



CITY COUNCIL

Council Meeting

Angie Jenkins, President
Shanette Strickland, Ward 1
Louis Salvati, Ward 2
Bhuwan Pyakurel, Ward 3
Meredith Lawson-Rowe, Ward 4
Barth Cotner, At-Large
Stacie A. Baker, At-Large
Kristin J. Bryant, At-Large

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

Monday, February 10, 2020

Council Chambers

CITY COUNCIL MEETING

1. **CALL TO ORDER**
2. **INVOCATION - PHYLLIS PLEAR, BRICE CHURCH**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **APPROVAL OF AGENDA**
6. **APPROVAL OF MINUTES**
 - a. City Council – Regular Meeting – January 27, 2020
 - b. City Council – Special Meeting – February 3, 2020
7. **COMMUNITY COMMENTS**

The Community Comments portion of the meeting is an opportunity for citizens to address Council. Citizens may wish to bring matters to the attention of the City Council or discuss items on the agenda with the exception of the public hearing. Comments related to the public hearings may only be made during that hearings.

Before addressing the City Council, members of the public are asked to complete a speaker's form and give it to the Clerk of Council. The Council President will invite speakers to step to the microphone and give their name and address. All remarks should be addressed to the Council as a whole and not exceed three minutes.

- a. Recognition of Preston Stearns Sr.
- b. Introduction of Service Director William Dorman
- c. Presentation by Olabisi Eddy, Franklin County Public Health

8. COMMUNICATIONS

9. PUBLIC HEARING - REYNOLDSBURG ZONING CODE REVISIONS

- 1. An Ordinance to Repeal and Replace Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio (First Reading 11/25/2019).

10. MOTIONS

- a. A Motion to Approve a Resolution in Support of Ohio House Bill 369 and Ohio Senate Bill 11, Commonly Known as the Ohio Fairness Act, to Provide Anti-Discrimination Protections Based on Sexual Orientation, Gender Identification, and Gender Expression
- b. A Motion to Approve a Resolution to Adopt an Expanded Reynoldsburg City Policy Supporting Diversity and to Direct Actions to City Administration to Investigate, Recommend, Research, and Draft a Proposed Anti-Discrimination Ordinance for the City of Reynoldsburg.
- c. A Motion to Approve a Resolution of Appreciation of Preston Stearns, Sr.
- d. A Motion to Approve a Resolution Recognizing February as Black History Month

11. REPORTS

a. Development, Parks & Recreation Committee

- 1. An Ordinance Authorizing the City Auditor to Remove Equipment from the City's Fixed Asset List for the Parks and Recreation Department

2. An Ordinance Authorizing the Mayor to Enter into an Agreement with Media Promotion Enterprises (MPE) for the 2020 Tomato Festival, and Declaring an Emergency
3. A Resolution to Waive the Provision of Section 971.16 of the City's Codified Ordinances for the 2020 Tomato Festival (First Reading 1/27/2020).

b. **Public Safety, Law & Courts Committee**

1. 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

c. **Public Service & Transportation Committee**

1. An Ordinance to Authorize the Mayor to Enter into a Contract with EMH&T to Survey, Design, and Bid the Replacement of the Waterline on Roselawn for 2020 (First Reading 1/27/2020).
2. An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for the Survey and Bidding for the 2020 Sewer Improvement Project (First Reading 1/27/2020).
3. An Ordinance Authorizing the Mayor to Enter into a Contract with Sensus and Flexnet to Install Two Meter Reading Towers at a Cost (First Reading 1/27/2020).
4. An Ordinance Authorizing the Mayor to Enter into an Agreement with OHM Advisors for General Consulting and Professional Design (First Reading 1/27/2020).
- a. An Ordinance by the City of Reynoldsburg Consenting to the Rehabilitation of US Route 40 (National Road) by the Ohio Department of Transportation (ODOT) Within the City Limits of Reynoldsburg in Licking County (Second Reading 1/27/2020).

d. **Finance & Administration Committee**

1. 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

2. An Ordinance to Appropriate Funds from the Unappropriated General Fund to the Police Department Account 110.111.5207 Law Enforcement Supplies for Donated Monies Received (First Reading 1/27/2020).
3. An Ordinance to Make Final Appropriations for Expenses and Other Expenditures of the City of Reynoldsburg, State of Ohio, During the Fiscal Year Ending December 31, 2020 (First Reading 1/27/2020).
4. An Ordinance to Approve the Application Made by Margaret and Richard Harvey to Have Certain Land Located Within the City of Reynoldsburg Located on Summit Road, Permanent Parcel No. 107-017808-00.000, Designated for Placement in an Agricultural District (First Reading 1/27/2020).

e. Reynoldsburg Police Department Annual Report 2019

12. LEGISLATION FOR FIRST READING

- a. 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.
- b. 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.
- c. 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.
- d. 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 --- Salvati. Finance and Administration Committee.

13. CONSENT AGENDA FOR SECOND READING

- a. A Resolution to Waive the Provision of Section 971.16 of the City's Codified Ordinances for the 2020 Tomato Festival (First Reading 1/27/2020). --- Baker. Development, Parks and Recreation Committee.

- b. An Ordinance to Authorize the Mayor to Enter into a Contract with EMH&T to Survey, Design, and Bid the Replacement of the Waterline on Roselawn for 2020 (First Reading 1/27/2020). --- Strickland. Public Service and Transportation Committee.
- c. An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for the Survey and Bidding for the 2020 Sewer Improvement Project (First Reading 1/27/2020). --- Strickland. Public Service and Transportation Committee.
- d. An Ordinance Authorizing the Mayor to Enter into a Contract with Sensus and Flexnet to Install Two Meter Reading Towers at a Cost (First Reading 1/27/2020). --- Strickland. Public Service and Transportation Committee.
- e. An Ordinance Authorizing the Mayor to Enter into an Agreement with OHM Advisors for General Consulting and Professional Design (First Reading 1/27/2020). --- Strickland. Public Service and Transportation Committee.
- f. An Ordinance to Appropriate Funds from the Unappropriated General Fund to the Police Department Account 110.111.5207 Law Enforcement Supplies for Donated Monies Received (First Reading 1/27/2020). --- Salvati. Finance and Administration Committee.
- g. An Ordinance to Make Final Appropriations for Expenses and Other Expenditures of the City of Reynoldsburg, State of Ohio, During the Fiscal Year Ending December 31, 2020 (First Reading 1/27/2020). --- Salvati. Finance and Administration Committee.
- h. An Ordinance to Approve the Application Made by Margaret and Richard Harvey to Have Certain Land Located Within the City of Reynoldsburg Located on Summit Road, Permanent Parcel No. 107-017808-00.000, Designated for Placement in an Agricultural District (First Reading 1/27/2020). --- Salvati. Finance and Administration Committee.

14. LEGISLATION FOR THIRD READING

- a. An Ordinance by the City of Reynoldsburg Consenting to the Rehabilitation of US Route 40 (National Road) by the Ohio Department of Transportation (ODOT) Within the City Limits of Reynoldsburg in Licking County (Second Reading 1/27/2020). --- Strickland. Public Service and Transportation Committee.

15. UPCOMING COUNCIL MEETINGS

- a. February 13, 2020 Special Planning Commission
- b. February 17, 2020 President's Day - City Offices Closed
- c. February 20, 2020 BZBA
- d. February 20, 2020 Council
- e. March 5, 2020 Planning Commission
- f. March 9, 2020 Council
- g. March 19, 2020 BZBA
- h. March 23, 2020 Council

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
January 27, 2020**

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

Invocation - Officer James Triplett

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

ABSENT:

Approval of Agenda

The agenda was approved as submitted

Approval of Minutes

a. City Council – Regular Meeting – January 13, 2020

The minutes were accepted as submitted

RESULT:	ACCEPTED
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Community Comments

Mr. Ciriack: John Ciriack, 8322 Bedlington Drive here in Reynoldsburg. I come as a representative of the friends of Pine Quarry Park here in the City, just to, last year we weighed in a little bit just to let you know what a wonderful community and neighborhood park we have. And what a nice local community we have at the friends of Pine Quarry. I believe we are over 600 members right now and we have been pretty active in the park. This last year we had a gathering of people coming together with cooperation of the Parks and Rec Department to clear out some invasive garlic mustard plants. We've had weekly dogs' night out gatherings where people gather with their dogs and walk around the park. We have had adult walks, where adults gather and walk around the park. We have had our second annual unplugged outdoor concert. If you have missed one or two we have got our third one coming up in July, so pay attention on that. We invite everybody to join our Facebook group. I just really want to put a real shout out the Parks and Recreation Department and how they related to us in the neighborhood. We also want to give a shout out to our Police Department who have been intricate part in keeping the parks safe and making it a welcoming place. So I know there has been a lot of discussion in the paper lately about the upcoming future of the park and additional parking and I think I speak for myself but for a lot of people I have talked

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to in the neighborhood, we just encourage City Council and Parks and Rec to keep Pine Quarry Park, keep the character of the park as close to what it is right now. It's got a rich history. It's got rich following and from the improvements that have been made so far. It's done nothing but good for the park and brought people into enjoy the City and the neighborhood parks. So we have confidence in the friends group and the Parks and Rec and the City and the Police Department that this is one of the most special places in the City. So if you haven't been there, you got to come to visit. And if you have been there just keep coming back. Thank you for your time this evening.

Ms. Rolwing: My name is Pat Rolwing and I live 7651 Burkey. I'm not sure, am I allowed to ask questions or to comment about the rezoning of Waggoner Road.

Ms. Jenkins: We are accepting your comments right now.

Ms. Rolwing: It is my understanding that Waggoner Road is part of an Ohio byway. And byways by law cannot be widened and this byway extends all the way up to Havens Corner Road. And I am extremely concerned about the traffic. Considering that the City Council 40 years ago, ignored the regional planning commission recommendation, and I was on the planning commission then, to have a bypass around the City. Waggoner Road and Graham Road have become that bypass. It is a byway and to, I know we also have a young, I don't know where he is, a man here in the City who is for very dense development and I would like to remind people, my Council people that we moved to Reynoldsburg to get out of the New York City. We do not want dense development. I know it sounds like it would add to our tax base but we cannot even keep our roads taken care of. And until we take care of some primary things here in Reynoldsburg, like repaving my neighborhood, which hasn't been paved in umpteen million years, and taking care of the big lump on Main Street in front of the Kroger where people's mufflers are coming lose practically laying in my hood. I think that we need to defer dense living in Reynoldsburg. Its charm is the variation of topography here and to think that we are going to become big city dense living, dense dwelling ants in Reynoldsburg, Ohio is not my future vision of this City. And I hope you will consider very carefully not to allow apartments being built on Waggoner Road. Thank you very much.

Presentation POW-MIA Plaque and Sign

Mayor Begeny: Yes I do have one quick presentation please. I would like to share with you come good news we have found here. Reynoldsburg has been recently names a POW-MIA City in recognition of those that have fallen or that have never come home from their service to the United States. The Jefferson Barracks POW Museum has given a

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proclamation and speaker householder has also sent a note for us as well to recognize Reynoldsburg as a POW City. We are also given a POW-MIA City sign that we are looking to hopefully post not too far from here at the VFW off of Waggoner Road. I will take a few moments to read this information.

“On behalf of the members of the House of Representatives of the 133rd General Assembly of Ohio, I am pleased to congratulate Reynoldsburg on being proclaimed a POW/MIA City by the Jefferson Barracks POW/MIA Museum. The event provides an ideal time to pay tribute to the memory of local veterans for their praiseworthy efforts to ensure that our country shines as a beacon of hope and democracy for the people of the world. On this solemn occasion, residents of Reynoldsburg have the opportunity to acknowledge the brave men and women who answered this nation’s call to arms and who made great sacrifices in service to the United States of America. The heroic traditions of our armed forces are an important part of our American heritage, and I applaud local veterans for their willingness to fight, and even to die, for our country’s democratic ideals. On the presentation of this distinction to Reynoldsburg, it is both timely and appropriate that I honor those dedicated individuals in the community who have not forgotten the selflessness and courage of those who gave everything in service to our country. Thus, with great sincerity, I commend Reynoldsburg on this patriotic recognition and salute all those taking part in this observance.” Larry Householder - Speaker Ohio House of Representatives

So on behalf of this I would like to present it to the City of Reynoldsburg. I have one small additional announcement, I would like to invite all of you here before as well as the community members to the first state of the City Address, on February 13th. It will be here in Council Chambers at 7 PM. This is where we will get a brief understanding of where we have been and most importantly where we are all going. The event is free to attend and it should not take forever but it will be an opportunity to see what's coming up in the community in the near future.

Communications

Ms. Jenkins: The Clerk has provided an amended copy of the Waggoner Road purchase property ordinance and Auditor Cicak's to be included in the immigration motion.

Public Hearing

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AN ORDINANCE TO APPROVE THE APPLICATION MADE BY MARGARET AND RICHARD HARVEY TO HAVE CERTAIN LAND LOCATED WITHIN THE CITY OF REYNOLDSBURG LOCATED ON SUMMIT ROAD, PERMANENT PARCEL NO. 107-017808-00.000, DESIGNATED FOR PLACEMENT IN AN AGRICULTURAL DISTRICT

There were no comments or questions made.

Motions

A MOTION TO APPROVE A RESOLUTION AFFIRMING THAT THE CITY OF REYNOLDSBURG CONSENTS AFFIRMATIVELY TO PRESIDENTIAL EXECUTIVE ORDER 13888, REQUIRING STATE AND LOCAL CONSENT TO ALLOW THE CONTINUATION OF THE REFUGEE RESETTLEMENT PROGRAM WITHIN THE CORPORATION LIMITS OF THE CITY OF REYNOLDSBURG

Mr. Baker: I think this is great motion, especially for the City of Reynoldsburg, because we are the City of inclusion and I think this is a great thing that we are doing here tonight and I just wanted to publicly say that I welcome this.

Mr. Pyakurel: Thank you. This is personally very close to me, being myself a former refugee. Getting resettled in this country in 2009 and I believe when people get a second chance they can thrive. And it is important that our City is bring this resolution that we passed just now. I think this is very, very important, very close to my heart and thank you for everyone and thank you Mayor for consenting this one.

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

A MOTION BY THE REYNOLDSBURG CITY COUNCIL TO HEREBY CONFIRM THE MAYORAL APPOINTMENTS OF ALEXANDER FURST, OLIVIA BULLS, AND AMY BARNHART TO SERVE ON THE BOARD OF ZONING AND BUILDING APPEALS (BZBA) FOR A TERM BEGINNING JANUARY 1, 2020 THROUGH DECEMBER 31, 2022

No remarks were made on this motion

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

A MOTION BY THE REYNOLDSBURG CITY COUNCIL TO HEREBY CONFIRM THE MAYORAL APPOINTMENTS OF STEVEN HICKS AND KEITH BENNER TO SERVE ON THE PLANNING COMMISSION FOR A TERM BEGINNING JANUARY 1, 2020 THROUGH DECEMBER 31, 2022

No remarks were made on this motion

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

Reports

Development, Parks & Recreation Committee

Mr. Baker: This is Development Parks and Recreation Committee for January 27th, 2020. All members are in attendance of council member Cotner, council member Pyakurel, council member Lawson-Rowe and President Jenkins.

AN ORDINANCE TO WAIVE THE PROVISIONS OF SECTION 971.16 OF THE CITY'S CODIFIED ORDINANCES FOR THE 2020 TOMATO FESTIVAL

Ms. Bauman: This ordinance is to allow us to have our Beer Garden again at the Tomato Festival, beer and wine sales along with the Bloody Mary bar. We would also like to have our patrons have free walk of the park as they did last year. Included in your packet was a map as to how we would rope everything off with the green fencing. We did not have any issues last year that I am aware of with alcohol. Everybody behaved themselves very well, so we would like to do that again this year. And we will apply for the permit through the Ohio Department of Commerce.

Mr. Cotner: What was the revenue you made on each of those different areas?

Ms. Bauman: I don't have the exact numbers memorized but I will send them to you. We made, we did well. We did very well.

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Mr. Cotner: And are any of the vendors sponsoring as well? Did that help with the revenue or did they just sell? I mean was there a donation from the providers of the refreshments?

Ms. Bauman: No it was just our sales. Our beer and wine sales, the pop sales as well. But the Bloody Mary bar, those proceeds went back to Hangry City, as they provided the tequila and all of the product for it, they staffed it, they worked it, so everything went back to them. But I can get you exact numbers on what we made on the beer garden.

Ms. Lawson-Rowe: These plans are basically just mirrored of what we did last year?

Ms. Bauman: Correct.

Ms. Lawson-Rowe: Will there be any special consideration for local businesses, restaurants to participate in the Beer Garden? Verses outside vendors?

Ms. Bauman: What we do is we purchase our product from the Columbus Distributing Company and then we sell it. So they sell it to us, like the Natter Days that we had, we bought for \$0.58 a can and then we turned around and we sold that for I believe \$5.00 per can. So all of this proceeds come back to us.

Ms. Lawson-Rowe: Ok, so I guess, so would any local businesses be able to benefit being part of the Beer Garden?

Ms. Bauman: We have talked with the brewery, Buckeye Lake Brewery, last year about them being there. We will probably have those conversations again with him just depending on where he is at with his business at that time.

Ms. Lawson-Rowe: I would like just for the record to keep special consideration for our local businesses.

Ms. Bauman: Just keep in mind that money would all go back to him, we would have to charge him a certain fee to be there, but the majority of the proceeds would go back to him, it wouldn't be quite the amount of money we made by purchasing our product from Columbus Distributing Company.

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Ms. Lawson- Rowe: Ok, I understand, thank you.

Ms. Strickland: Also, can you remind me what the time frame actually was for selling the alcohol?

Ms. Bauman: Sure. Thursday and Friday we are looking at having the Beer Garden open from 4 to 11, which is the duration of the festival and then on Saturday from noon to 11 pm.

Second by Councilman Pyakurel the motion carried to be moved to Council for first reading

Public Safety, Law & Courts Committee

Ms. Bryant: Committee members in attendance are council member Cotner, council member Pyakurel, council member Lawson - Rowe, myself the chair and President Jenkins.

AN ORDINANCE TO AMEND CHAPTER 505 ANIMALS AND FOWL, SECTIONS 505.11 KILLING OR INJURING ANIMALS AND REPEAL SECTIONS 505.13 POISONING ANIMALS AND 505.15 CRUELTY TO ANIMALS OF THE CODE OF ORDINANCES FOR THE CITY OF REYNOLDSBURG, OHIO (SECOND READING 1/13/2020)

There were no remarks on this item.

