area, often planted with trees and grass, between a street and the sidewalk of that street.

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U.

Unit of a Building or Building Unit. A space occupying a portion of a building, containing an entrance from the building exterior, and separated from other such spaces by a party wall or walls.

Use. The specific purposes for which land or a building is designated, arranged, intended or for which it is or may be occupied or maintained.

Use, Accessory. A use located on the same lot with, and of a nature customarily incidental and subordinate to, the main use. Examples include: a parking lot for a commercial or industrial business; administrative and sales offices for an industrial plant; or a home occupation.

Use, Main. A use which is the dominant or principal activity or use of a lot.

Use, Permitted. A use which is permitted by right in a district, as listed on Table 1103.01A or as otherwise permitted by right in this Code, provided that such use shall comply with all provisions of this Code.

Use, Prohibited. A use which is not identified in this Zoning Code as either a permitted use or a conditional use.

Use, Similar. A use which is not identified in this Code as a permitted use or a conditional use in any district, but which is determined by action of the Board of Zoning Appeals and City Council to be a use sufficiently like or compatible with other uses in a district as to be allowed as a conditional use in that district.

V.

Variance. An adjustment to the development standards of the zoning regulations, that does not apply to use or required density that is reviewed and approved, modified, or denied by the Board of Zoning Appeals after at least one public hearing.

Vehicular Care Services – Major. General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including body work, framework, welding, and major painting service.

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Vehicular Care Services – Minor. The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. Above stated is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.

Vehicle Care Services – Washes. The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

Vehicular Sales – Automobiles. The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.

Vehicular Sales – Boats. The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new boats or watercraft, or used boats or watercraft as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.

Vehicular Sales – Motorcycles. The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motorbikes or motorcycles, or used motorbikes or motorcycles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.

Vehicular Sales - Recreational Vehicles. The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new recreational vehicles or campers, or used recreational vehicles or campers as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.

Vehicular Sign. A sign mounted upon, painted upon, or otherwise erected on a trailer, truck, automobile or other vehicle parked or placed so that the signs thereon are visible from a public street or right of way.

Veterinary. A structure or premises utilized for the diagnosis and treatment of ill and injured animals and the short-term boarding incidental to the clinical use. A veterinary clinic cannot be implicitly interpreted as a kennel.

Vicinity Map. A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

REYNOLDSBURG ZONING CODE

Visual Arts Center. A facility open to the public that is devoted to the visual arts.

W

Walkway. A public or private way, four (4) feet or more in width, for pedestrian use only, whether along the side of a road or not.

Wall, of a building. An external, vertical surface enclosing a portion of a building.

Wall, front. That wall of a building which most nearly parallels the front lot line of the lot on which the building is located or, for the purpose of locating a wall sign on a space within a multi-occupant building, that wall which is declared by the Planning Administrator to be the front wall, generally that wall which faces a common, central parking lot or drive.

Wall Sign. A display sign which is painted on or attached directly to the building wall and which extends not more than fifteen inches from the face of the wall.

Warehouse – large format. An enclosed storage facility which is used to store goods or parts, or for any part of the shipping process, that is greater than 50,000 square feet and includes cross-dock facilities.

Warehouse – small format. An enclosed storage facility which is used to store goods or parts, or for any part of the shipping process, that is under 50,000 square feet and does not include cross-dock facilities.

Warehousing, Public. A person or business whose primary purpose and profit motive is the receiving, storing and shipping of merchandise or commodities for one or more unrelated persons or businesses.

Weed. Any ground cover or shrub which is typically not installed for the purposes of landscaping; which is not typically propagated by the horticultural or nursery trades; or which presents a particularly noxious allergenic or growth characteristic.

GLOSSARY OF TERMS

Wholesale and Distribution. An establishment that engages in the sale of goods, merchandise and commodities for resale by the purchaser.

Window Sign. A sign painted, attached or affixed to the interior or exterior surface of windows or doors of a building or suspended on the inside or outside of the windows or doors.