Second by council member Pyakurel and the motion carries for its third reading at Council.

AN ORDINANCE TO AMEND CHAPTER 505 ANIMALS AND FOWL, SECTION 505.01 DEFINITIONS OF THE CODE OF ORDINANCES FOR THE CITY OF REYNOLDSBURG, OHIO (SECOND READING 1/13/2020)

There were no remarks on this item.

Second by council member Pyakurel and the motion carries for its third reading at Council.

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AN ORDINANCE TO AMEND CHAPTER 505 ANIMALS AND FOWL, SECTION 505.37 DANGEROUS DOGS AND OTHER ANIMALS AND TO ADD SECTION 505.13 TETHERING ANIMALS TO THE CODE OF ORDINANCES FOR THE CITY OF REYNOLDSBURG, OHIO (SECOND READING 1/13/2020)

Mr. Salvati: I wanted to say thank you to council member Bryant and the now City Attorney Chris Shook, for taking it upon themselves to rewrite this. I didn't pay a ton of attention to it when I was in the audience but I have read it through with a fine tooth comb since being on Council and the whole 505 reads so much better now. I am sure there is personally more to come later but just wanted to say thanks for taking it on and waiting the 9 months or whatever it took to get here.

Ms. Bryant: Just for the record I do want to let the public know, there has been the last couples there has been some questions that have risen in regards to chickens. The ad hoc committee that was assembled I believe about 6 or 7 years ago that suggested the majority of these changes did make recommendations for backyard chickens. However, at this point we don't really have the ability to enforce the code would surround this. Back two years ago when removed the breed designation as required by the Ohio Constitution, at that time we had some discussion over the fact an animal control would be a very good idea to have in the City. At one point we did have one. We no longer do. I believe in previous I checked with Mayor McCloud, there was no room in the budget for animal control officer, I have checked again for 2020, once again there is no room in the budget to support an animal control officer. Until we can have the ability to enforce that, I think our code enforcement officers are better suited spending their time on other matters. But that is not to say that we cannot come back at some point to revisit the idea if enough members of the community believe that this is something that we should have. But for now I am going to let that go because we do not have the financial ability to police that.

Citizen questions as to whether or not chickens would be allowed in the City now, Ms. Bryant confirms that chickens are not permitted in the City and the citizen is happy with this response. She explains she has some concerns about a neighbor who has large pigs and what can be done. The Chief of Police agrees to speak with the citizen about this matter.

President Jenkins: The 505.13 Tethering, can you explain that a little bit?

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Ms. Bryant: Yes, it's actually in the packet. One of the things that we are also experiencing complaints on is dogs barking at all hours of the night in the middle of the night. Part of this ordinance is putting a restriction on what you might consider the middle of the night. So that if an animal needs to go out and relieve itself, that's fine, but there should not be a dog or anything outside for more than 10 to 15 minutes in the middle of the night so that all of our residents can get their rest.

Second by council member Lawson-Rowe and the motion carries for its third reading at Council.

Public Service & Transportation Committee

Ms. Strickland: In attendance are council member Cotner, council member Pyakurel, council member Lawson-Rowe, chair Strickland and President Jenkins.

AN ORDINANCE AUTHORIZING THE CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST FOR THE STREET DEPARTMENT, AND DECLARING AN EMERGENCY (FIRST READING 1/13/2020)

Ms. Lawson-Rowe: According to this it says declaring an emergency, is that correct?

Ms. Strickland: Yes.

Second by council member Lawson-Rowe and the motion carries for its second reading at Council.

AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE AN INTERNATIONAL BRAND DUMP TRUCK AND RELATED EQUIPMENT FOR THE STREET DEPARTMENT, AND DECLARING AN EMERGENCY (FIRST READING 1/13/2020)

There were no remarks on this item.

Second by council member Pyakurel and the motion carries for its second reading at Council.

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AN ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE AN AERIAL LIFT TRUCK AND RELATED EQUIPMENT FOR THE STREET DEPARTMENT, AND DECLARING AN EMERGENCY (FIRST READING 1/13/2020)

There were no remarks on this item.

Second by council member Pyakurel and the motion carries for its second reading at Council.

AN ORDINANCE BY THE CITY OF REYNOLDSBURG CONSENTING TO THE REHABILITATION OF US ROUTE 40 (NATIONAL ROAD) BY THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) WITHIN THE CITY LIMITS OF REYNOLDSBURG IN LICKING COUNTY (FIRST READING 1/13/2020)

Mr. Pyakurel: For this, Main Street, will the sidewalks be paved or only the high ways? How are we going to be working on this one?

Mr. Bowsher: This specific one if for the US 40 Licking County side, later this year we will be getting legislation to the do the Franklin County side. So the goal and the plan is re-pave all of Main Street from boundary line to boundary line in 2021. As well as doing our street scape project within old Reynoldsburg from Davidson to Jackson. We will be redoing a lot of the street scape along. ODOT is only going to be repaving, they are not going to be adding sidewalks. If that's something we want to encourage doing out on the Licking County side, that an additional incurred cost to the City.

Ms. Strickland: And remind me what the cost was to do this particular project?

Mr. Bowsher: So for the City, for ODOT to re-pave it, we had to pay about \$127,000.00, and it's basically a 90/10 split. And this does not include, like I said, the Franklin County portion. Which we will see legislation later this year.

President Jenkins: And that cost is coming out of what budget?

Mr. Bowsher: The CIP fund for the 2021 budget. It's not coming out of this year. Those dollars were approved by last Council back in October.

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Mr. Baker: Just a quick question, is there any way we could get the numbers how much it would cost to get sidewalks in the Licking County portions, or do you already know the figure?

Mr. Bowsher: No, we could get those. I can email those to all the Council members.

President Jenkins: When will this project be started?

Mr. Bowsher: 2021. We are working with two different districts for ODOT. District 5 which is Licking County and district 6 which is Franklin County. We were fortunate enough to have them coordinate with us and our street scape project all within one year. They were planning on doing it in separate years and in different, they were going to do it for 2023 and we were able to bring that down to 2021. So basically they will meet right in the middle right in front of Glen Rest Cemetery.

Second by council member Pyakurel and the motion carries for its second reading at Council.

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT WITH EMH&T TO SURVEY, DESIGN, AND BID THE REPLACEMENT OF THE WATERLINE ON ROSELAWN FOR 2020

Mr. Hellman: This is a waterline project to install 1025 linear feet to Roselawn. Last year, in 19 we did right around 1200 feet for the other portion, it's a target area for our Water Department, were constantly having breaks down there. I would ask that you would approve this ordinance to allow EMH&T to survey, bid and design.

Ms. Strickland: And how long do we think this project will take?

Mr. Hellman: It shouldn't take more than 180 days. Usually, engineer decides based on the amount of work of how they give it a project completion date and usually it's between 180 days to 270. Something this size, I wouldn't imagine more than 180 days, if that.

Ms. Strickland: And the waterline hasn't been replaced since 1950's, 1960's?

Mr. Hellman: Yes ma'am.

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Ms. Lawson-Rowe: Sounds like it's well over due. Very exciting to have us be brought up to 1990 maybe rather than 2020.

Mr. Hellman: If it was in 1990, we probably wouldn't be replacing it.

Ms. Lawson-Rowe: Exactly. So were moving our way up, were inching up.

Mr. Hellman: So not only is the age there but the type of metal the pip is, it's more aggressive for corrosion and it causes way ore main breaks. It's made out of a cast iron pipe verses <INAUDIBLE> which is a less inferior material and causes it to corrode faster in our ground with electrolysis and all that. I can go on and on but....

Ms. Lawson-Rowe: So what I am hearing is we are improving the infrastructure?

Mr. Hellman: Yes ma'am.

Ms. Bryant: You mention this is back from 1950's 1960's, do you have any idea around the City about how many sections of sewer are still left that are this age?

Mr. Hellman: Well this is a waterline project.

Ms. Bryant: Oh, I am sorry.

Mr. Hellman: No, it's ok, it's often confused. But we have 145 miles of water main and I can tell you we have only replaced probably 10% of these mains.

Ms. Bryant: Do you anticipate any more in 2020.

Mr. Hellman: In 2021, I do anticipate, I have sent out copies of our CIP plan to you guys so that you can see our future. As of right now they have no changed. In 2020 we plan on finishing out Roselawn like we did in 19. The one side of it and then were trying to finish the other side of it.

Second by council member Lawson-Rowe and the motion carries for its first reading at Council.

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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH EMH&T FOR THE SURVEY AND BIDDING FOR THE SEWER IMPROVEMENTS 2020

Mr. Hellman: Yes, this project is also to contract with EMH&T for, were under directors finding orders that we have to replace so much or repair so much of our sewer mains within the City. This is just a small project to offset the CIP funds that are not as high as they should be so they are... we're trying to cut back and do a small project this. The idea is that we will line, what they call cured in place pipe. Its CIPP, what they do is they blow this insulation in there and it hardens like a solid pipe. So it's kind of rehabilitating the sewer main that's already there. I think they plan on doing thousands of feet.

Ms. Strickland: So this is coming out of the CIP funds?

Mr. Hellman: yes ma'am.

Ms. Strickland: Ok, was this budget for this year to do, this particular project?

Mr. Hellman: It was in our CIP plan package, yes.

Ms. Strickland: Ok and do you recall how much this particular project was for?

Mr. Hellman: This is just to hire the engineers for this project to do the bidding and design. The actual project, we won't know that until it goes out for bid but the engineers have it costing around 285 to 295 thousand.

President Jenkins: For the sewer improvements is there just a particular part of Reynoldsburg that needs sewer improvements because there are certain parts that are older than other parts.

Mr. Hellman: I would say all of Reynoldsburg needs...

President Jenkins: All of Reynoldsburg?

Mr. Hellman: Except what we have already replaced within the last 5 years. It's going to be ongoing, forever from this point.

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Second by council member Lawson-Rowe and the motion carries for its first reading at Council.

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
CONTRACT WITH SENSUS AND FLEXNET TO INSTALL TWO METER
READING TOWERS**

Mr. Hellman: This is my project that I am trying to do. The purpose of this is so that we can, this system will create a portal. So they costumer can see their own water meter. They will be able to see how much usage they used on a daily basis and if they so choose to be able to go pay that bill on a weekly monthly basis, however it is that they decide to pay it. Right now we currently bill on a 90 day period so if you have a leak on the 8th or 9th day and it goes 8 or 9 more days later and you don't know you have a leak. Next thing you know, you have a \$2000.00 water bill. And I am trying to get to the point where we can prevent that or at least minimize it to the very nearest. This will help our customers be able to see their own water usage. This is a portal and it starts with these two towers. It's not a tower, it's basically an antenna that attaches to our water tank or a cell tower. Which will allow us to pick up meters that have already been converted. We are about 57% right now converted. We will be able to pick up those meters and read them daily and if somebody has a high usage, once they are already on the conversion, they will be able to pick that up daily and send a work out order, send one of our work order people to go and say hey you may have a high usage, you might want to check and see if you have a leak. Right now its 90 days out. They have 10,000 gallons of usage they didn't account for.

Ms. Strickland: And also this can possibly be a cost savings to Reynoldsburg correct?

Mr. Hellman: Well I would love to tell you yes and no but what it does is it prevents us from using a contracted meter reader. So we will save money there but we will offset that with the cost of the program, the software. We have to pay maintenance cost on that, so it's going to cross each other out. Were probably going to pay a little more but it's more for the customer, for getting them to be able to say we in the City of Reynoldsburg don't want you to have a high usage, we don't want you to use water that you didn't use that we have to pay for.

Ms. Strickland: Are we saving the customer?

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Mr. Hellman: This is more set up for the customer than it is for us but again, it goes back to if we can save them money by not causing that water leak that they might have in their home, it will save us a lot of headaches that we might have with our customers. Sorry there is no other way to say that.

Ms. Strickland: Well we are helping our neighbors out so that's always a good thing.

Ms. Lawson-Rowe: It sounds like our customer service would increase for residents for our neighbors, knowing in advance that there is a water leak.

Mr. Hellman: Yes, the customer service will increase when it comes to if they have a high usage. We will generate a work order and send that to the customer explaining to them, hey we did a reading on you yesterday, we got a reading on you today and you used way more than what the program says your used to and we just want you to be aware of it. So yea it will be proactive verses reactive.

Ms. Lawson-Rowe: I appreciate that. One other, you mentioned converting some of the meters, what percentage of the meters are already converted and is there a plan and what part of town, I know that was kind of loaded.

Mr. Hellman: Well this started out to be my plan but I had to cut it back because like I said the CIP fund on the sewer side is kind of low. So I cut it back to just get the towers going to get the customer service going and then I will re-approach it here in March or April and I'll come back and ask for the money to buy all of the rest of the meters that I need. I need 40%, 40-43% of those meters purchased to finish out 100% of Reynoldsburg to do a full radio system. And I'd like to be. You know Grove Port is a 100%, Columbus just went into contract with Sensus, and they just spent \$600,000,000.00 to go radio reads and radio towers. So everybody is going this way, this is a good thing for the customer.

Mr. Cotner: Great idea and I am glad were moving this direction. 43% more meters to get, ball park on that cost.

Mr. Hellman: 43% radio reads.

Mr. Cotner: Right but I mean how much...

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Mr. Hellman: We only need about 1% maybe 2 for meters, actual meters.

Mr. Cotner: I thought you said we still have 43% of the homes that don't have those meters?

Mr. Hellman: They have the touch pad which is a manual read. You need to put it on the radio read device on the home which is what I am trying to convert. When I started here there 7700 that needed to be replaced which was less, a little bit less than half. We have since added almost 10% and almost converted one cycle. We're about 500 radio reads shy of putting one cycle to full radio read. When I say cycle, I mean we read 3 cycles every 90 days. Every 30 days there is a new cycle read. So with the one cycle, it is 1/3 of our system being read every month. And every cycle has about 45 to 4800 meters that are being read. They were all about 50% manual reads. I have converted, like I said, 1 whole cycle to radio reads. And what I have done, is they have some of these houses have an SR22 meter in it. Which is compatible, all you have to do is put the radio device on there, on the home and program it for that radio read device and walk away. And it is now the new system, it reads every hour. They are getting a reading every hour to their home. Now, they are only getting it every 90 days.

Mr. Cotner: I got that, I am just more worried about how many homes we still have to get this equipment to. That's the bigger concern and why we are doing the radio towers before we were getting the homes prepared for it.

Mr. Hellman: If you want to actual number for the radio read devices, we need around 5200 radio read devices. About 400 3/4 inch water meters, 100 5/8 meters and several larger meters to finish it completely out. That I don't know that actual number.

Mr. Cotner: We have mentioned several cities that I am sure things are going well. The accuracy of this equipment is spot on? Has there been challenges of that?

Mr. Hellman: With all technology there is always glitches. But as of right now Sensus is the top mark of their system out there. They run a two megawatt verses one. Where the rest of the meter readers that are one Megs, so they are top dollar, top line.

Mr. Cotner: And with this immediate reaction it comes to your staff here. Do they, again the goal of this is customer service, are they reaching out to the customer. Hey

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we see this happen, are they contacting the customer directly or does the customer have to be logged in to find out that they had a leak or a problem of high usage.

Mr. Hellman: This will be found out by us. If they chose to get on there and check their own readings out through the portal they will be able to do that.

Mr. Cotner: right, but most people aren't going to.

Mr. Hellman: The work order will be generated in house. They are going to come to us daily.

Mr. Cotner: And then if a high usage is notified, you will be able to contact and reach out to that customer. 3

Mr. Hellman: Well the program is automatically set up on a high usage program. So it automatically send an alert and creates the work order and it will be generated and followed up on.

Second by council member Pyakurel and the motion carries for its first reading at Council.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH OHM ADVISORS FOR GENERAL CONSULTING AND PROFESSIONAL DESIGN, AND DECLARING AN EMERGENCY

Mr. Bowsher: This ordinance is before you to accept OHM Advisors for general consulting and professional design services. As our third contractor, they would be a backup. We have currently EMH&T and CT Consultants to a 4 year contract and the beginning of this month. This is accept a third contractor as we had in the previous two years. OHM helped with our Comprehensive plan, it was approved unanimously. Some of our zoning code they have done the Lancaster and Main parking lot design. They helped the three million dollar awarded OPWC grant for the Main Street improvements. Additionally, they worked on some of the landscaping with EMH&T in collaboration for Davidson Drive. And so they are working collaboratively with myself and our staff here at the City as well as our primary consultant. They bring a different sort of set of expertise in planning and design and development. They are based out of here, east side of Columbus. And I just ask that we approve of them as being our third consultant.

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Mr. Pyakurel: Just for the record you already this question but why do we need the third consultant when we have a second one.

Mr. Bowsher: It's to get a breath of fresh air of different sort of aspects. The first two are very engineering heavy and that's great when we're doing water line projects as you saw with EMH&T and some of the things that we were doing but it's good to get a new set of eyes and different sort of expertise to help the City move forward.

Mr. Cotner: What is there that overlaps between OHM, EMH&T, CT? Are there things that they each will do independently of each other, will they work collaboratively together or again, what are we... Is there something that they are going to specialize in more than someone else that we are looking at with them?

Mr. Bowsher: I think they specialize more in the planning, design and architecture more than the other two. I believe EMH&T has one planner on staff. CT has two. They are not even based in Columbus. But they have a whole division of OHM that's based on architecture and planning here. Their engineering focus is based in the state up north where those offices are. They can provide all of the same services that EMH&T does but we will primarily be looking at them more planning and design, landscape architecture work which is what they have provided for the City. Not that they can't review. And typically what a secondary will do, they will provide some of those supplemental services such as those or in addition if anyone of those firms is a doing site civil work for a developer in the area because all of them do private work, that's where the majority of their revenue comes from The other ones because you can't review their own work, the backup would come back in and review their work for them. So that way there is a balance of power there.

Ms. Strickland: My question is and why do we have to declare is why do we have to declare as an emergency?

Mr. Bowsher: That would be up to Council, you could take that away if you so choose.

President Jenkins: Have we used OHM in the past?

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Mr. Bowsher: Yes, as I had mentioned they did our comprehensive plan, they worked on the designs for our zoning code. Our Lancaster and Main parking lot, they did the designs for that. They helped us get our 3 million dollar OPWC grant and they did the Street Scape project. And they have been working collaboratively with EMH&T on 2020 street program and Davidson Drive. They are already consistently working in the City and I just want to continue that partnership. Brian Anders, our City Engineer, is in favor of this. They like collaboratively working together because they know that they have a balance. Where EMH&T is strong in, OHM picks up in the other things and it's a great balance.