Working day. The days occurring Monday through Friday, excluding legal holidays. The time within which an act is required by law to be done shall be computed by excluding the first and including the last day; except that when the last day falls on the weekend or a legal holiday, the act may be done on the next succeeding day that is not the weekend or a legal holiday. ·

Y.

Yard. A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure above the general ground level of the graded lot upward; provided accessories, ornaments and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

Yard, front. A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.

Yard, rear. A yard extending between side lot lines across the rear of the lot and from the rear lot line to the rear of the principal building.

Yard, side. A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

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Z.

Zoning Certificate. A document issued by the Zoning Inspector authorizing the occupancy or use of a building or structure or the actual use of lots or lands in accordance with the previously issued zoning permit.

Zoning District or District. An area depicted on the official zoning map comprised of properties and land uses that are otherwise intended to reflect the comprehensive plan.

Zoning Code. The part of the Codified Ordinances of the City of Reynoldsburg known and referred to as the City of Reynoldsburg Planning and Zoning Code, as it may be amended from time to time.

Zoning Permit. A document issued by the Planning and Zoning Administrator authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.

GLOSSARY OF TERMS

A. Terms Applicable to Landscape Requirements

Crown Spread. The distance measured across the greatest diameter of the above ground portions of a plant.

Decorative Walls and Fences. Barriers constructed of wood, masonry or other appropriate material.

Developed Area. That a portion of a plot or parcel of land upon which a building, structure, pavement, landscaped material or other improvements, excluding public rights-of-way, have been placed.

Diameter at Breast Height (DBH). The diameter of the tree as measured at four and a half (4½) feet above grade. If a tree splits into multiple trunks below 4½ feet above grade, the trunk is measured at its most narrow point below the split.

Earth Mounds. Earthen physical barriers which block or screen a view, which have vegetation capable of preventing erosion, and have a maximum permitted slope of three feet horizontal to one vertical (3:1) where mounds are to be mowed.

Ground Cover. Landscape materials such as natural mulch or low growing plants installed in such a manner so as to form a continuous cover over the ground.

Interior Landscaping. The use of landscape materials within the boundaries of the parcel, exclusive of the perimeter landscaping.

Landscape Buffer. Landscape materials installed between certain land uses [i.e. (1) between multifamily and single-family uses, (2) between any residential and commercial uses, and (3) between any manufacturing and residential or commercial use], between thoroughfares and land uses, and between thoroughfares and off-street parking in order to reduce glare, unsightly views, and noise.

Landscape Material. Materials such as, but not limited to, living trees, shrubs, vines, lawn grasses, ground cover, landscape water features and non-living, durable material commonly used in landscaping, including, but not limited to, rocks, pebbles, sand, decorative walls and fences, earthen mounds, but excluding pavements or surfaces for

REYNOLDSBURG ZONING CODE

Native Plant Species. A plant species, other than noxious weeds, that are indigenous to the area and usually do not need human intervention to grow or reproduce.

New Structure. Any structure newly constructed or erected, except for fences, decks, signs, trash enclosures, swimming pools, playground equipment and accessory structures under 250 sq. ft., which requires location on the ground. Additions to, alterations to and/or reconstruction of an existing structure or building shall not be considered a new structure.

Opacity. The required percent of visual screening from adjacent properties in a vertical plane extending from the established grade to a required height.

Service Structures. Equipment or elements providing service to a building or a site including but not limited to loading docks, storage tanks, trash containers or receptacles, electrical transformers, utility vaults which extend above the surface, cooling towers, and heating and cooling units.

Shrub. A perennial plant which has persistent multiple woody stems from a common root and differing from a tree by its low stature and habit of branching from the base.

Substantial Expansion. When an existing structure or vehicular access area is expanded, altered, or enlarged where such expansion, alteration, or enlargement exceeds twenty-five (25) percent of the area of the existing structure or vehicular access area.

Tree. Any self-supporting, woody perennial plant which normally grows to an overall height of at least fifteen (15) feet.

Tree, Deciduous. Trees which normally shed their leaves in the fall.