President Jenkins: Is there a reason why OHM wasn't selected before the other engineering, is it CT, is that the other one?

Mr. Bowsher: I wouldn't be able to speak to that, I think there was a rating scale that came out. CT I believe had one. I did not see the scoring sheet, my personal scoring sheet, OHM was secondary to EMH&T.

Ms. Strickland: I would like to amend the emergency and have it sent back to the committee for a second reading.

Council member Pyakurel seconds motion to be amended to remove emergency language. Amendment carriers.

Council member Lawson-Rowe seconds motion to be sent to Council for first reading as amended. Motion carriers.

Finance & Administration Committee

Council members in attendance are council member Baker, council member Bryant, council member Strickland and myself and President Jenkins.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
CONTRACT TO PURCHASE REAL PROPERTY AT 1140 WAGGONER ROAD,
AND DECLARING EMERGENCY (FIRST READING 1/13/2020)

Mr. Salvati: As stated earlier there was an amendment, the pricing was changed slightly. I am going to go ahead and move to amend this ordinance to reflect the final purchase price \$65,319.24, replacing the \$65,000.00.

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Council member Bryant seconds motion to be amended. Amendment carriers.
Council member Strickland seconds motion to be sent to Council for second reading as amended. Motion carriers.

AN ORDINANCE TO APPROPRIATE FUNDS FROM THE UNAPPROPRIATED GENERAL FUND TO THE POLICE DEPARTMENT ACCOUNT 110.111.5207 LAW ENFORCEMENT SUPPLIES FOR DONATED MONIES RECEIVED

No remarks were made on this item.

Second by council member Baker and the motion carries for its first reading at Council.

AN ORDINANCE TO MAKE FINAL APPROPRIATIONS FOR EXPENSES AND OTHER EXPENDITURES OF THE CITY OF REYNOLDSBURG, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2020

Mr. Salvati: This was mistakenly put forward as an emergency. I will move to remove the emergency language from this ordinance.

Council member Bryant seconds motion to be amended to remove emergency language. Amendment carriers.

Mr. Salvati: The reason we are able to remove the emergency language from this is because we have plenty of time to contemplate this because the Mayor and his staff got this to us January as opposed to the end of March when we would have no time. And I know from talking to Mayor Begeny there were a lot of tough conversations that were had and some unhappy people but in the end we have a balance budget. We are actually \$3000.00 in the good column.

Council member Strickland seconds motion to be sent to Council for second reading as amended. Motion carriers.

AN ORDINANCE TO APPROVE THE APPLICATION MADE BY MARGARET AND RICHARD HARVEY TO HAVE CERTAIN LAND LOCATED WITHIN THE CITY OF REYNOLDSBURG LOCATED ON SUMMIT ROAD, PERMANENT PARCEL NO. 107-017808-00.000, DESIGNATED FOR PLACEMENT IN AN AGRICULTURAL DISTRICT

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No remarks were made on this item.

Second by council member Baker and the motion carries for its first reading at Council.

CLERK OF COURT REPORT

The Clerk of Council read the report into the minutes

RESULT:	READ INTO THE MINUTES
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Treasury Board Minutes

TREASURY BOARD MINUTES

There were no remarks on this item.

Work Session on the City Zoning Code Revisions

Mr. Bowsher: In late 2018 the City charged myself and my staff, the City of Reynoldsburg to select a team. We selected Calfee Zoning. In partnership with OHM advisors to undertake a comprehensive rewrite of the zoning code. It was to take the comprehensive plan that was unanimously approved by Council and to take its future land use map and create a zoning code that we could actually implement all of the design and planning and hard effort that was put into that. When we brought on Calfee they were excellent, by far reaching as far as there scope of work. They do three different modules. The first module started in 2018. The purpose of this was to evaluate what we had and what we needed to change. A lot of the stuff got thrown out, a lot of it got changed and it was to identify provisions of the existing code that potentially could work and what was not working and what was going to prohibit us from doing the things in the comprehensive plan. So we had four meetings in and amongst this module and then moving forward in module two was preparing the code and calibrating the standards. So building upon the project goals and objectives established during module one. The consultant team worked with City staff in module two to develop the standards and measure to be incorporated into the updated zoning code. The consultant team created the following discrete tasks within module two and we had 5 different meetings. We had a steering committee that was assigned by Mayor McCloud. We continued to work with them as we shaped that map that we built out the zoning code map. Module three, which is where we are still in currently. As of today, was to draft and finalize the zoning code. It was to take all of the legislation and all of the codes within the districts and the zones and the map and mirror it together. And we have had several meetings since then. Come before you with a

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fairly complex, very comprehensive new zoning code. I just open it up for questions, comments and concerns at this nature and we will try our best to answer any and all questions that you may have and start this dialogue.

President Jenkins: Can you help us understand what those exact revisions are? To the zoning code, what revisions are made to the book that you originally had or is that to the comprehensive plan, the difference, and the revisions.

Mr. Bowsher: We basically went through the old code and since it was built in 1969, it basically didn't hold well with what we were trying to do in our comprehensive plan. So the majority of it got thrown out. It was very old, Euclidian way of doing things. Basically, I don't want to get into a history lecture but we say Euclidian because in Ohio we invented zoning laws in Euclid, Ohio and that was to separate housing from industry. Now the industry is a little bit different so our codes need to be written a little bit different. We're allowing different types of mixed use, we took a lot of the principals from our inside 2050 with MORPC, that we signed on and we agreed that we would be a part of. So we took that and we created this comprehensive plan and this future land use map. We took that future land use map and overlayed it and decided what we were going to need to do to build those typologies which you find in the new zoning code. And the idea of it was to basically allow that development to happen those patterns, by still preserving single family homes and other development that was in there. There are some nonconforming uses as we can see but those are outdated sort of uses that are within that code. I don't want to go too far into it, it's very dense and thick but I will answer any questions that you have.

Ms. Jenkins: For example, there may be, and this hypothetical, this isn't anything exact but if you have a property that is zoned for farm land and that has to be re-zoned to use for housing or multi use housing or apartments, things of that nature, is that what we are talking about?

Mr. Bowsher: Correct. Basically what we have done is we had 21 different zones, no districts. And a lot of them clashed, they overlapped, we had a very clunky code. There were parts in it that basically contradicted themselves. So now we have paired it down to 7 districts and zones that all mirror and play well with our comprehensive plan, so the idea was to get rid of the redundancies and the duplicates within that code and make it more streamline. It was all text based as well. In the zoning code a lot of us don't learn or can't comprehend or learn just by reading. Sometimes we need visuals and we need diagrams and so this is really nice mixture of all three of those diagrams, pictures, as well as words to sort of describe what we are looking for within that. Without having to fully read every single

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paragraph. And a lot of the developers, this is what they are moving forward with and it's easier and more user friendly to utilize. Also, what we wanted to do is make sure that our residents, if they wanted to put up a shed or a fence that they are not having to look through 60 year old jargon to find out how big of a fence that they can build. We just simply give them a picture and say this is what you're allowed within the City. They can come in and pull the permit and Emily, our Planning and Zoning Administrator can approve it.

President Jenkins: So the now seven zones that we have, can you give us an idea about where those seven zones are located?

Mr. Bowsher: They are in various areas. Do all of you have an updated copy of the zoning map? So this very much mirrors the comprehensive plan if anybody is used to it. I know we have got a couple of members that were on the steering committee. Within that you can see that the blue is the Brice and Main district. This is very similar to Grandview Yard, Bridge Park in Dublin. This is very sought out. We have new shops and restaurants and office space. Next you can see that the largest area is the yellow. The yellow is called suburban residential. Suburban residential is your single family homes and traditional suburban development. We have even pre-zoned large portions that are still not even in the City and still yet to be annexed. Additionally, you see the next phase is the green space. And this is encompassing churches, schools, park space. Also includes cemeteries and other open space. Development patterns. Next you will see a light pink, those are your industrial areas, your job centers, the Ag Lab, the fire marshals academy, L Brands, Dynalab and some areas along Brice Road that we called out in our comprehensive plan to be innovation districts. One of the other major ones you see is the light pink, that's the Main Street district. It's very similar to the Brice and Main district but it's a lower density. And that conforms to the insight 2050 plan that MORPC had pulled out and that we adopted as part of our comprehensive plan in addition. That goal of that is to make transit oriented development. We are one of four different areas that calls out for bus rapid transit or light rail systems within central Ohio. The goal of that is to allow people to move freely in and out of the City and to create these jobs centers and hubs. So we are the second phase of that. And we are looked as a high potential area for bus rapid transit with 800 untapped redevelopment acres within the City. We also have the red area, that's our community commerce which is our typical commerce district. That's basically your Walmarts and shopping centers, your retail and restaurant space. And then lastly you have the orange which is your medium residential. Those are condos, town homes, duplex's and apartments complexes. Those fit within those typologies and basically what we did was we saw what developers were building, we looked at what was already existing, what worked

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and what were the typologies that were worked within the existing confinement of the different neighborhoods and the areas and we built that code to match.

Ms. Bryant: I notice that there is a very small section that's got the color notation of East Main Street district that is north of Main Street, what appears to be Taylor Road.

Mr. Bowsher: You will have to point that out to me, is that ok. That's red. That's the little shopping center. <INAUDIBLE> I totally left out, and I apologize, the two gray areas that are in the center area of the City, are the two Old Reynoldsburg district. Old Reynoldsburg Commerce District and Old Reynoldsburg Neighborhood District. Two completely different distinctive styles but the neighborhood district is more of your homes but does allow for sort of light, very light commerce. Little corner stores or little artisan type things in the neighborhood that you would typically find within walking, within an old part of the town. The commerce area, it's to hold that historic character but allow some of the same functions as the other East Main Street district to allow sort of that walkability, shops below, retail and then housing. So it's a nice mixture.

Mr. Salvati: My crash course education in zoning started back when they wanted to put an apartment complex on Taylor Road. I have no interest in getting into it with anybody whether you like that complex or didn't like that complex but the process that we went through was painful. And I know Council person Bryant, Baker and Cotner were all here and it was painful and I tried from the audience out there to understand our zoning code during that process and it just became so evident to me. I leaned on Mr. Bowsher a lot to try to explain to me what the heck our zoning code meant and it just became apparent to me that it was an absolute mess. Not only was it an old zoning code but there were changes on top of changes on top of changes and something were grand-fathered in and other things weren't. It was hopeless for me to actually try and understand it. I am so glad that we went through this process, even though we are working through some details here but trust this poor person to try and understand our old code, this is so much better to understand. I can read this book and have read through this book and I don't get into all the nitty-gritty of setbacks and what not but I understand it. I am not going to claim this question, it was a conversation I had with our Clerk of Council. Who's had to go through this before? So when this goes into effect, it's going to go into effect probably in some form or fashion and then there is going to be, at least I have hear, quite a few of our businesses and what not that end up having non-conforming, whether it be signage or what not. I know nothing will happen right away, as long as its existing it will stay existing. But I was wondering if there is a process to alert anybody that

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ends up having a nonconforming piece of their business or what not so that it's not a surprise to them 5 years from now when they go to change it to find out the one they have doesn't conform to our zoning code, to tell them look your fine but if you ever want to replace this sign it's out of compliance.

Mr. Bowsher: Our goal was not to try to make a bunch of nonconformist to the City but it was to try to build districts that were uniform and alike and towards our comprehensive plan and what we sort of expect and demand of new development moving into the City. We also want to be very development friendly and open it up to the market. And for us it's working with those and I think we have a great Planning and Zoning Administrator and she'd be the front person with those individuals come in to ask for some of those changes. We didn't want that to be sort of one stop across the board. There is different types of sign regulations as you mentioned for each of those different districts. Some of it loosens it up like we didn't even allow for sandwich board signs in Old Reynoldsburg, which you know that's a lot of the small little coffee shops or businesses you would think you would put a small sign out or something like that but it was actually, you know to be nonconforming and you would get a violation notice because of that. We tried to loosen that up to more modern times and how businesses work. In addition, we are not requiring anybody to change anything about any of their properties until becomes so detriment or if it was falling apart or something of that nature. But a lot of this stuff would be grand-fathered in as they go to move to change it, we would want them to conform to the new standard to make sure that it looks uniform across the board. I think our hope is that we saw that Main Street in general was a prime opportunity for new development and us picking what that looks like moving in the future. Walk-ability, 80% of our population lives within a one mile walking distance of Main Street. I think we want more of that, we want more trails and connectivity to our Main corridors. And I feel that with this opportunity, we are going to see a lot more changes in this development pattern. So I think a lot of dilapidated structures that we see now, will eventually be torn down and reinvigorate or reinvestment. I think we are already seeing that in Old Reynoldsburg with Tempe Taco and the property that's two doors down from it, they took that roof off, it's very conforming to what we are looking for and that's kind of the look and the feel. But I think we will do a really good job, as best as we possibly can working with those businesses to make sure that we are not displacing them. Especially with the small businesses that we want to stay and remain within the City. But we will try to stick to this as best as we possibly can. It's not simple and it's not easy and change is extremely hard. We feel that we need to have this guiding frame work for us moving into the future. If you go to some place like Dublin, and we are certainly not Dublin, they are one of the hardest places to build in and it's because they have very strict regulations and everything looks uniform. I

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think comparatively to those types like municipalities, were a little bit easier and obviously because we want to make sure that we are development friendly in this City first and foremost.

Mr. Warner: Donnie Warner from Calfee Zoning. It's been a pleasure working on this project with the City. And just to add to your question regarding nonconformity. One thing I would say is that it is probably impractical to notice to everybody who potentially could have some nonconforming aspect to their property. But what we have been able to do to Andrew's point is to draft a code that's broad enough to embrace a lot of uses and sign types so that we are not creating a lot of nonconformity. And to the extent we are, there are a couple provisions. There is one nonconforming sign provision. It actually allows you to continue and maintain your sign moving forward and only really need to replace it in the event it's totally destroyed or damaged. And the same would go for a use as well. So there is some relief in there as well and that's how we can address that concern.

Mr. Salvati: Now I am going to ask you the tough question though. I know it will help us too but I also there is a lot of people in the audience that want to know. So from the first time I saw this zoning code, months ago, to now, there has obviously been concern over the Waggoner Road, some of the choices that were made for Waggoner Road. I know you have talked through them with me numerous times, how the original decisions were made and the journey we have taken to today. Can you just as briefly as possible go through where we started with the zoning and Waggoner Road and where this current map is now and what compromises we have made and where we are right now?

Mr. Bowsher: As I have spoken to a little bit before, we took that future land use map and we basically kind of mirrored it over. We made some slight changes. We even had our own redundancies and we didn't even simplify it even enough. As you can see on your map, I am going to try to approach so I can point out some stuff if that's ok. So one of the things that we had is if you see these two orange areas, this orange and that orange along Waggoner Road, there was actually a connecting line that went across. And that was part of that future land use map that we talked about. What we did was, there were some residents from Waggoner Road, I know of them are here tonight, so thank you for coming again. We worked with them, they asked for a workshop, we had Donnie Warner, myself, some of our other staff, City Attorney Chris Shook was there as well and we worked with them to try to find some compromise. We pushed back some of that orange back to just a few parcels that are surrounded by a VFW, a mobile home park that is pretty high density, a apartments and condos across the way and a church to the north. So we felt that within that development

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pattern that a medium residential in the most desirable use and what could actually be bought and purchased to be developed on that land. We then discussed with them about adding an additional parcel to off of Waggoner Road for the City to emphasize a Waggoner Road entrance to Pine Quarry Park, which you have taken a look at tonight and hopefully will approve the purchase of. That will act as a new entrance and I know Donna Bauman, our Parks Director, our Mayor, myself have had numerous conversations about the possibilities in the future that that holds and I think that those look really great and I think it's something that the friends of Pine Quarry would be very proud of. In addition we changed some of the other orange areas to suburban residential and we changed those to churches, Messiah Lutheran and St. Pius, to green to reflect the open space. Those were an oversight as well as the cemetery to the south of those two other parcels. Since then we have changed some other smaller detailed districts throughout the City. Primarily our focus had been on Waggoner Road and working with those citizens, I think currently right now, if I am not mistaken, those two parcels that are still orange along Waggoner Road are the only ones still in contingent but that's how we have gotten here to this day.

Mr. Baker: And this map will be online for those in the audience to be able to see?

Mr. Bowsher: Yes sir. This map in its entirety unless there are changes made from this Council or Planning Commission. This one would be the one that's pushed into the zoning code as well as what's published in our GIS database system.

Ms. Jenkins: Can you explain if there were any changes to the zoning up on Taylor Road. The specific would be the location that is farmland. Right before you get to Main. Where there is some zoning that was done there.

Mr. Bowsher: The one north of Kroger. Well I just want to be very clear that every parcel in the City got re-zoned or is in the process of getting re-zoned. Nothing is staying exactly y the same. A lot of the yellow single family home, those are staying all the same, were not changing any of that. Primarily, we focused in on Main Street, Brice, 256 areas. What's currently out there north or the Kroger, is what used to be the old Taylor Chase condominium complex and we zoned that to stay with that same typology.

Mr. Salvati: I think most people understand this but I might as well state it out, this is strictly a workshop for us, this hasn't come back from the Planning Commission yet. The Planning Commission has one more, well at least one more look at it, before they would decide to send it to us. In which case would have two more readings of it. This isn't, I think that was clear

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but just in case it wasn't. This was just a chance for this new Council to hear from Mr. Bowsher and the firm the re-zoning and so that we were all on the same page as to where we are. Since none of us have really ever talked about this all as a group.

Ms. Lawson-Rowe: Regarding the two orange areas that you shared in terms of a compromise. What needs are addressed with the compromise of those orange areas along with open green space?

Mr. Bowsher: Are you asking me what the benefit of having those two remain?

Ms. Lawson-Rowe: What needs are addressed?

Mr. Bowsher: I think for us as whole in central Ohio, just strictly talking from the economics of it, I think that we are in a housing shortage. I think you can see that our housing prices are rising about 5.5% every year. We have a needed influx of building new housing, new product, both lease-able and owner occupied with the City. We definitely need more of that. We also want to conserve our green space. I think that is very much of a need. In addition I think that these parcels here, they conform within our already existing TIF district. So they can help a lot with the infrastructure within the adjacent area meaning Waggoner Road. So I think they will go a long way with helping curtail some of the additional concerns along that roadway. Which is why we feel it is important, not only because of the use structure and what surrounding those parcels but also what those parcels could potentially benefit if someone were to develop those.