Tree, Large. Any tree which normally attains a mature height equal to or greater than forty (40) feet.

Tree Lawn. That part of the street right of way not covered by sidewalk, bike path or other paving, lying between the sidewalk and street.

GLOSSARY OF TERMS

Tree, Major. An existing living tree with a DBH of at least eighteen (18) inches.

Tree, Measurement. The diameter in inches of a tree trunk measured six (6) inches above grade for trees equal to or less than six (6) inches in diameter or measured at DBH for trees larger than six (6) inches in diameter.

Tree, Medium. Any tree which normally attains a mature height greater than twenty-five (25) feet and less than forty (40) feet.

Tree, Small. Any tree which normally attains a mature height greater than fifteen (15) feet and less than twenty-five (25) feet.

Tree, Standard. A tree planted with a trunk caliper (diameter) of at least one and 3/4 (1¾) inches measured 6" above grade.

Vehicle Encroachment. Any protrusion of a vehicle outside of a parking space, display area, storage area, access way, or access aisle into a landscape area.

Vehicular Use Area. Any paved surface area, excepting public rights-of-way, used by any type vehicle, whether moving or at rest for the purpose of (including but not limited to) driving, parking, loading, unloading, or storage.

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B. Terms Applicable to Wireless Telecommunication Structures

Antenna. Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Antenna Support Structure. Any building or other structure other than a Tower which can be used for location of Wireless Telecommunications Facilities.

Co-location. The use of a wireless telecommunications facility by more than one wireless telecommunications provider.

Engineer, Radio Frequency. An engineer who possesses the additional qualifications of holding a FCC General Radiotelephone Operator License and who has successfully completed training in electromagnetic field theory and antenna theory.

Equipment Shelter. The structure in which the electronic receiving and relay equipment for a Wireless Telecommunications Facility is housed.

FAA. The Federal Aviation Administration and any legally appointed, designated or elected agent or successor.

FCC. The Federal Communications Commission and any legally appointed, designated or elected agent or successor.

Height or Above Ground Level. When with respect to Chapter 1105.13, the distance measured from the finished grade at the base of the tower/structure to the highest point on the tower or other structure, including the base pad and any antenna.

Monopole. A support structure constructed of a single, self-supporting hollow metal tube securely anchored to a foundation.

GLOSSARY OF TERMS

Open Space. An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, any other recreational facilities that the Planning Commission deems permissive. Streets, parking areas, structures for habitation and the like shall not be included.

Tower. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, wireless telecommunications towers, alternative tower structures, and the like. The term includes the structure and any support thereto.

Towers, Pre-existing and Pre-existing Antennas. Any tower or antenna for which a building permit or special use permit has been properly issued prior to the effective date of this chapter, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.

Viewshed. The area surrounding a Wireless Telecommunications Facility or Antenna Support Structure, within which the Facility or Structure is visible from street level.

Wireless Telecommunications Facilities. Any cables, wires, lines, wave guides, antennas and any other equipment or facilities associated with the transmission or reception of communications as authorized by the FCC which a Person seeks to locate or has installed upon a Tower or Antenna Support Structure. However, the term Wireless Telecommunications Facilities shall not include: (1) Any satellite earth station antenna two meters in diameter or less which are located in an area zoned industrial or commercial; (2) Any satellite earth station antenna one meter or less in diameter, regardless of zoning category; (3) Antennas used by amateur radio operators are excluded from this definition.

REYNOLDSBURG ZONING CODE

REYNOLDSBURG ZONING CODE

REYNOLDSBURG, OH
2020



March 13, 2020

City Council
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Zoning Ordinance Amendments

City Council:

Below is a summary of proposed zoning code amendments approved by Planning Commission at a Special Meeting on March 12th:

1. Amend language in Section 1101.19 Effects of Annexation on Zoning
2. Addition of standard parking size (9' x 18') in Section 1105.01 (G) Parking and Loading Design Standards
3. Add 'Child Day Care - Center' as a Conditional Use in Innovation Zone
4. Amend language in Section 1105.13 (G) Childcare Centers
5. Remove 'Cemetery' as a Conditional Use in Suburban Residential (SR) Zone
6. Add 'Mortuary' as a Conditional Use in Olde Reynoldsburg Commercial (ORD-C) District
7. Remove 'Mortuary' as a Permitted Use in Brice and Main District (BMD) District
8. Amend language in Section 1109.23 (E) Zoning Map (Rezoning) and Text Amendments
9. Amend language in Sections 1109.23 (M) and 1109.23 (N) Zoning Map (Rezoning) and Text Amendments

If you have any questions or comments, please feel free to contact me.

Emily Wheeler
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Attachment: Reynoldsburg Zoning Code Amendments (35-2020 : Rewriting of Zoning Code)

1101.19 Effects of Annexation on Zoning

- A. When a lot developed with an agricultural use or one (1) single-family dwelling is attached to City via annexation, it shall be classified as Suburban Residential upon passage of the ordinance accepting the annexation.
- B. Any land within the City not designated or otherwise included within another zoning district shall be included in the Suburban Residential.
- C. When a lot owned by any public authority is attached to City via annexation, it shall be classified as Open Space/Schools upon adoption of the ordinance accepting the annexation.
- D. Except for land annexed in accordance with (A) above, annexed land may be incorporated into one or more zoning districts provided the applicant files a development plan satisfying the requirements of Chapter 1109.23 that depicts the proposed zoning classification(s) for the annexed land.

1105.01 (G) Parking and Loading Design Standards

i. **Size and Location.** The standard minimum size for a parking space shall be 9' wide by 18' long. A parking space required for a dwelling unit shall be provided on the same lot as the dwelling unit.

1105.13 (G) Childcare Centers

i. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty (150 ft) of any lot or parcel with an approved heavy manufacturing or gasoline station use, or which is likely to generate noxious fumes or vapor.

1109.23 Zoning Map (Rezoning) and Text Amendments

E. Upon receipt of a complete application from an owner or lessee of land for a district change, receipt of a resolution of City Council, or the passage of a motion by the Planning Commission to amend, revise, change, or repeal a zoning provision, the Commission shall review the application or proposed amendment and submit recommendations to Council. Before submitting any recommendations to Council, the Commission shall hold at least one public hearing on the application or proposed amendment.

F. The Planning Commission shall recommend such conditions or amendments with respect to the application or proposed amendment and, if applicable, the development plan, as it deems reasonable, necessary, and consistent with the general purpose of the Zoning Code. Within sixty (60) days of referral, the Commission shall return to the Clerk of Council the written recommendations of a majority of the members of the Commission.

M. The development plan as approved by Council, shall constitute an amendment of the official Zoning Map and a supplement to the Zoning Code as it applies to the land included in the approved district amendment. If required, a zoning certificate or building permit shall be acquired within a period of two (2) years. If not acquired within this timeframe, a new development plan must be submitted. However, any approved district change will remain valid.

INTRODUCTION AND HOW TO USE THIS CODE

SECTION 1101.19 EFFECTS OF ANNEXATION ON ZONING

- A. When a lot developed with an agricultural use or one (1) single-family dwelling is annexed into the City, it shall be classified as SR-Suburban Residential zone upon passage of the ordinance accepting the annexation.
- B. When a lot developed with a use other than agriculture or one (1) single-family dwelling is annexed into the City, the applicant may file for a district amendment within six (6) months from the date of the passage of the accepting ordinance without assessment of a fee. The applicant may request the zoning classification be changed in accordance with the procedures set forth under Chapter 1109. Otherwise, the lot shall be classified as SR-Suburban Residential zone upon adoption of the ordinance accepting the annexation.
- C. When a lot owned by any public authority is annexed into the City via annexation, it shall be classified as an OS-Open Space/Schools zone upon adoption of the ordinance accepting the annexation.
- D. Any land within the City not designated or otherwise included within another zoning district shall be included in the SR-Suburban Residential zone.