Mr. Pyakurel: This is off of a lot of thing I read social media and I think there is a lot of questions being asked on traffic situation there. How are we going to address those traffic situations, there are several different questions being asked on those things.

Mr. Bowsher: We talking specifically Waggoner Road?

Mr. Pyakurel: Yes, Waggoner Road.

Mr. Bowsher: For two times in a row we went after grand funding for Waggoner Road, both times we were denied and we even got less points the second time. A lot of that is because Waggoner Road, as busy as it is on certain times, the road itself, meaning just the asphalt, it is not in dire disrepair. It certainly needs walk-ability it certainly needs either sidewalks or multi use paths. I highly recommend we move forward with more multi use paths for

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connectivity. The topography of Waggoner Road can be dangerous in certain areas. Which means that people shouldn't be jogging at night. We certainly need to have that walk-ability along that. And then we definitely need right turn lanes especially on a main street to help with some of that traffic congestion. And additionally, it would cost the City an exponential amount of money to gain the right of way access. The City of Reynoldsburg only controls 31% of Waggoner Road. The other half is controlled by the county or combined with Jefferson Township and Truro Township. So we would need to acquire that which obviously cost money. The overall budget, when we looked at it to redo Waggoner Road in its entirety is about \$16,000,000.00 it's quite a bit. We also get awarded points by traffic congestion. These are numbers that are posted MORPC. They do traffic studies, they have counters that are on the road. If you ever see the black line across that you drive over, those are counters. We get about 15,000 cars a day on Waggoner Road. Which is much less than the 40,000 cars that we get on Main Street. So we don't necessarily reach that threshold to get the additional points for that as well. Even though it could be very congested at certain times, it scores very low on that. So what does that mean for us? Well, it's a chicken of the egg sort of situation as the Mayor has suggested as well. We have to have development to fix other things. We want new shops on Main Street, well we go to have the different development, and we got to have re-development. Those parcels down there makes a lot of sense as far as infrastructure improvements. Immediate improvements that would help that congestion. And I think any future development that does happen on Waggoner Road, they need to be held accountable to bring dollars to the table to ensure that they are providing some of those amenities that we didn't require in the past. A lot of these got grand-fathered in as our Auditor Cicak would tell you, we don't build sidewalks, and developers do. And we need to start holding developers more accountable for the practices that they have and we need to continue to follow through with it. So any future development I think in this City, we need to ensure that they are providing some of those amenities to the table and we are not overlooking them like we have in the past.

Ms. Bryant: You referenced the grant that Mr. Sampson had previously applied for twice. Have we identified any other possible sources of revenue or grants? Because it seems impractical to put all of our eggs in one basket.

Mr. Bowsher: I think there is always other avenue to explore. To take project that size it would detriment about four years of our Street Program where nothing else would re-paved. We could never access that money, so that way is just not feasible to do it. There are always smaller grants but not enough to break off that large of a piece. The Ohio Public Works was out best bet of getting it all done or at least getting it done in phases. And even breaking it in

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half at \$8,000,000.00 is just not enough. There is only so much grant and typically the majority of the funds go to the City of Columbus or Franklin County. When I submitted for our Main Street one we score 231 points and we were the third highest there. Comparatively, we were scoring under 200 for Waggoner Road.

Ms. Bryant: Well given the fact that Franklin County is responsible for a decent amount of Waggoner Road, have we had conversation with them to try to pony up?

Mr. Bowsher: We have discussed that with them and the townships. As I had previously mentioned, they are worried about the asphalt pavement look and feel and it's completely drivable. That's all they strictly care about and I don't want to put anything on them and our brother and break any sort of communication we have with them but that's really their main function and goal is to look at that. Just as ODOT does when we are repaving Main Street, they are doing the asphalt portion. They are grinding it and repaving it for us, anything else outside of that are luxury items. And it doesn't warrant a full repaving effort actually on Waggoner Road based on its current condition, just saying asphalt not anything else.

Ms. Bryant: And the \$16,000,000.00 projection, does that include sidewalks at all?

Mr. Bowsher: It did. It included an 8 foot wide multi use path that actually veered based on the topography to get it across. In addition, some of the additional money that came was acquisition cost, street lights curbs and gutters. We went down to an \$8,000,000.00 project, which didn't include any of that which was just the widening of the road itself. But some of the problem that we also still have that which is why it increases some of the cost is when you start getting into some of the mounding, were tearing into people's front yards and it starts getting really close to some of the houses that are pretty close to the road. So these are challenges that are not insurmountable they just cost.

Mr. Cotner: First question, notification to people about this. We're rezoning every property, we have said that time and time again in conversations and planning and here. How are all of these businesses and the residents being notified? Again I know, a sign blows down, you know you got to replace up to code, what if they sell their property. All the sudden their new property, their new owner can't use their same business there, it limits what can happen there. So there is a pretty significant financial long term impact on these businesses. So what's been the communication to reach out and make sure we are notifying how this effort is being done and what's going to happen to peoples properties that are now being rezoned.

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Mr. Bowsher: We took a look at some of our businesses for one, we followed to the T of our code of ordinances. Which is, that when its more than ten parcels that are being rezoned, we put it in newspaper of public circulation as we have and we have had the meetings that are required. As well as the public meeting that we had also had and obviously we've had several meetings and I think a lot of this is brought to light even further of our community coming together which is helped even draw more attention to it. I think that when we have looked at some property owners on Main Street, I think a lot of them are very enthusiastic about the potential on what they can do. As Donnie had mentioned from Calfee, were not trying to prevent anybody from currently having what they are having but we want to make sure any new development is our primary focus moving forward conform to what we're trying to take a look at. I would say because of that there is an undue burden that's passed onto the business owners. I also feel that if they were to sell the property, that is what your title company is for, your title insurance, they are there to sort of do that due diligence and the work behind the scenes so they can ensure. We get calls all the time, Emily gets probably daily, of businesses that are selling and the banks and the titles companies call her and ask for zoning verifications and what they are allowed to do and what they are not allowed to do. So they definitely follow those steps and as I said, all of the residents in the City will go unaffected by this. It doesn't limit what they are already currently doing.

Mr. Cotner: And then on the two that we have touched on frequently here about those are the Waggoner Road and the Taylor Road Property. They are listed as residential medium and the residential medium list everything of permitted uses from Community Park to an outdoor recreation to a single family to multifamily. So there is a significant amount of optional permitted uses on those two significant parcels that drew a lot of attention recently. A lot of negative attention and neither successful toward what the community wanted. So with those two parcels particularly now to be zoned as residential medium, we would have, for example under this new code, the first thing that each of those groups brought into us would be what we got. And remember and even we still, from what they started as to what we came back to was a significant improvement. What controls what abilities to have impact in those areas are we going to have by completely changing these?

Mr. Bowsher: There is an oversight, it is our Planning Commission. Which is appointed by our Mayor and approved by City Council. The goal of that and per our charter to have qualified members and real estate engineering, architecture, planning backgrounds and fields. So the goal is to get to as much qualified individuals on those so they are providing most up to date and finer detail some of those plans and functions. Additionally, as Councilman Salvati had mentioned, we also don't want to provide some undue burden to a certain

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developer. However we do provide different standards that were in this zoning code. And then the goal of planning commission is ensure that they are not only adhering to that but we are raising ourselves up to a higher Reynoldsburg standard for those type of developments. But in doing so we wanted to make sure that this was market driven and open to different types of development patterns that we felt would be conducive in to those different areas. Allowing that market shift swing and it's based on different developers and their development patterns and typologies that works for them. And what they feel they can get a return on investment in our community; however, we, at the same time, are holding them to a standard that we think that we really need to set for ourselves. Certainly we worked with those, same two, same developer, you were here I was here during that. It was a lot of big contention that was over those two parcels and that specific developer and what they were building. But was it more about the product or more about the use? And I would say it's probably more about the use then it was the product and those two cases that why they were denied. That doesn't mean that those are not the best uses for those particulars parcels also meaning that specifically on the Taylor Chase one, it was already pre zoned for those condos, so we are following suite and allowing that to remain the same.

Mr. Cotner: For those condos yes but not for the three story apartment complex that they were proposing to go in there. So there was a significant difference of the owner occupied condominiums verses the apartment complex that was proposed. And again with each of those, we were able to get more impact to say this isn't going to, again, at least it got better along the way. I still have a big problem if were leaving both of these in that way, it's a big concern. I think people clearly said these two parcels are a problem to go that route right now and I don't see anything that's changed in those area that impact that differently unfortunately that's still a big concern that a lot of residents have.

Mr. Bowsher: And I appreciate your concerns, I would be happy to hear a potential solution that you potentially have. I also want to point back that you know both of the parcels were called out for those specific uses in the future land use map that was approved by City Council as well.

Ms. Bryant: The property that were talking about over off of Taylor it has changed in the sense that there's now a turn lane there, is that correct?

Mr. Bowsher: There currently is yes. One of the things that we wanted to do is we listened to the residents on Taylor Road and they wanted a dedicated right turn lane right at the Kroger so they could get off of Taylor and get onto Main Street. Long time ago when L Brands was

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built they asked to put two left turn lanes and I know a lot of people were like why do we need two left turn lanes? Well the goal was they were supposed to not utilize Main Street or Taylor to get to 256, they were supposed to go out to SR 310 that was the goal. However they don't always do that, if at all. So we still have two left turn lanes with agreement that we had with L Brands. However we went ahead and put in that right turn lane to help with the traffic congestion that we were told that the residents were already experiencing and we finished that up in our 2019 Street program.

Mr. Baker: Speaking of that, since the agreement was two left turn lanes and more time then not the right turn lane going west on Main Street is more heavily used then going out towards the west. Is there any suggestion to possibly changing one of the left turn lanes to help even more ease the congestion?

Mr. Bowsher: I think it's definitely something that we can take a look at.

Mr. Salvati: To play off the concern that council person Cotner brought up, the only thing I would say is, I'll start with Waggoner Road, I am actually very concerned about that pretty much 100% in my case because of safety. I am concern about traffic but traffic is something we all have to deal with and if we can alleviate it I would love to do it. If turn lanes you know, but the thing that would prevent me from really supporting medium density on Waggoner Road is safety. Safety, safety, safety. However, why I brought that up is the Taylor Road apartments, most of that debate in my memory was about how weird our zoning laws were at the time and what density was allowed and what density wasn't allowed and we had that planned development which was convoluted and confusing. Some of it was traffic which I think some of that was traffic which I think some of that has been alleviated with the turn lane. I guess all I am saying is because of the new zoning code and how much clearer it is and because of the turn lane and because there is no safety issues, there are sidewalks on both sides of Taylor road the whole way down, I personally speaking only for myself am not as concerned about Taylor Road zoning but I still have a lot of concerns about Waggoner Road just because I mean, I know that we have more of a chance of getting some money to actually put a multi-use path or a sidewalk if we did keep the zoning as it is but still I don't know that I can recon with the increase safety concerns of even more of that many more people. It's not so much even the traffic, it's that many more people being on Waggoner Road with the possibility of walking it. That's what I wanted to add, I am not, speaking personally for Councilman Salvati, I am not as concerned about Taylor Road but I do still have deep concerns about Waggoner Road and I think about it every day and ill

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communicate if I come up with anything awesome for Development Director Bowsher. But so far nothing, but I am very concerned.

Mr. Shook: And just too piggy back on something that Councilman Salvati indicated earlier. This is a work session. I think that it's imperative to acknowledge to process that you are working through here. Council, at least the last Council had its first reading last year, sent it to planning commission for review. The process here for our City under the charter, whatever Planning Commission sends back, either approval or disapproval, if Council were to make a change to it at that time you would need to amend the zoning code at that point and you would need to have 3/4 vote to approve the zoning code at that point. So even though this is just a work session, it is imperative that some direction is given to Calfee Zoning and to the Planning Commission as to what Council wants to see happen so that when the finished product comes back, it's a finished product.

Ms. Bryant: We spent a lot of time putting together the comprehensive mast plan and the zoning rewrite was meant to reflect the contents of the master plan. So I mean are we dealing with any consequences for not having the rezoning that of the master plan.

Mr. Shook: So the state code provides for a prerequisite comprehensive master plan to zoning in townships and in counties. For municipalities and us being a charter municipality we are not required to follow it to the tee. We can deviate. The comprehensive would serve as a defense of course for the City that we put a lot of thought into the zoning code, that there was a rational basis behind the districts that were created and the properties that were put into those districts. But unlike a township or a county we can deviate without exposing ourselves to more liability.

Ms. Strickland: In the event that we do not, there is still some questions regarding the Waggoner Road effort, if we decide to move forward with the zoning code without the Waggoner Road or maybe still have some questions within certain parts of the zoning code, is it possible that we take certain parts or is it a one and all deal type of thing I guess.

Mr. Shook: To break up a piece of legislation in this scope into parts, we likely would create some significant problems until it's all completed. Because what you have here are districts that we are creating, you have new permitted uses and conditional uses in those districts and you have further restrictions that are uniform to all those districts. And so to break this up and say that were going to pass or were going to vote one particular district and then we will get to another one at a late time, would create a lot of unintended consequences.

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Unfortunately I don't think its best practice for us to pass this zoning code as whole when you get to that point.

Mr. Warner: I would say I agree with that from my perspective as well. Obviously, you should take whatever action you see fit but I think just to illustrate it, you know if we signed a certain sign type to perhaps to the Old Reynoldsburg District but then didn't update the new sign code then there would be all kinds of lack of continuity between <INAUDIBLE>.

Ms. Bryant: In retrospect I would have liked to have passed chapter 505 as one piece of legislation and I think we did it the way we wanted to at the time but there were some glitches along the way in making some of those changes. So having gone through a rewrite of a complete chapter, I think it's important that it be passed in one piece of legislation so that there aren't unintended consequences as attorney shook mentioned. Because we did have that just in the simple animal and section and this is much more detailed and more complicated than that was. And for that reason and the fact that we have multiple new members of Council, my suggestion would be that we stop tonight's work session and maybe bring back a second work session in the next Council meeting in February to ensure that we have a complete vision of what we are doing here.

Mr. Baker: I agree with you because that would be before the Planning Commission would meet again anyway. I agree.

Mr. Bowsher: This is scheduled to be on the next to be on the next scheduled Planning Commission which is the first Thursday in February, you will not have another meeting until after that.

Mr. Baker: I'm sorry I thought it was the second Thursday.

Mr. Shook: Council could call special meeting before the next Planning Commission meeting, that's always a possibly. And I believe that when we look at, so there is another central Ohio suburban community that is going through the same process right now, Marysville and it's kind of mirroring the same time frame that we are working on. Their Council earlier this month also held a special meeting to engage in a work session on their particular zoning code and we can see just how long this meeting is going now, having this work session. It might be helpful to have just one meeting where that's the only thing were working on.

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Clerk Prasher: Madam President that would be next Monday, February the third.

Ms. Bryant: I move that we schedule a special meeting to continue this work session on February the 3rd.

Ms. Strickland: I second.

Motion carriers.

Meeting to be held Monday February 3rd at 7:30 PM

LEGISLATION FOR EMERGENCY ADOPTION

4-2020

AN ORDINANCE AUTHORIZING THE CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST FOR THE STREET DEPARTMENT, AND DECLARING AN EMERGENCY --- Strickland. .

No remarks were made on this item

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

5-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE AN INTERNATIONAL BRAND DUMP TRUCK AND RELATED EQUIPMENT FOR THE STREET DEPARTMENT, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No remarks were made on this item

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

6-2020

AN ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE AN AERIAL LIFT TRUCK AND RELATED EQUIPMENT FOR THE STREET DEPARTMENT, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No remarks were made on this item

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

7-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE REAL PROPERTY AT 1140 WAGGONER ROAD, AND DECLARING AN EMERGENCY --- Salvati. Finance and Administration Committee.

No remarks were made on this item

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

LEGISLATION FOR FIRST READING

A RESOLUTION TO WAIVE THE PROVISION OF SECTION 971.16 OF THE CITY'S CODIFIED ORDINANCES FOR THE 2020 TOMATO FESTIVAL --- Baker. Development, Parks and Recreation Committee.

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No remarks were made on this item

RESULT:	REFERRED TO COMMITTEE
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AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT WITH EMH&T TO SURVEY, DESIGN, AND BID THE REPLACEMENT OF THE WATERLINE ON ROSELAWN FOR 2020 --- Strickland. Public Service and Transportation Committee.

No remarks were made on this item

RESULT:	REFERRED TO COMMITTEE	Next: 2/10/2020 7:35 PM
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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH EMH&T FOR THE SURVEY AND BIDDING FOR THE 2020 SEWER IMPROVEMENT PROJECT --- Strickland. Public Service and Transportation Committee.

No remarks were made on this item

RESULT:	REFERRED TO COMMITTEE	Next: 2/10/2020 7:35 PM
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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH SENSUS AND FLEXNET TO INSTALL TWO METER READING TOWERS AT A COST --- Strickland. Public Service and Transportation Committee.

No remarks were made on this item

RESULT:	REFERRED TO COMMITTEE	Next: 2/10/2020 7:35 PM
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AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH OHM ADVISORS FOR GENERAL CONSULTING AND PROFESSIONAL DESIGN --- Strickland. Public Service and Transportation Committee.

Mr. Luzader: I was a member of Council with this proposal came up last year. The proposal did come from Mr. Bowsher at the time, there were submitter's for qualifications that came in from I believe 8 different engineering firms. There was a selection

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procedure, with a scoring criteria that we used. There was a committee that was formed that studied all the proposals and scored the proposals accordingly. Here is the actual final score sheet that I know you asked about that was in the Council meeting, I am not sure exactly when it was, I'm not sure if it was the first meeting in December, but you can look this up and Mr. Bowsher should actually have copies of the scoring sheets from all of the members of the committee that scored all of the engineering firms that submitted proposals. If you would like to take a look at those to see where OHM scored at on the proposal. I think it was the December 6th meeting.

Ms. Jenkins: Ok and that's regarding the scoring for the engineering firms that were selected and we currently are using are one and then we have CT as a backup.

Mr. Luzader: EMH&T as the primary engineers and CT Consultants are the backup engineers.

Ms. Jenkins: I do have one question. OHM, were they used in 2019.

Mr. Luzader: They have been used on a couple projects, yes.

Ms. Jenkins: And who approved those projects to be used if they weren't one selected in the scoring but they were used in 2019, so I am little confused.

Mr. Luzader: Proposals were brought to Council to use them for certain projects.

Ms. Jenkins: Did you approve those projects as well?

Mr. Luzader: Yes.

Ms. Jenkins: So, if they were used in 2019, were there any problems with OHM?

Mr. Luzader: I don't think there were really problems with them. But when you looked at the overall request for services and the scoring criteria they just didn't score as high as the other firms.

Ms. Jenkins: Right, I understand that and I appreciate the information but if they were used in 2019 and Council approved those projects I'm assuming to use OHM....

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Mr. Luzader: Yea the other two firms were used also.

Ms. Jenkins: Ok, ok. And we don't have any problems with them that I know of and you don't know of, I'm not sure if we should not consider them.

Mr. Luzader: Oh I am not saying there is a problem, I just wanted to give you a little, additional information.

Ms. Jenkins: Ok, I appreciate it, thank you very much, I'll look at that.

Mr. Luzader: No, like I said I haven't had any problems with OHM. Well like Mr. Bowsher said, did they design the traffic light for Kroger? They designed the traffic light for Kroger, the parking lot, a number of different project. Yea they have done work in the City, I don't think we have had a problem. Like I said, I just wanted to give you a little additional information.

Ms. Jenkins: thank you I appreciate that, I'll take a look at it, thank you.

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AN ORDINANCE TO APPROPRIATE FUNDS FROM THE UNAPPROPRIATED GENERAL FUND TO THE POLICE DEPARTMENT ACCOUNT 110.111.5207 LAW ENFORCEMENT SUPPLIES FOR DONATED MONIES RECEIVED --- Salvati. Finance and Administration Committee.

No remarks were made on this item

RESULT:	REFERRED TO COMMITTEE	Next: 2/10/2020 7:35 PM
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AN ORDINANCE TO MAKE FINAL APPROPRIATIONS FOR EXPENSES AND OTHER EXPENDITURES OF THE CITY OF REYNOLDSBURG, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2020 --- Salvati. Finance and Administration Committee.

No remarks were made on this item

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AN ORDINANCE TO APPROVE THE APPLICATION MADE BY MARGARET AND RICHARD HARVEY TO HAVE CERTAIN LAND LOCATED WITHIN THE CITY OF REYNOLDSBURG LOCATED ON SUMMIT ROAD, PERMANENT PARCEL NO. 107-017808-00.000, DESIGNATED FOR PLACEMENT IN AN AGRICULTURAL DISTRICT --- Salvati. Finance and Administration Committee.

No remarks were made on this item

RESULT:	REFERRED TO COMMITTEE	Next: 2/10/2020 7:35 PM
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LEGISLATION FOR SECOND READING

AN ORDINANCE BY THE CITY OF REYNOLDSBURG CONSENTING TO THE REHABILITATION OF US ROUTE 40 (NATIONAL ROAD) BY THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) WITHIN THE CITY LIMITS OF REYNOLDSBURG IN LICKING COUNTY --- Strickland. Public Service and Transportation Committee.

No remarks were made on this item

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LEGISLATION FOR THIRD READING

8-2020

AN ORDINANCE TO AMEND CHAPTER 505 ANIMALS AND FOWL, SECTIONS 505.11 KILLING OR INJURING ANIMALS AND REPEAL SECTIONS 505.13 POISONING ANIMALS AND 505.15 CRUELTY TO ANIMALS OF THE CODE OF ORDINANCES FOR THE CITY OF REYNOLDSBURG, OHIO --- Bryant. Public Safety, Law and Courts Committee.

Council member Baker seconds to amend motion. Motion to amend to a redraft date of January 27, 2020 carriers.

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MINUTES REGULAR MEETING REYNOLDSBURG CITY COUNCIL January 27, 2020

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

9-2020

AN ORDINANCE TO AMEND CHAPTER 505 ANIMALS AND FOWL, SECTION 505.01 DEFINITIONS OF THE CODE OF ORDINANCES FOR THE CITY OF REYNOLDSBURG, OHIO --- Bryant. Public Safety, Law and Courts Committee.

Council member Salvati seconds to amend motion. Motion to amend to a redraft date of January 27, 2020 carriers.

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

10-2020

AN ORDINANCE TO AMEND CHAPTER 505 ANIMALS AND FOWL, SECTION 505.37 DANGEROUS DOGS AND OTHER ANIMALS AND TO ADD SECTION 505.13 TETHERING ANIMALS TO THE CODE OF ORDINANCES FOR THE CITY OF REYNOLDSBURG, OHIO --- Bryant. Public Safety, Law and Courts Committee.

Council member Lawson-Rowe seconds to amend motion. Motion to amend to a redraft date of January 27, 2020 carriers.

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

Upcoming Council Meetings

February 6, 2020 Planning Commission
February 10, 2020 Council

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February 20, 2020 BZBA
February 24, 2020 Council

Adjournment

Leanora Jenkins, President of Council

Mollie Prasher, Clerk of Council

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**MINUTES SPECIAL MEETING
REYNOLDSBURG CITY COUNCIL
February 3, 2020**

Council President Leanora Jenkins called the meeting to order at 7:30 PM

PRESENT: Cotner, Baker, Bryant, Jenkins, Strickland, Salvati, Pyakurel, Lawson-Rowe
ABSENT: None.

COMMUNITY COMMENTS

Michael Powers 7700 Jordan Crossing

Mr. Powers spoke on the concerns he has if the new zoning code passes and how it will remove the process for the Council body to discuss an item and if it is passed. Reynoldsburg currently has 80 multi-family structures compared to Gahanna's 30 and Whitehall 63, which are cities in similar size to Reynoldsburg. Currently there are 17 areas that are zoned as suburban residential and being changed to residential medium. He stated there has already been an increase in traffic on Waggoner road in the last year from 12,000 to 13,000 cars. It was said in 2019 that everyone who wanted the Waggoner Road development was from outside the City and those within the City did not want it to be zoned for that use. This year's petition has 915 signatures on it, compared to the 1200 Waggoner residents. The residents of Waggoner Road are for development in Reynoldsburg but they believe it has to be the right time and the right place, they believe in smart development but not over development.

Tim Brass 7823 Jordan Crossing

Mr. Brass began by thanking those who brought the new community center to the City, he states that it is the kind of development that makes Reynoldsburg a better place to work and live. As well as some of the newer development. He has some concerns with the Waggoner Road re-zoning between the cemetery and the church. He feels the City would be better served if the property was a green space extension from Pine Quarry Park. This would benefit the foot traffic to Old Reynoldsburg and help make it a destination, which is one of the goals of the comprehensive plan. He compares the idea to property in New Albany where the same thing was done, he feels this makes a better gateway into Old Reynoldsburg than an apartment complex would. Or to keep the zoning similar to what it is now as suburban residential. He understands the owners have a right to sell their property but not if it's going to be a detriment to those in the Waggoner Road community. The residents are for development but not for more apartments due to the negative impact on safety and traffic. Infrastructure improvements should come before the development of the area. If the zoning

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REYNOLDSBURG CITY COUNCIL
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code is passed as is, a new apartment complex, similar to what council denied last year, will be developed and Council will not be able to vote to deny this. Zoning it as suburban residential would allow for Council and the community to hear applications before re-zoning it for another use. Mr. Brass expressed his concerns that the new zoning code will make it easier for developers in Reynoldsburg to build. The new proposal does not guarantee quality in these developments but concentrates on the look and feel. He questioned what provisions will be put into place so that they get more developments like Tempe Taco and Buckeye Brewery but not developments for fast food chains, gas stations and dollar stores. He states that the citizens look to their elected officials to ensure the future development in Reynoldsburg will benefit everyone.

Lloyd Porter 1335 Waggoner Road

Mr. Porter agreed with the things said from the previous gentleman. When Council voted last year on the Waggoner Road apartments, they wanted to hold off on the project until the road was fixed and at this time, Waggoner Road has not been fixed. Traffic has increased and has become more hazardous to exit the property, which is across the street from 1220. Waggoner Road needs to be improved rather than developed causing more traffic. He urges Council to deny the request.

Pat Mahaffey 8135 Reynoldswood Drive

Mr. Mahaffey stated he spoke in front of Council 25 years ago about the importance of doing a zoning overlay, in the same way Etna Township did to control the development and allow for both commercial and residential. Mr. Mahaffey questions whether the zoning in Reynoldsburg is investigated well enough. He expressed that multifamily developments impacts not only a residential home but also the schools, sewers, water, storm water, police and fire. He does not know what studies have been done to research the impacts on these services but does know that the fire department was not spoken with in this matter. He felt this would be an important factor in the decision. He feels it will become difficult to service the area when more multifamily units are added. He thinks there is an opportunity now to look at this situation in a better way and discover what the zoning and development in Reynoldsburg has on all of the services.

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Thaah Young 9167 Taylor Road

Ms. Young took a moment to welcome the new Council members, Mayor and City Attorney. Ms. Young is an Etna Township resident. She has concern that there is no pride for Reynoldsburg. Three developments are taking place in Etna Township and the people from those developments are going to cause more traffic of Waggoner Road. Ms. Young spoke about multiple accidents that took place in front of her home on Taylor Road 7 weeks in a row, and the multiple first responders from different jurisdictions that were called for service for those accidents. There has been no traffic study done on Taylor Road. The citizens were told there were no improvements planned for Taylor Road and the traffic. There is an area on Taylor Road in front of the farm that has a large culvert that has caused accidents in the past and it continues to get worse, Ms. Young is concern about the safety of those walking that area of Taylor Road. There are flooding issues in that area of Taylor Road as well. Ms. Young asked Council previously if the TIFF that was enacted in 2005 was 100% school TIFF. There is concern that the value of theirs homes will decrease with development of apartments. Ms. Young asked Council not to hurry to make the decision. Ms. Young stated if Council passes the new code, it will take away their power to make decisions on these things.

Brett Luzader 1116 Gibson Road

Mr. Luzader questions how the City can re-zone residents personal property without their permission and what are his rights as to what he is allowed to do with his home as far as improvements or can rebuild if it burns down, can he build a shed. The new code would make all of those things considered a nonconforming use. How is the City able to assign zoning to property that is not in the City? He states that Council is giving up its rights to make decisions and giving that right to an administrator who may not live in the City.

Norm Brusk 1861 Crosswick Court

Mr. Brusk believed the open space on Waggoner Road should be left as is until two major issues are resolved. Traffic and safety. He has concerns as to why the speed limit on Waggoner Road north of Main Street is 34-45 mph and should be reduced to 25 like it is on Graham Road.

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REYNOLDSBURG CITY COUNCIL
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Susan Dugan 446 Waggoner

Ms. Dugan wonders why the code needs to be changed so that Council no longer has the power to vote on the development that could take place verse giving it to one person. As elected representatives they have a responsibility to the citizens of Reynoldsburg, and they have to answer to the citizens, if the responsibility is given to one person, who is not an elected official, what recourse is there for the citizens. She is very happy to see a comprehensive plan was put into place and is being executed. She doesn't believe that the zoning code has to be opened up so much to make it easier for developers, and are there resources to support that development.

WORK SESSION ON THE CITY ZONING CODE REVISIONS

Ms. Bryant asked Mr. Bowsher to clarify the zoning on Waggoner Road that are not within City limits. Mr. Bowsher explains that those areas have the possibility of being annexed into the City to demonstrate the potential of those area if they are annexed into the City. The majority is being zoned as suburban residential. 31% of Waggoner Road is controlled by Waggoner and the rest is by township or county, which is why the speed limit changes throughout the road.

Mr. Bowsher explains that every TIFF is the City is a 100% Non-school TIFF, therefore meaning that the school gets disbursements from the City to make them whole. The tax distribution here is roughly 60/40 school to City. The City has a whole gets 1/8th of 1% of property taxes.

Ms. Bryant questioned the 3 properties on Waggoner Road being zoned as residential medium and it has now changed to just one. Mr. Bowsher states that these are the same owner but two parcels. Mr. Bowsher clarifies the zoning on Waggoner Road that is already pre-zoned for multifamily use. There is a 2 acre parcel that is zoned for commercial use, the City does not need more retail space and therefore it was changed. Ms. Bryant asked if there is a revitalizing plan for the apartments in the City that need re-developed and are problem properties. Mr. Bowsher explains there is no easy fix for these properties and there has to be a comprehensive solution to include the Attorney, code enforcement and the standards. In 2018 every commercial parcel is within a TIFF parcel, so if there is re-development, there is the potential for working with the City for incentives. The property owners need incentives to want to do anything to the run down properties. Ms. Bryant thinks the overall concern with apartments is the number of unkempt properties on hand as is, why add more to the situation.

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Mr. Bowsher explains that if the current zoning kept is kept as is, none of the multi-use development would be able to take place in the City.

Mr. Salvati asks Mr. Bowsher to clarify the statement that it will be "easier to develop". The means it's easier to understand the code not easier to build based on standards and bring the City into the modern era and not hinder past patterns. Mr. Bowsher explains with this code we will grow where we need to grow and not over develop. The zoning will allow the City to be in line with the comprehensive plan and with MORPC and other jurisdictions. The idea is to have a suburban community where people can drive and walk, play, live and work. A developer can come in and understand the code and be given the tools to do those things.

Ms. Bryant comments on the fact the current zoning code is a nightmare. This is being done so the code can be understood by developers and residents. The current code has been edited for the previous 3 or 4 years and needs to be re-done. Aside from Waggoner and Taylor Road, Ms. Bryant think this code re-write is what they have been looking for as far as updating code and making it comprehensive. She understands that the Waggoner Road and Taylor Road parcels are an issue for most the community members there attending the meeting.

Mr. Cotner states that the code does not need to be so simplified, that was matters is a professional can understand the City's code. He is happy that progress is being made and it is being done for a reason. But to over simplify also degrades what is being done with the plan. The issue Mr. Cotner sees now is that it seems rushed, and not everyone realizes how long this has been a project and there are still a lot of unanswered questions. The comprehensive plan illustrated four areas that need to be worked on and they steps that are being taken to move toward those are positive. The issue he has is with taking too much of the decision making process away from Council and given too much of it to the outside. Council has an accountability to represent its resident's wants and concerns. Mr. Cotner is not comfortable with the Waggoner and Taylor Road properties. Calfee already states there is a larger amount of multifamily housing in the City compared with other surrounding cities. Calfees report also states that the older complex are declining because newer complexes are coming in with more modern amenities. Mr. Cotner explains Reynoldsburg has done its part to make sure there is affordable housing available.

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Ms. Strickland explains her issue with Waggoner Road deals with the safety. She understands that development is brought in, they can help address some of those safety concerns. She asks Mr. Bowsher to address what can be done to mitigate the safety issues on Waggoner Road. Mr. Bowsher explains that's with the passing of Issue 11, there are more funds being allocated to the Street Program. And a lot of things that should have been done previously are starting to happen. Waggoner Roads asphalt is not in bad shape and the condition is fine. He acknowledges there are some safety concerns. It is not feasible from an engineering standpoint to address every safety concern. The Waggoner Road topography is very challenging a lone, especially north of Priestly. There are no current development proposals for these areas. It is a fact, written by Harvard, that apartment complexes give more back to the community in the way of tax dollars because of the density factor and less harm of the school district because it is expensive to live in apartments. Especially new ones. Because the development areas are in a TIFF district, you are able to have funds to loan or bond against over 30 years to be able to do some of the renovations. Developing multi-use path, flashing lights and turn lanes would all be things to help with the safety concern. Mr. Bowsher explains the property in question on Waggoner Road is not going to be sold for single family home development, because of the surrounding areas. If it zoned for development for multi-use then it can be TIFFed and therefore money can be gained to allow for these safety improvements. Mr. Bowsher reminds Council they now have the power to pass the zoning code to allow for new development and it is not just one person making the decision on what is brought into the City but a team of people looking at all aspect of the development. Ms. Bryant asked if the new zoning code is passed can they try and have a developer come in for senior living or assisted living that would eliminate some of the traffic concerns. Mr. Bowsher states you can always encourage for a certain type of development but they cannot specifically zone for that use.

Ms. Jenkins inquires if there is a way to lower the speed limit in the county road section. Mr. Bowsher explains that the county sets the standard since it's their section of the road, but he contact the county to see if reducing the limit is possible.

Mr. Pyakurel asked how many people would be added if the zoning code were to pass. Mr. Bowsher states that originally 120 units were proposed of 1 and 2 bedroom units for a maximum of 200 cars. There was a 90 unit development on Lancaster that did not impact the traffic at all. A traffic study was done with the last defeated proposal and a Taylor Road traffic study, both were conducted by third parties and reviewed by the City Engineer and staff and both confirmed there would be a minimal amount of traffic impact and there would not be a noticeable difference.

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Ms. Strickland questions if the fire department and other resources are normally involved with the zoning process. Mr. Bowsher explains that a township fire inspector reviews all of the plans and has to sign off on all of them as well as reviews the building while its being built and has a finally occupancy inspection. There were some conversations with the Chiefs at Truro Township to be well aware of what was happening and Truro Township was in support of building because it increases their tax base.

Ms. Lawson-Rowe questioned how, as a City, we can address the concern for streets and sidewalks if the area is not re-zoned. Mr. Bowsher explains it would be extremely difficult to start a funding capital to improve Waggoner Road. It was tried twice with the OPWC grants and they were both denied. They will always try and strive to do better things for the City, but they cannot stop people from coming into the City as far as more tire shops, dollar stores and mattress stores. But without stopping all work in other areas of the City and focusing only on Waggoner Road, there is not much possibility of anything being done anytime soon. Mr. Salvati asked about a grant just for the multi-use path on Waggoner Road. Mr. Bowsher explained that it's about \$1,000,000.00 on Main Street to do that sort of thing. The Goal is to use developers dollars to install these things into the City and to invest back into the City. The only grant available for sidewalks currently is for schools. And it's around \$50,000.00.

Ms. Bryant stated there were previous conversations about sidewalks and that it is the property owner's responsibilities to install them and whether or not this is a practical solution. Mr. Bowsher states it's a political topic that very convoluted but it's something that can be done. There is about \$900,000.00 in the sidewalk program that was set up many years ago. Mr. Cicak stated those fund are encumbered currently. Mr. Bowsher then explains those funds and replenished by property taxes. A special improvement district could be made and 70% of the properties adjacent to road way would have to agree to go into that district. <INAUDIBLE COMMENT>

Mr. Baker questions the maximum number of units that can be developed for single family homes or multi-family units in the questioned area. Mr. Bowsher explains a portion is not able to be built on because it's in a flood plain. This leaves a half to 2/3 of the property left to develop. What is left gives an undesirable area to build single family homes. Apartments, condos or town homes would be the more desirable option and the maximum allowed in that area would be about 120 units.