SECTION 1101.21 PRIVATE PROVISIONS

- A. The provisions of this Code are not intended to nullify, abolish or repeal any easement, covenant or other private agreement or restriction.

SECTION 1101.23 CONFLICTING PROVISIONS

- A. In the case of any conflict or inconsistency between two or more provisions of this Code (e.g., the restrictions set forth in an overlay district versus the restrictions set forth in a base district) or any other City ordinance, the provision which imposes the greater or higher or more restrictive standard shall control.

SECTION 1101.25 DETERMINATION OF LAND USES NOT LISTED IN THIS CODE

- A. It is recognized that this Code may require interpretation to assign all possible uses to individual zones or districts. Therefore, any use which is not specifically set forth in this Code shall be reviewed by the Planning and Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted within those zones or districts. Based upon this review, the Director of Development shall determine the appropriate district or zone for any use which is not specifically set forth herein. In case of disagreement with the determination of the Director of Development in assigning a use to an appropriate district or zone, any aggrieved party may file an appeal with the Board of Zoning and Building Appeals.

REYNOLDSBURG ZONING CODE

F. Indoor Storage Facilities. The following regulations apply to the approval and operation of indoor storage facilities:

- i. A minimum of twenty percent (20%) of the floor area of any structure proposed to be used as an indoor storage facility shall be used for other uses permitted within the respective zoning district, unless otherwise specifically approved by the Board on the approved site plan.
- ii. All storage shall take place within an enclosed individual storage unit that is rented or leased on an individual basis. Storage shall be prohibited outside of the structure or within designated aisle areas with exception of vehicle and recreational vehicle storage areas clearly shown on the plan.
- iii. A rental or leasing office shall be required to be located on-site.
- iv. No more than one (1) external garage-door entrance shall be provided for each twenty (20) storage units within the structure.
- v. A landscaped yard of at least twenty-five feet (25FT) in width shall be provided along any lot line of the subject site which abuts a residentially zoned property. A reduction of this buffer may be approved by the Board if alternate means of screening are provided and specifically approved on the site plan.
- vi. Caretaker/residential units are prohibited.
- vii. One (1) parking space shall be located on the site for each seventy-five (75) storage units, in addition to other required parking for all other uses on the site.

G. Childcare Centers. The following regulations shall apply to conditional use permits for childcare centers:

- i. ~~No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of the Innovation Zone.~~
- ii. No zoning permit or conditional use permit for a childcare center shall be issued for a lot that is within one hundred fifty feet (150FT) of any lot or parcel with an approved gasoline station use, or which is likely to generate noxious fumes or vapor.
- iii. All outdoor play areas shall meet the minimum requirements outlined by the State agency with oversight of childcare centers. No play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. No play area shall be constructed in a manner that allows children access to any electrical or telecommunications box/vault.
- iv. No childcare center shall be permitted to operate between the hours of 7:00 p.m. and 6:00 a.m. the following morning unless specifically approved by the Planning and Zoning Administrator or the Board of Zoning and Building Appeals.

H. Home Occupations. The following regulations shall apply to the approval and operation of a home occupation as an accessory use in a dwelling:

- i. No person who is not a permanent resident of the dwelling shall be employed in the home occupation;
- ii. The home occupation shall be clearly incidental and subordinate to the dwelling use. No more than fifteen percent (15%) of the floor area of all buildings on the lot shall be used in the conduct of the home occupation;

GLOSSARY OF TERMS

Channel. A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or periodically flowing water.

Charter. The charter of the City, the same as may be amended from time to time.

Child Care, Type A. A permanent residence in which child care or publicly funded childcare is provided for seven (7) to twelve (12) children at one time or a permanent residence of the administrator in which childcare is provided to four (4) to twelve (12) children at one time if four (4) or more children at one time are under the age of two (2).

Child Care Center, Type B. A permanent residence of the provider in which child care is provided for one to six (6) children at one time in which no more than three (3) children are under the age of two (2) at one time.

Child care – in home. A private home licensed by the state of Ohio in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.

Child day care – center. Any place operated by a person, society, agency, corporation, institution, or any other group that is licensed by the state of Ohio wherein twelve (12) or more children under 17 years of age who are not related to the facility operator and whose parents or guardians are not residents in the same house and with such person, society, agency, corporation, or institution responsible for the control and care of children enrolled therein.

City. The City of Reynoldsburg, Ohio, a municipal corporation, acting by and through its City Council.

City Attorney. The elected Law Director of the City.

City Council. The elected members of the City Council of the City.

City Engineer. The City Engineer of the City.

Clerk of Council. The Clerk of the City Council.

GLOSSARY OF TERMS

Mobile home subdivision. A subdivision as defined in this section in which three or more mobile homes used for habitation are parked, including any roadway, building, structure, vehicle or enclosure used or intended for use therein.

Monuments. Permanent concrete or iron markers used to establish definitely all lines of the plat of a subdivision, including all lot comers, boundary line comers and points of change in street alignment.

Monument Sign. A sign, with one or two (2) sides, attached to a permanent foundation or fastened to a base, and not attached or dependent upon any structure, pole, post or similar

Mortuary. A building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; (d) the storage of funeral vehicles; and (e) facilities for cremation. Where a mortuary is permitted, a mortuary chapel shall also be permitted.

Motor Vehicle. A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public street or highway. More specifically, as referred to in this ordinance, it includes: automobiles, trucks, tractors and scooters and motorcycles.

Movie Theater. A specialized theater for showing movies or motion pictures. The primary structural difference between a theater and a movie theater is the projection screen. However, many movie theaters can easily be adapted for stage performances and many stages have folding screens for movie projections. Although screen shapes are mostly rectangular, they come in a variety of shapes. Also, some special-purpose multimedia movie theaters use multiple screens, one on each wall face, or the entire ceiling surface, which are sometimes curved or geodesic in shape.

Multi-Family (2-4 Units). A building designed for two families, or housekeeping units, living independently of each other in separate dwelling units.

Multi-Family. A building or portion thereof designed for or occupied by five (5) or more families, or housekeeping units, living independently of each other in separate dwelling units which are accessible by interior hallways. This type of dwelling unit excludes a hotel.

REYNOLDSBURG ZONING CODE

Build-To-Line. The point from a primary or secondary street where the front of the building is to be located.

Business Sign. A sign containing product advertisements or other detailed information about the operation of a business. Specifically, such sign is one which contains brand names of goods sold or services rendered on the premises, a listing of numerous specific types of goods or services, prices or special sale information, telephone number or other similar information. A business sign may also include items permitted on an identification sign.

Building, Temporary. A building located on a lot for a limited duration.

C.

Camping. Any parcel or tract of land under the control of any person, organization, or governmental entity wherein sites are offered for the use of the public or members of any organization for the establishment of temporary living sites for two or more recreational vehicles, tents or camping units.

Canopy. A permanent or temporary structure other than an awning or marquee, attached to a building over an entrance and carried by a frame supported by the ground or sidewalk, extending from the entrance to or over the public sidewalk for the purpose of providing shade or shelter to pedestrians walking from the sidewalk to the building's entrance.

Cemetery. Land used or intended to be used for the burial of the human dead and dedicated as a cemetery for such purposes.

Certificate of Appropriateness. A certificate issued by the Planning and Zoning Administrator stating that the proposed modification to a structure complies with the provisions of Chapter 1109.21.

Changeable Copy Sign (Automatic). A sign or portion thereof on which the copy changes automatically or animation is displayed through electrical or electronic means (e.g., time and temperature units and message centers); considered a business sign.

Changeable Copy Sign (Manual). A sign or portion thereof on which copy is changed manually through placement of letters or symbols on a sign panel; considered a business sign.