Ms. Jenkins asks if what they received was the final and updated zoning book. Mr. Bowsher explains other than recommendations from Council, that what they had was the final product

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and reminds Council they have to formally send it to Planning Commission for recommendation and then they will send it back to Council for approval, approval with conditions or denial. Mr. Shook clarifies the first reading was at the last November Council meeting and it has now been more than 60 days since it was first referred and under the Reynoldsburg Code, Planning Commission has to take action within 60 days of the referral, Council will need to make a second referral to Planning Commission so that a new 60 day window can start. That do not reset the number of readings for Council. Ms. Bryant asks if it would be problematic to send this to Planning Commission and ask to put a hold on the residential medium section of Waggoner Road until the safety issues are under control. Mr. Shook does not think this is possible and it would need to be zoned one way or another. Ms. Bryant asks if they change the area to suburban residential vs residential medium, would it have a detrimental effect on the project as a whole. Mr. Bowsher explains that it would not, outside of the property owners. Ms. Bryant questioned how long the property owners had been trying to sell, it has been since 2007. Mr. Bowsher believes it should be zoned as medium residential to follow the future land use map or left the way it is currently zoned as it would take from the project as a whole. Mr. Shook explain that the comprehensive master plan and the future land use map both call for medium density residential on those parcels of land. Council is not obligated to zone the parcels consistent with the comprehensive master plan. There has been a sufficient basis set forth and by some of the traffic statistics that Council could choose either way and there would be a basis to uphold either decision should it be challenged in court. Ms. Bryant states that the piece of property basically has no existing purpose. Mr. Bowsher agrees and explains they want to zone for entire parcels and not just spot zone for uses. In his opinion it would be taking from the property owners if you zoned it for open space without a just compensation. He would ask Council to purchase the property for \$1,000,000.00 as that's what would be taking place anyways and Mr. Shook agrees but does not think that is a serious consideration for a zoning district for that parcel.

Mr. Luzader questions a section that is the same as what is being proposed on both Taylor and Waggoner Road, where there are churches and single family homes. Mr. Salvati confirms with Mr. Bowsher that medium residential zoning allows for single family homes as well. He states that it does conditionally, so if there was a fire and a house burnt down, it would be able to be rebuilt. Mr. Bowsher explains the zoning along Lancaster would be a great spot for some brownstone town homes that would be in walking distance to downtown and Old Reynoldsburg. Mr. Shook explains that a single family attached and detached is a permitted use in medium residential zoning.

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Pat Rawlings, 7651 Burkey Drive

Ms. Rawlings is happy that Reynoldsburg is addressing zoning. She agrees it would be a nightmare to put in sidewalks and paths along the parcels of Waggoner Road. She states there are 27 busses that transport on Waggoner Road that turn right and she does not know how that can be improved and made safe and a builder will not pay for it. She is fearful that Council will not have any control over housing being developed with the new plan. She wants Council to keep in mind that they have more than their fair share of apartments in Reynoldsburg.

Michael Powers

Mr. Powers states Waggoner Road stands up and states they will bring the petition to them and the residents will be behind them a development they can support the multifamily homes and sidewalks but to keep it zoned as suburban residential.

Mayor Begeny states they will do their best to fulfill the goals of safety, one will take faster and one will take a significant amount of time. He states that safety has been overlooked for far too long on Waggoner and they will do what they can to help that moving forward.

Thaah Young 9167 Taylor Road

Ms. Young asks Mr. Bowsher if there is an application on his desk to change the zoning on Taylor Road, 10 acres and 15 acres of AR2. Mr. Bowsher states there is not an application but there is a poster on his desk of what is being proposed. It is the same developer that decided to build the Taylor Chase Condominium project, the developer would like to retain and buy the parcel and make it all condominiums. He is happy to show the plans and it is the same development that was approved 15 years ago.

Mr. Pyakurel asks if other Cities in the area compared to Reynoldsburg have similar mix of apartments and houses. Mr. Bowsher states that other cities are building like Hilliard, Grove City and Gahanna. There is a housing shortage across central Ohio. We have the 5th best ranking in the country of quality of life. For a city the size of Reynoldsburg, it has a good mix and if more single family homes are built, multi-family ones need built as well. Mr. Bowsher wants to make it possible for the person serving the cup of coffee to live in

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Reynoldsburg as well as the person buying the cup of coffee. There is a housing shortage and an employee shortage and if something is done about that, the other benefits of developing will not happen.

Mr. Salvati took a moment to thank the citizens that spoke at the meeting as well as the Mr. Bowsher and the City Attorney and the Mayor. Mr. Salvati has put a lot of time in reading and learning the new code, and personally he leans towards zoning the parcel as medium density due to the TIFF money and being able to then do the multi-use path and there would not be a traffic impact. He is not representing himself though and he represents his ward who have signed the petition and are here at the meeting, but for at this moment in representing his ward he could not vote for the zone rewrite with the Waggoner Road parcel being zoned as medium density and leave it zoned as residential.

Mr. Bowsher provides the condominium plans to each Councilmember.

Unidentified resident is concerned that the City is writing the zoning code specific to a developers needs verse that of the City's. Mr. Bowsher explains he is not in control as to who sells the property to what, the City does have TIFF parcels on the property and that's why they are being zoned the way they are. Using the future land use map and what benefits are potentially within those parcels for City is how the zoning was decided and not on a developer.

President Jenkins makes a motion to return the proposed zoning code revisions to the Planning Commission for a public hearing along with a copy of Council minutes from January 27 and February 3rd work sessions.

Mr. Shook clarifies that the work session is ending and only minimal guidance has been given from all members of Council. This makes it difficult for the Planning Commission for guidance on how to proceed and Council will have limited options for what Planning Commission sends back to Council. Ms. Jenkins questions if it needs to be known what revisions need made. She then asks Council to state what revisions they want to be made to code moving forward.

Mr. Pyakurel would like to see how the safety issues will be addressed as it not clearly stated as far as sidewalks and other concerns. Mr. Bowsher doesn't states there are not safety guidelines specifically in the code but more design guidelines. The comp plan is full of ideas and aspirations, while the zoning code sets the frame work for those to come to fruition.

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REYNOLDSBURG CITY COUNCIL
February 3, 2020**

Mr. Salvati is in support of everything in the zoning code as is other than leaving the two parcels as single family residential.

Ms. Bryant want to address the idea that the City has enough housing. She states there are very few rentals in the City that she finds inhabitable or would want anyone that she cares about to live in. Ms. Bryant does not feel comfortable based on the absence of sidewalks and traffic issues with the proposed zoning and it should remain suburban residential.

Mr. Baker agrees with Council woman Bryant and leaving it suburban residential. Waggoner should be left the way it is but what is in place for Taylor Road can move forward.

Mr. Cotner clarifies that the zoning doesn't have to be changed for the condominium project on Taylor Road because it was already approved. Mr. Bowsher states it has to be changed because all of the zoning is being changed, it's called AR2 now and it getting switched to residential medium, and it's really staying the same but being called something different. It needs to be updated to the new code and the only code it can be updated to ensure the project that was approved 10 years ago in the residential medium zoning. Mr. Bowsher states that is correct. Mr. Shook states that at one point in a prior draft of the code, residential suburban districts had a permitted use for attached single family dwellings. It was decided as it was being drafted, it was not good policy to have permitted use for attached single family residents in all of the residential suburban districts. That is why it would not be permitted in a residential suburban district. Mr. Bowsher adds that the reason for this, if there is some sort of disaster and a home is destroyed, someone cannot come in a build a complex on what was a single family home parcel. Mr. Cotner understands the logic and wants to make sure the City gets what it is promised. Mr. Cotner states he has made it clear that he does not support multifamily development on Waggoner Road.

Ms. Lawson-Rowe explains that she is not in full support for the re-zoning of Waggoner Road based on the voice of the community and she asks that Waggoner Road be zoned as is.

Ms. Strickland agrees and would like for it to be left as is until the safety issues are addressed.

Mr. Luzader supports the plans for Taylor Road and questions if it was passed as an ordinance with the original plan submitted, the ordinance may need to be repealed to put the new plan into place. Mr. Shook explains that the property on Taylor Road will be re-zoned to

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whatever district the commission and Council decide it should be, if there is a prior ordinance that addressed a specific property or project, it most likely has expired.

Olivia Bulls 7921 Windrift Place

Ms. Bulls appreciates that Council is in agreement with not developing on Waggoner Road, but what people are not thinking about the children who are trying to get to school without sidewalks. She does not believe adding more homes to that area without the infrastructure, and the children's safety would be the right thing to do.

Ms. Young clarifies that if the new zoning is past, the previous ordinances would no longer valid. She then questions if a new TIFF would have to be passed on the properties that are already TIFFed. Mr. Shook explains that the TIFFs are not tied to the zoning districts on the properties. The legislation is to repeal chapter 1100 and replace it with what's been presented. That does not repeal and replace anything associated with a TIFF designation. Ms. Young states that the TIFF will run out in 2035 as which time it would take a loss because it does not fit into the new TIFF program. Mr. Bowsher explains that the TIFF remains the same as it stands currently now, and it will gain more tax dollars through the TIFF revenue because the rest of it is being developed. The funds have currently been exhausted for the right turn lane, and it will be replenished by the TIFF. The remaining 15 years on the TIFF will give the opportunity for more improvements.

Mr. Baker explains that what they are suggesting is guidance but if they are able to find a solution to please apply it.

Mr. Shook explains the Planning Commission does not need to apply the changed that are recommended but if they want to see the code passed they should consider doing so.

President Jenkins asks for a motion to return the proposed zoning code revisions to the Planning Commission for a public hearing along with a copy of Council minutes from January 27 and February 3rd work sessions, the motion is made by Council Member Bryant and a second is made by Council Member Lawson-Rowe. The motion carries.

EXECUTIVE SESSION

President Jenkins asked for a motion to enter into Executive Session pursuant to Ohio Revised Code Section 121.22(G)(3) "to conference with an attorney concerning disputes

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**MINUTES SPECIAL MEETING
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involving the public body that are the subject of pending or imminent court action.” Motion made by Councilman Baker. Second by Councilwoman Strickland.

Roll call; Bryant - Yes, Strickland - Yes, Salvati - Yes, Pyakurel - Yes, Lawson-Rowe - Yes, Cotner - Yes, Baker - Yes. Motion carried 7-0. Time in 9:27pm.

All council members were present for the executive session and included Chief Plesich, City Attorney Shook, Assistant City Attorney Shaw, Auditor Cicak and Mayor Begeny

President Jenkins asked for a motion to return to the regular meeting of Council. Motion made by Councilman Baker. Second by Councilwoman Bryant. Motion carried 7-0. Time out 9:57pm.

As there was no further business, President Jenkins adjourned the meeting.

Leanora Jenkins, President of Council

Mollie Prasher, Clerk of Council

Minutes Acceptance: Minutes of Feb 3, 2020 7:30 PM (Approval of Minutes)

Development Department

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

ORDINANCE REQUEST

DATE: February 10, 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:

Development Department**Andrew Bowsher****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 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.



REYNOLDSBURG ZONING CODE

REYNOLDSBURG, OH
2019

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1101

INTRODUCTION AND HOW TO USE THIS CODE

Introduction and How to Use this Code

SECTION 1111.01 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
Mixed-Use Medium Zone	MUM	NC
Community Commercial Zone	CC	CC; CO
Innovation	I	RI; GI
Open Space/Schools	OS	CS
Innovation/Conservation Hybrid	ICH	N/A

INTRODUCTION AND HOW TO USE THIS CODE

DISTRICTS	SYMBOL	REPLACES
DISTRICTS		
Olde Reynoldsburg Center District	OR-CD	HOD
Olde Reynoldsburg Neighborhood District	OR-N	HOD
Brice and Main District	BMD	N/A
East Main District	BEM	N/A
OVERLAYS		
Flood Plain Overlay District	FPO	No change
Historic Overlay District	HOD	OR-CD/OR-N

- 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 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, districts and overlays 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 Public Service 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

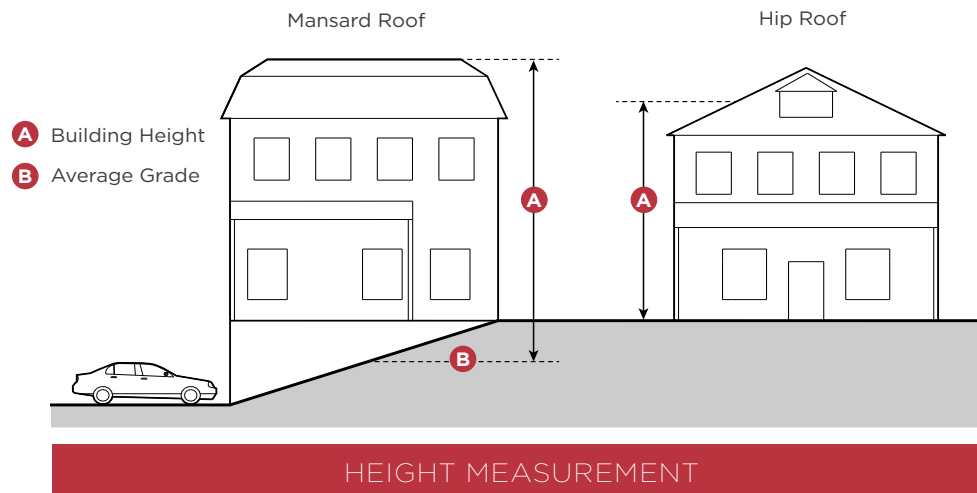
- A. The following rules shall apply to the interpretation of district and zone boundaries on the Zoning Map:
- i. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;
 - ii. Boundaries indicated as approximately 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;
 - 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 not to exceed fifty (50) feet 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



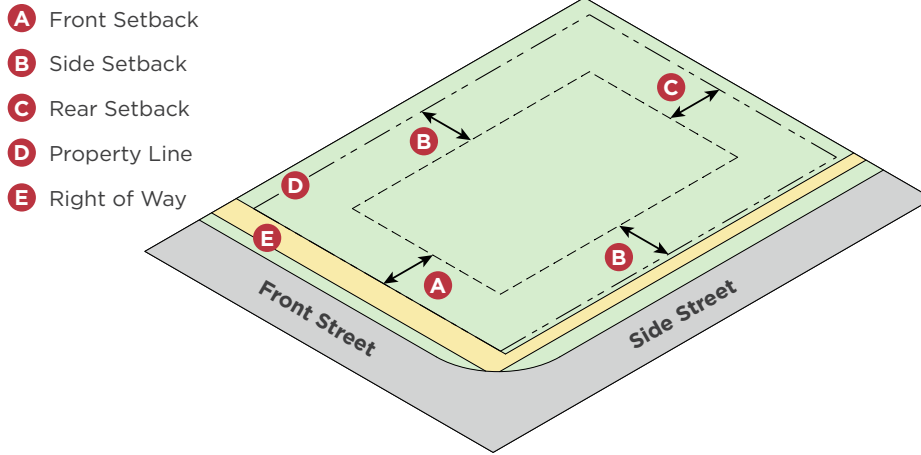
B. Measuring Distance

- 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 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.
- vi. For the purpose of measuring setbacks, side interior setbacks are measured at a right angle from the side lot line.

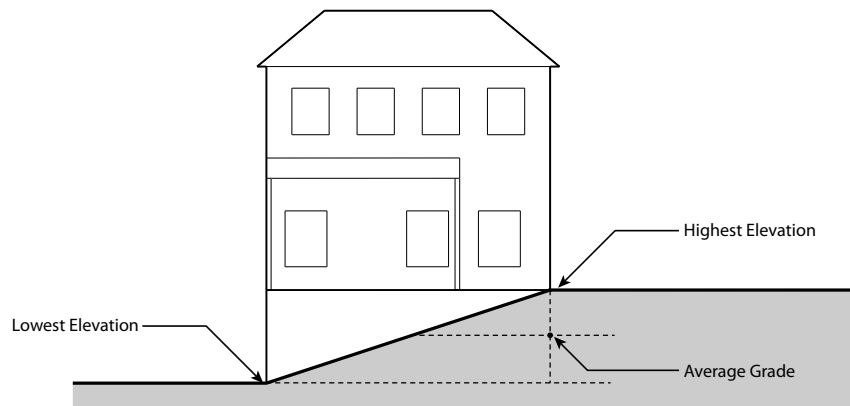
REYNOLDSBURG ZONING CODE



MEASURING SETBACKS

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 Zoning Administrator will determine setbacks for irregular shaped lots.

SECTION 1101.15 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. Signs under may encroach into a required setback.
- vi. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels 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.
- vii. 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.
- viii. 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.

SECTION 1101.17 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.

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- 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 notes, 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 1101.19 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 1101.21 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 1101.23 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 1101.25 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 1101.27 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 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 Public Service 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 Public Service in assigning a use to an appropriate district or zone, any aggrieved party may file an appeal with the Board of Zoning Appeals.

SECTION 1101.29 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 1101.33

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.

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DISTRICTS AND ZONES

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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 Zoning Ordinance 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 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;
 - (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 Zoning Ordinance.
- (d) No yard or lot existing at the time of passage of this Zoning Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Zoning Ordinance shall meet at least the minimum requirements set forth herein.

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- (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.

DISTRICTS AND ZONES

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 Zoning Ordinance, except as otherwise expressly set forth herein. Conditional Uses require the grant of a Conditional Use permit.

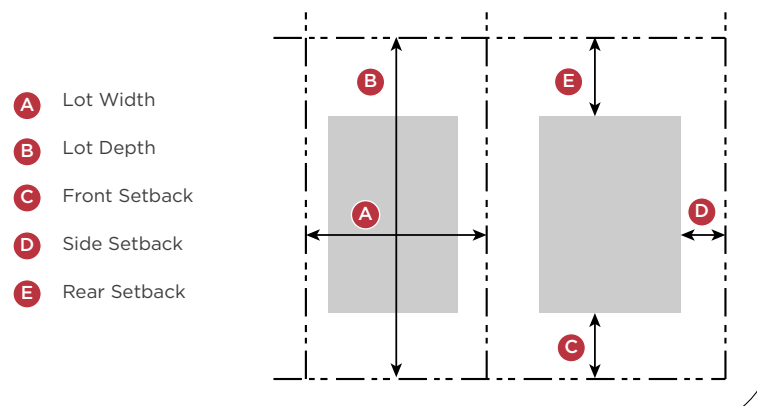
SECTION 1103.07 DEVELOPMENT TYPOLOGIES

The development 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 Administrator is most similar to the existing structure.