ADMINISTRATION AND PROCEDURES

- iii. Existing topography at two-foot (2 ft.) contour intervals of the subject lot(s) and extending at least three hundred feet (300 ft.) outside of the proposed lot, including lot lines, easements, street rights-of-way, existing structures, trees and landscaping features thereon;
 - iv. The proposed vehicular and pedestrian traffic patterns;
 - v. The location of all existing and all proposed structures;
 - vi. The proposed assignment of use and subdivision of land including private land and common land;
 - vii. Preliminary plans of all structure types;
 - viii. Deed restrictions and protective covenants;
 - ix. A schedule for construction;
 - x. Traffic impact study;
 - xi. Utilities impact study;
 - xii. Drainage impact study; and
 - xiii. Such other relevant information as City Council may require to determine the propriety of initiating the ordinance for district change.
- ~~F. In conformance with the Charter, subsequent to initiation by a member of Council of an ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code, the presiding officer of Council shall, immediately after the first reading of the ordinance or resolution, set a date for a public hearing before a joint meeting of Council and the Planning Commission, to be held not earlier than fifteen (15) days after the first reading.~~
- ~~F. Immediately after the hearing, a copy of the ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code and, if applicable, the development plan, shall be referred to the Planning Commission. The Planning Commission shall recommend such conditions or amendments with respect to the ordinance or resolution and, if applicable, the development plan, as it deems reasonable and necessary. Within thirty (30) days of referral, the Planning Commission shall return to the Clerk of Council the written recommendations of a majority of the members of the Planning Commission.~~
- G. The Planning Commission and City Council shall give consideration to the following standards in making recommendations and taking action with regard to proposed district changes:
- i. The compatibility of the proposed zoning district and the features of the proposed development plan with the characteristics of the site and of the surrounding areas;
 - ii. The potential impacts of the proposed uses of the district in terms of traffic, storm water, utility demand, noise, and other impacts;
 - iii. The impacts of the proposed district and development plan on the health, safety, welfare, and morals of the community; and
 - iv. The compatibility of the proposed district and development plan with a comprehensive plan, or any area plans, to surrounding zoning districts, and to existing and planned land uses.
- H. At the next meeting of Council subsequent to receiving the recommendations of the Commission, the

REYNOLDSBURG ZONING CODE

ordinance or resolution shall be given its second reading.

- I. Council may adopt, deny, or adopt with modifications the recommendations of the Commission. A development plan, along with any conditions or amendments to the petition, shall, upon adoption by Council, become part of the district change and shall be deemed incorporated by reference into legislation amending the district. The development plan, conditions, and amendments shall bind any future development or use of the subject lots.
- J. A concurring vote of at least three fourths ($\frac{3}{4}$) of the membership of Council shall be necessary to pass any zoning ordinance or resolution which differs from the written recommendations of the Planning Commission, but in no event shall an ordinance or resolution be considered as having passed unless it receives at least a majority vote of the members of Council.
- K. After a proposed district change is denied by City Council, at least twelve (12) months shall elapse before another petition for a district change for the same lot(s) to the same district can be considered.
- L. A development plan may be amended following the same procedure and standards for approval of the original district amendment.
- M. The development plan as approved by Council, shall constitute an amendment of the official Zoning Map and a supplement to the Zoning Code as it applies to the land included in the approved district amendment. ~~The approval shall be for a period of two (2) years to allow the approval of a zoning certificate and building permit, if required.~~
- N. ~~If a zoning certificate or building permit is not acquired within the two (2) year period, the approval shall become void and the lot or parcel shall revert to its last previous zoning district applied.~~
- O. An extension of the time limit may be approved by the Planning Commission. Such approval shall be given upon a finding of evidence of reasonable effort toward the accomplishment of the original development plan within the time limit, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of this Code.

SECTION 1109.25 APPEALS

- A. Any person directly affected by a decision of the Planning and Zoning Administrator or a notice or order issued under this Zoning Code shall have the right to appeal to the BZBA, provided that a written application for appeal is filed within fourteen (14) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of this code do not fully apply.
- B. Unless otherwise provided in this Code, an applicant refused such approval, exception, certificate or variance shall appeal in writing to Council within thirty (30) days of the date of refusal by the BZBA. 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