SECTION 1103.09 DEVELOPMENT STANDARDS

Figure _____ below illustrates the key terms applicable to the development standards included for each development typology. These key terms are illustrated as follows:

FIGURE : STANDARDS KEY TERMS



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 East Main Street Insight districts) and nine zones. Districts are specific contiguous geographies with the city that have similar existing or desired

REYNOLDSBURG ZONING CODE

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.

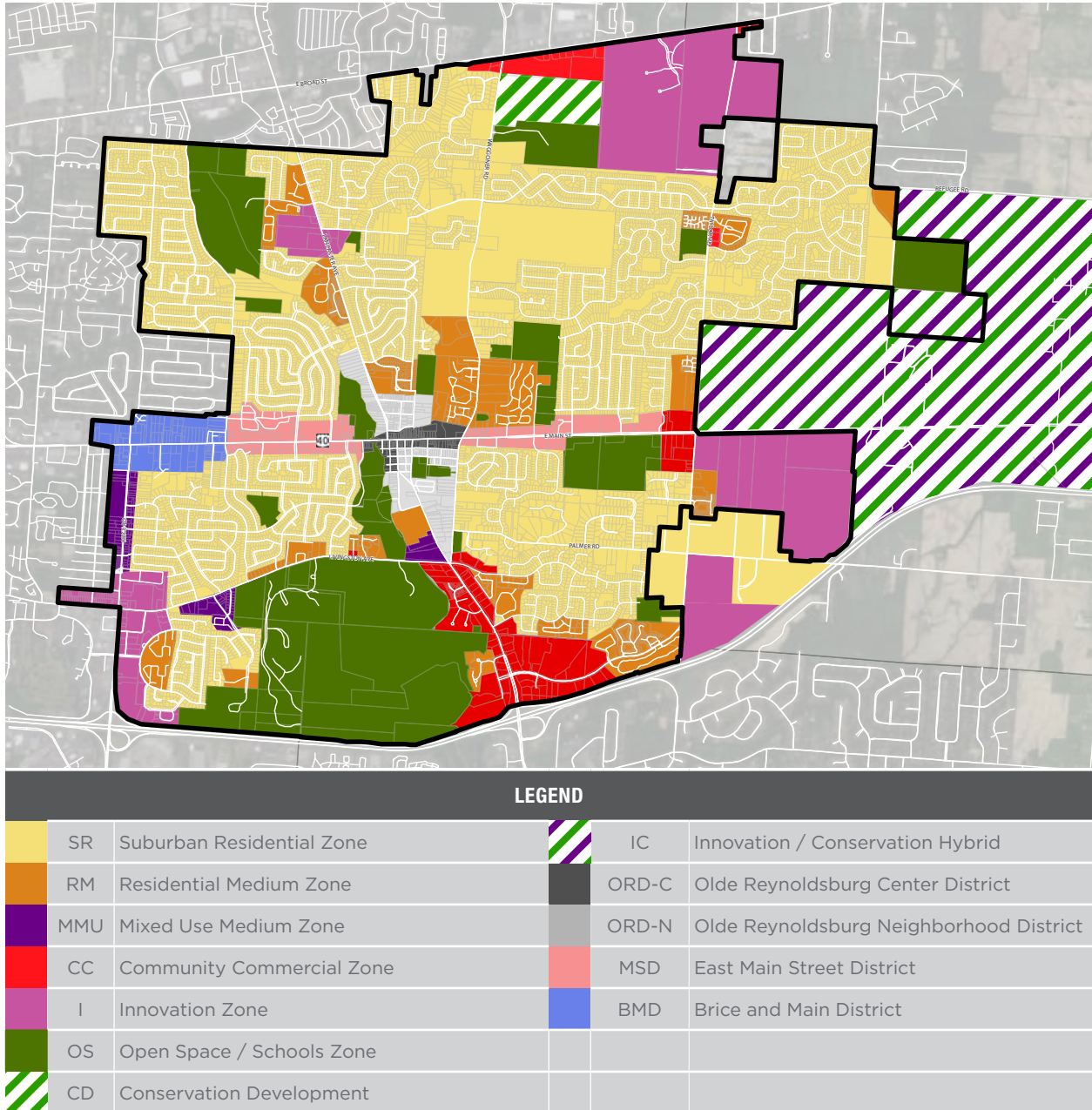


FIGURE XXXX: DISTRICT AND ZONES MAP

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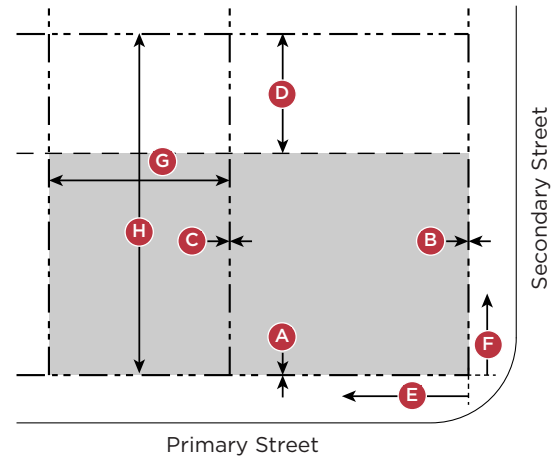


DISTRICTS AND ZONES

SECTION 1103.11 OLDE REYNOLDSBURG DISTRICT (ORD-C CENTER)



Image: Aerial view of the Old Reynoldsburg Center 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 (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	

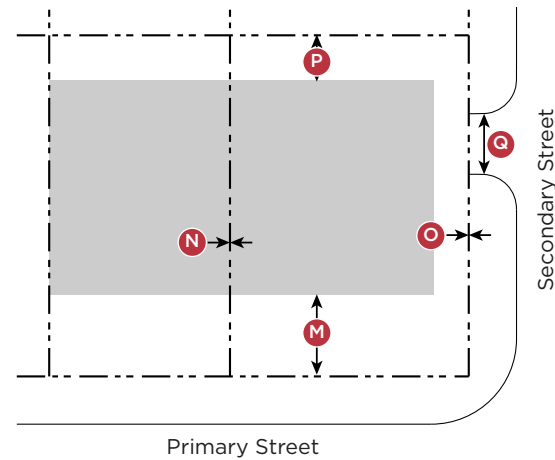
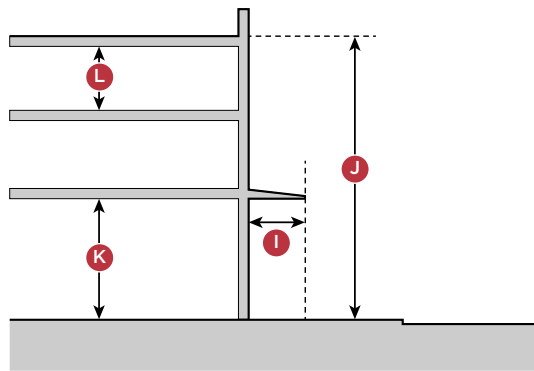
C. BUILDING PLACEMENT

Build-to-Zone (BTZ)	E Main St Fronting	Center Neighborhood	
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.

REYNOLDSBURG ZONING CODE



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	Center 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	Center 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 roof forms are not allowed.

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	Center 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

DISTRICTS AND ZONES

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 1103.75 (Frontage Type Standards) for detailed standards for each frontage type.			
Frontage Type	Primary Street	Secondary Street	Reference
Shopfront	Allowed	Allowed	xxxx.xx
Patio	Allowed	Allowed	xxxx.xx
Yard	Allowed	Allowed	xxxx.xx
Raised Yard	Allowed	Allowed	xxxx.xx
Porch	Allowed	Allowed	xxxx.xx
Stoop	Allowed	Allowed	xxxx.xx
Terrace	Allowed	Allowed	xxxx.xx
Terrace	Allowed	Allowed	xxxx.xx
Forecourt	Allowed	Allowed	xxxx.xx
Streetwall	Allowed	Allowed	xxxx.xx

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 1103.73 (Open Space Typologies) for detailed standards.

Allowed Open Space Types	Reference
Greenway and Trail	xxxx.xx
Park	xxxx.xx
Nature	xxxx.xx
Sportsfield	xxxx.xx

H. Allowed Land Uses and Permit Requirements

- 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)
- Establishment of an Allowable Use
 - 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.
 - 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.
 - 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.

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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	
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	P	
Beverage Sales and Retail	P	
Food Sales - Small Format Grocery	P	
Food Sales-Farm	P	

DISTRICTS AND ZONES

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	
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	

REYNOLDSBURG ZONING CODE

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	
Auction Facility	P	
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	
Overnight Lodging - Hotel	P	
Overnight Lodging - Limited Service	P	
Overnight Lodging - Resort	P	

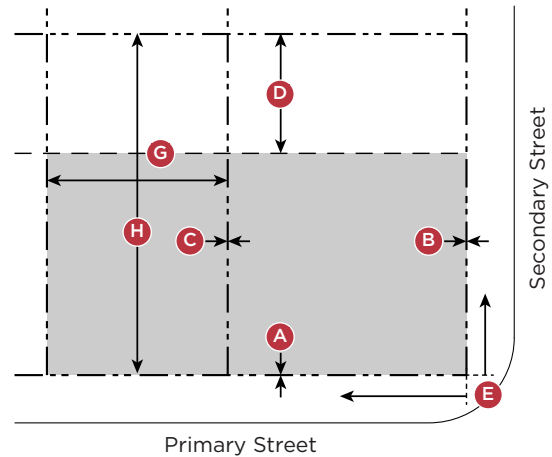
Allowable Use	P
Conditional Use	C

DISTRICTS AND ZONES

SECTION 1103.13 OLDE REYNOLDSBURG DISTRICT (ORD-N NEIGHBORHOOD)



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 XXXX (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%	

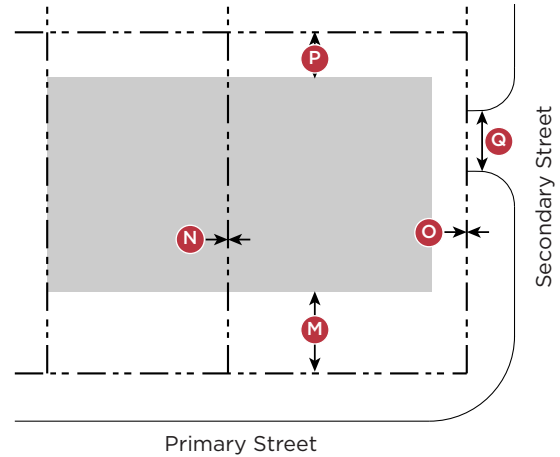
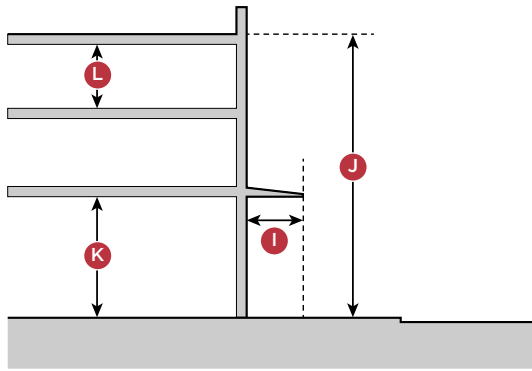
Building Form

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.

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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 (Frontage Typologies).

Location		
Front	10' max	I
Side	xxxx	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 (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.

DISTRICTS AND ZONES

F. Frontage Types

See Chapter XXXX (Frontage Type Standards) for detailed standards for each frontage type.

Frontage Type	Primary Street	Secondary Street	Reference
Shopfront	Allowed	Allowed	xxxx.xx
Patio	Allowed	Allowed	xxxx.xx
Yard	Allowed	Allowed	xxxx.xx
Raised Yard	Allowed	Allowed	xxxx.xx
Porch	Allowed	Allowed	xxxx.xx
Stoop	Allowed	Allowed	xxxx.xx
Terrace	Allowed	Allowed	xxxx.xx
Forecourt	Allowed	Allowed	xxxx.xx
Streetwall	Allowed	Allowed	xxxx.xx

G. Allowed Open Space Types

The open space types allowed in the ORD 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 11 o3.73(Open Space Typologies) for detailed standards

Allowed Open Space Types	Reference
Nature	xxxx.xx
Greenway and Trail	xxxx.xx
Square	xxxx.xx
Green	xxxx.xx
Passage	xxxx.xx
Park	xxxx.xx
Sports Field	xxxx.xx
Pocket Park	xxxx.xx
Pocket Plaza	xxxx.xx

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 1105 (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 1105 (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.

REYNOLDSBURG ZONING CODE

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	

TABLE 1103B ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORD-N	

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	C	
Food Sales - Farm Market	P	
Food Sales - Small Format Grocery	P	
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	
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DISTRICTS AND ZONES

TABLE 1103B ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use Type	Permit Required by Zone	Specific Use Regulations
	ORND	
Health and Wellness - Fitness Facility/Gym	C	
Health and Wellness - Massage	P	
Health and Wellness - Physical Therapy	P	

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	
Child Day Care - In Home	P	

SALES AND EXHIBITION

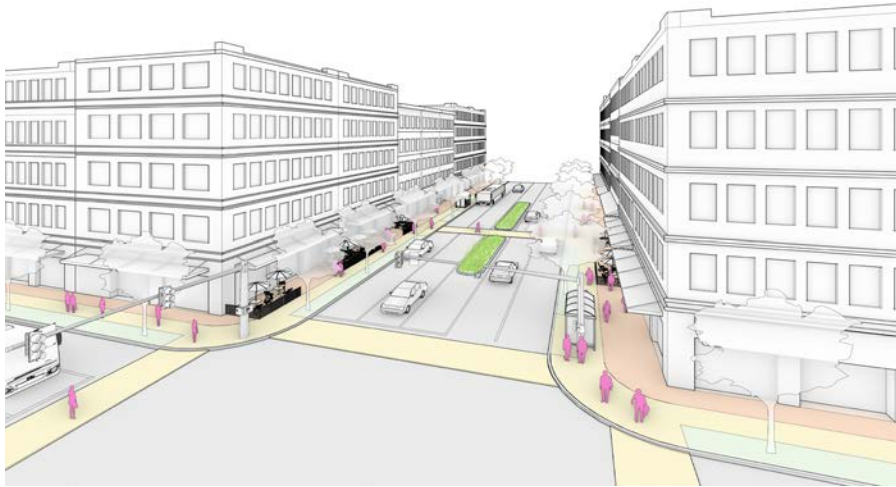
Antique Shop	C	
Gallery - Art	P	
Retail - Boutique	P	
Garden Center	P	

TOURISM / VISITING

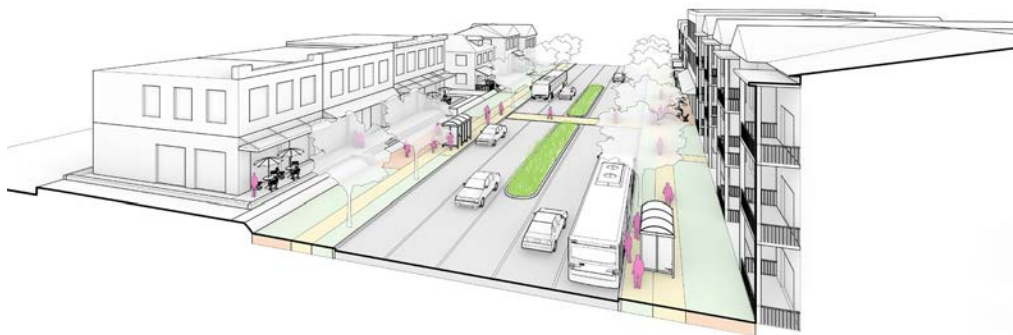
Overnight Lodging - Bed and Breakfast	P	
Overnight Lodging - Boutique Hotel	C	

Allowable Use	P
Conditional Use	C

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.

Regulations found in the Insight Districts that are

DISTRICTS AND ZONES

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.

REYNOLDSBURG ZONING CODE

II. Insight District Uses

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

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (MSD)	SPECIFIC USE REGULATIONS
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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	

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	P	C	
Dwelling - Group	P		
Dwelling - Multi-Unit Building	P	P	
Dwelling - Multi-Unit Building Complex	P	P	
Dwelling - Nursing	C	C	
Dwelling - Developmental Disability	P		

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (MSD)	SPECIFIC USE REGULATIONS
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FOOD AND BEVERAGE

Bakery - Retail	C	C	
Beverage - Brewing and Distilling	C	C	
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	C	C	
Beverage - Retail Sales	C	C	
Food Sales - Farm Market	P	P	
Food Sales - Large Format Grocery	P	P	
Food Sales - Small Format Grocery	P	P	
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		P	
Food Service - Quick Serve/Fast Food Without Drive Thru	P	P	

EDUCATION

School - College/University	C	P	
School - Primary	P	P	
School - Secondary		P	
School - Trade	C	P	

HEALTH / WELLNESS

Health and Wellness - Clinic	P	P	
Health and Wellness - Fitness Facility/Gym	P	P	
Health and Wellness - Massage	P	P	
Health and Wellness - Physical Therapy	P	P	

MANUFACTURING / PROCESS / INNOVATION

Manufacturing - Artisan	P	P	
Research Facility/Laboratory	C	C	

MEDICAL

Medical - Clinic	P	P	
Medical - Emergency Services	P	P	
Medical - Full Service Hospital	P	P	

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USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (MSD)	SPECIFIC USE REGULATIONS
Medical - Office	P	P	
Medical - Outpatient and Urgent Care	P	P	
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		P	
Financial Services and Banking - without drive thru	P	P	
Personal Care and Beauty Services	P	P	

REPAIR SERVICES

Vehicular Repair - Light		C	
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RECREATION

Indoor Recreation Enterprise	C	C	
Outdoor Recreation Enterprise	C		
Private Club	P	P	
Shooting Range - Indoor Only		C	
Studio - Art	P	P	
Studio - Gymnastics/martial arts	P	P	

RESIDENT AND CHILD CARE

Adult Day Care	C		
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SALES AND EXHIBITION

Antique Shop	P	P	
Auction Facility		C	
Gallery - Art	P	P	
Garden Center - Indoor and Outdoor		P	
Retail - Convenience with gasoline		P	
Retail - Convenience without gasoline		P	

DISTRICTS AND ZONES

USES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (MSD)	SPECIFIC USE REGULATIONS
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		
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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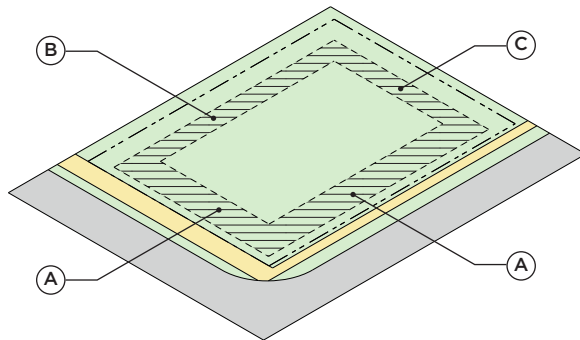
Allowable Use	P
Conditional Use	C

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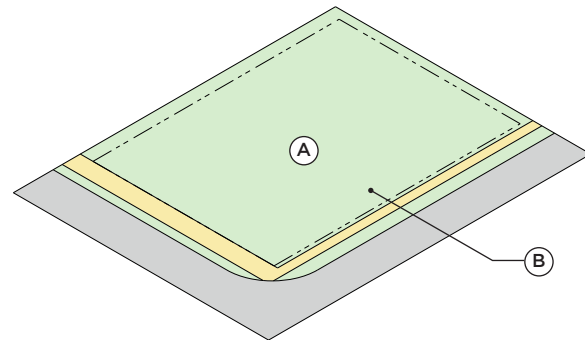
III. Insight District Development Standards

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

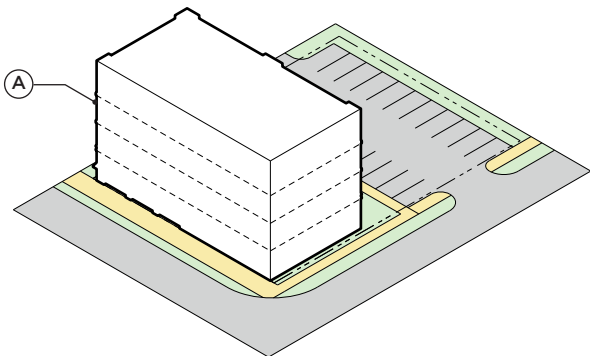


LOT DIMENSIONS		LOT SIZE (MIN./MAX SQ. FT.)	NA
		LOT WIDTH (MIN./MAX.)	NA
		LOT DEPTH (MIN. FT.)	NA
		LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	A	FRONT YARD SETBACK (MIN. FT.)	5 from ROW
	A	FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	B	SIDE YARD SETBACK (MIN. FT.)	10 from lot line; 30 feet between buildings
	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%
		OPEN SPACE (MAX.)	50%
LANDSCAPE REVIEW		LANDSCAPE AND NATURAL BUFFERS	NA
DENSITY (MULTI-UNIT RESIDENTIAL)		DENSITY (MIN. UNITS PER ACRE)	40
		DENSITY (MAX. UNITS PER ACRE)	60

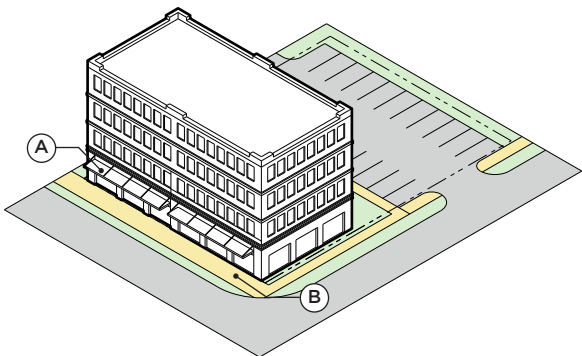
DISTRICTS AND ZONES

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	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	Yes

D. Frontage



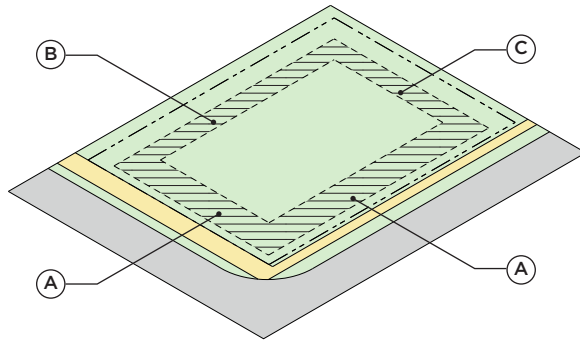
ELEMENT	SHOPFRONT	A
	PATIO	B

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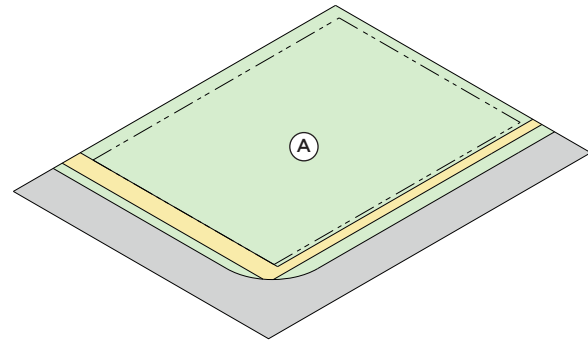
III. Insight Zone Development Standards

The East Main Street District includes urban and some suburban typologies (Section IV Development 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

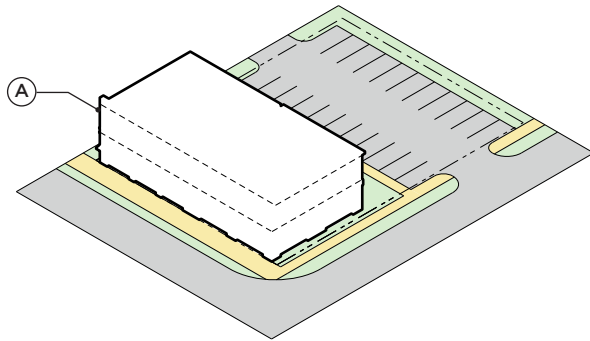


LOT DIMENSIONS	LOT SIZE (MIN./MAX SQ. FT.)	NA
	LOT WIDTH (MIN./MAX.)	NA
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	NA
SETBACKS	(A) FRONT YARD SETBACK (MIN. FT.)	5 from ROW
	(A) FRONT YARD SETBACK (MAX. FT.)	20 ft from ROW
	(B) SIDE YARD SETBACK (MIN. FT.)	5 from lot line; 10 feet between buildings
	(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)	24
	DENSITY (MAX. UNITS PER ACRE)	48

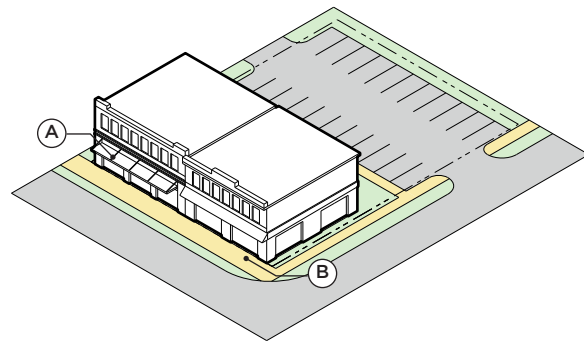
DISTRICTS AND ZONES

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	Yes

D. Frontage



ELEMENT	SHOPFRONT	A
	PATIO	B

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IV. Development Typologies

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

BUILDING TYPOLOGIES	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (MSD)
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

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
 - (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 bicycle 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 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 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), 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

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- 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.]

VIV. Architectural Standards (To be Completed)

A. Purpose

The purpose of this section is to:

- (1) protect and enhance the Olde Reynoldsburg Center 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
- (5) carefully preserve the character the District's historic character while permitting appropriate growth.

B. Intent

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The standards and guidelines in this section are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and redevelopment meets the purposes described above.

C. General Standards

- (1) **Size, Mass and Scale:** The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the neighboring context.
- (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 identify, to the

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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
 - (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 Zoning Administrator based on the surrounding context and location on the site
 - (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
 - (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
 - (g) Perma-cast or other synthetic materials as approved by the 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
 - (c) Aluminum, PVC or other synthetic material as approved by the 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

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- (b) Tile (clay, cement, natural or manufactured stone)
 - (c) Nonreflective pre-finished metal
 - (d) Slate
 - (e) Reflective metal such as copper
 - (f) Other similar metals as approved by the 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
 - (g) Roofing
 - 1) Plastic or PVC roof tile
 - 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 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 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

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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.

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 - Attached Single-Family • Dwelling - Detached Single-family • Dwelling - Two-family • Library
CONDITIONAL USES:	• Cemetery • Child Day Care - Center • Child Day Care - In Home* • Community Facility - Activity Center • Community Facility - Outdoor Recreation • Community Facility - Public Health Safety • Dwelling - Assisted • Dwelling - Group • Dwelling - Developmental Disability • Golf Course • Private Club • Religious Assembly • School - Primary • School - Secondary • Studio - Art • Studio - Gymnastics/martial arts • Visual Arts Center

* Subject to In Home Business

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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

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ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	Rear yard, 5 feet from any lot line; 10 feet from the house
	ADU HEIGHT (MAX. FT.)	24
	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; Natural materials or Hardie Plank on front and side facades
	SITE PLAN STANDARDS	NA
LANDSCAPE REVIEW		

REYNOLDSBURG ZONING CODE

IV. Development 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	
INSTITUTIONAL FLEX BUILDING	X
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 - Group • Dwelling - Multi-Unit Building • Dwelling - Multi-Unit Building Complex • Dwelling - Two-family • Dwelling - Developmental Disability • Library • Dwelling - Nursing • School - Primary • School - Secondary • Tiny House
CONDITIONAL USES:	• Child Day Care - In Home • Dwelling - Assisted • Overnight Lodging - Bed and Breakfast • School/College/University

REYNOLDSBURG ZONING CODE

III. Development Standards

The Residential Medium Zone includes the traditional suburban single-family detached, attached, two-family, rowhouse, 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)	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	Same as primary
	ADU HEIGHT (MAX. FT.)	NA
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	35
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; Natural materials of Hardie Panel on front and side facades
	SITE PLAN STANDARDS	NA
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

REYNOLDSBURG ZONING CODE

IV. Development 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 1103.21

MIXED-USE MEDIUM ZONE (MMU)

I. Purpose and Intent

A. The Mixed-Use Medium (MMU) Zones are situated along the city's major auto-oriented corridors, including East Main Street and Brice Road. The existing development pattern along these corridors is primarily single-story, single-purpose, low-density commercial and retail. The desired development pattern in these zones is neighborhood-scale, mixed-use development, including small commercial and office uses as well as residential units. New development in these zones should also incorporate public spaces, such as pocket parks to help define the character of the street and surrounding areas. Where applicable infill development is encouraged to fill vacant lots and enhance the built environment within the zone.

II. Uses

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

DISTRICT USES	
PERMITTED USES:	• Antique Shop • Auction Facility • Beverage - Brewing and Distilling • Beverage Sales - Liquor and Beer Sit Down/Bar Establishment • Beverage Sales - Liquor Store • Boarding/Kennel • Bakery - Retail • Child Day Care - Center • Clothing Services - Dry Cleaning with drive thru • Clothing Services - Dry Cleaning without drive thru • Clothing Services - Tailor • Community Facility - Activity Center • Community Facility - Trail • Dwelling - Developmental Disability • Event Center - Private Events and Conferences • Event Center - Public Meetings and Conventions • Financial Services and Banking - with drive thru • Financial Services and Banking - without drive thru • Food Sales - Farm Market • Food Sales - Small Format Grocery • Food Service - Commissary/Bakery • Food Service - Deli • Food Service - Fast Casual Restaurant • Food Service - Full Service Restaurant • Food Service - Quick Serve/Fast Food Without Drive thru • Gallery - Art • Garden Center - Indoor and Outdoor • Health and Wellness - Clinic • Health and Wellness - Fitness • Facility/Gym • Health and Wellness - Massage • Health and Wellness - Physical • Therapy • Library • Live Theater • Manufacturing - Artisan • Medical - Clinic • Medical - Office • Medical - Outpatient and Urgent Care • Medical - Psychiatric Facility - Standalone • Movie Theater • Museum

REYNOLDSBURG ZONING CODE

DISTRICT USES (CONT.)	
PERMITTED USES:	• Office - Professional Services • Overnight Lodging - Bed and Breakfast • Overnight Lodging - Boutique Hotel • Overnight Lodging - Limited Service • Personal Care and Beauty Services • Religious Assembly • Retail - Convenience with gasoline • Retail - Convenience without gasoline • Retail - Medium Format • Retail - Pharmacy • Retail - Shopping Center - Enclosed • Retail - Small Format • Studio - Art • Studio - Gymnastics/martial arts • Veterinary • Visual Arts Center
CONDITIONAL USES:	• Adult Day Care • Child Day Care - In Home • Community Facility - Public Health Safety • Food Service - Processing • Food Service - Production • Food Service - Quick Serve/Fast Food With Drive Thru • School - College/University

DISTRICTS AND ZONES

III Development Standards

The Mixed-Use Medium Zone includes small flex buildings, multi-unit, and multi-unit complex typologies with on-street parking and off-street parking in a parking lot.

LOT DIMENSIONS	LOT SIZE (MIN. SQ. FT.)	NA
	LOT SIZE (MAX. SQ. FT.)	NA
	LOT WIDTH (MIN. FT.)	NA
	LOT WIDTH (MAX. FT.)	160
	LOT DEPTH (MIN. FT.)	NA
	LOT FRONTAGE (MIN. FT.)	160
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	0
	FRONT YARD SETBACK (MAX. FT.)	20
	SIDE YARD SETBACK (MIN. FT.) (EACH SIDE)	5
	SIDE YARD SETBACK (MAX. FT.)	10 from lot line; 20 between buildings
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	20
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	40
	REAR YARD SETBACK (MIN. FT.)	40 abutting single-unit residences; 30 between buildings
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	35
	BUILDING HEIGHT (MAX. FT.)	45
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	50%
	LOT COVERAGE (MAX.) - INCLUDING IMPERVIOUS SFC.	80%
	CREDIT FOR PERVIOUS OR OTHER COMMON GREEN SPACE UP TO 10% (MAX.)	10%
	LOT COVERAGE (MAX.) - NOT INCLUDING ALL IMPERVIOUS SURFACES	70%
	OPEN SPACE (MIN.)	30%
	OPEN SPACE (MAX.)	50%

REYNOLDSBURG ZONING CODE

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 fo 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	NA
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

DISTRICTS AND ZONES

IV. Development Typologies

Buildings in the Mixed-Use Medium Zone (MMU) shall be developed in accordance with the following typologies.

BUILDING TYPOLOGIES	MIXED-USE MEDIUM ZONE (MMU)
DETACHED SINGLE-FAMILY BUILDING	
ATTACHED SINGLE-FAMILY BUILDING	
DUPLEX BUILDING	
MULTI-UNIT BUILDING	X
MULTI-UNIT COMPLEX BUILDING	X
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	
INDUSTRIAL BUILDING	
WAREHOUSE BUILDING	
PRIMARY SCHOOL BUILDING	
COMMUNITY ACTIVITY CENTER BUILDING	
EVENT CENTER BUILDING	

REYNOLDSBURG ZONING CODE

SECTION 1109.23

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 • Bakery - Retail • Boarding/Kennel • Child Day Care - Center • Child Day Care - In Home • Clothing Services - Dry Cleaning with drive thru • Clothing Services - Dry Cleaning without drive thru • Clothing Services - Tailor • Community Facility - Park • Community Facility - Trail • Dwelling - Attached Single-Family • Dwelling - Detached Single-family • Dwelling - Group • Dwelling - Multi-Unit Building • Dwelling - Two-family • Dwelling - Developmental Disability • Financial Services and Banking - with drive thru • 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 • Overnight Lodging - Boutique Hotel • Personal Care and Beauty Services • Private Club

DISTRICTS AND ZONES

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 • 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 • Movie Theater • Museum • Religious Assembly • Retail - Convenience with gasoline • Retail - Convenience without gasoline • Visual Arts Center

REYNOLDSBURG ZONING CODE

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

DISTRICTS AND ZONES

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

REYNOLDSBURG ZONING CODE

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	

DISTRICTS AND ZONES

SECTION 1103.25

INNOVATION ZONE (I)

I. Purpose and Intent

A. Innovation Zone (I) incorporate a mix of industrial and office uses that will help to create economic centers that will serve Reynoldsburg and surrounding communities. The existing development pattern in the Innovation Zones is traditional industrial and warehouse 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 • Air Transportation Services • Air Transportation Services - Heliport • Amusement Arcades • Antique Shop • Auction Facility • Beverage - Brewing and Distilling • Beverage - Distribution • Beverage - Non-Alcoholic Production • Boarding/Kennel • Child Day Care - Center • Clothing Services - Dry Cleaning with drive thru • Clothing Services - Dry Cleaning without drive thru • 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

REYNOLDSBURG ZONING CODE

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 • Storage - Vehicular and Boat • 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 • Dwelling - Developmental Disability • Dwelling - Group • Dwelling - Multi-Unit Building • Dwelling - Multi-Unit Building Complex • Junk storage and sales • Mineral Extraction/Processing • Outdoor Processing - Agriculture • Outdoor Processing - Composting • Outdoor Processing - Concrete and Asphalt • Power Generation Facility • Power Substation Facility

DISTRICTS AND ZONES

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

REYNOLDSBURG ZONING CODE

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

DISTRICTS AND ZONES

IV. Development 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	

REYNOLDSBURG ZONING CODE

SECTION 1103.27**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 • Forestry • Golf Course • Health and Wellness - Fitness Facility/Gym • Library • Museum • Overnight Lodging - Resort • Plant Cultivation • Religious Assembly • School - College/University • School - Primary • School - Secondary • School - Trade • Visual Arts Center
CONDITIONAL USES:	• Event Center - Private Events and Conferences • Forestry • Garden Center - Indoor and Outdoor • Overnight Lodging - Resort

DISTRICTS AND ZONES

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

REYNOLDSBURG ZONING CODE

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

DISTRICTS AND ZONES

IV. Development Typologies

Buildings in the Open Space/Schools Zone (OS) shall be developed in accordance with the following typologies.

BUILDING TYPOLOGIES	OPEN SPACE/SCHOOLS ZONE (OS)
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

REYNOLDSBURG ZONING CODE

SECTION 1103.29 INNOVATION/CONSERVATION DEVELOPMENT ZONE (CD)

I. Purpose and Intent

A. The Innovation/Conservation Development (CD) Zone is intended to preserve farmland, natural features and open space to the east of the city that may be incorporated into the city's boundaries in the future. The desired development pattern in this zone is a clustered development pattern that promotes passive spaces while introducing varied housing types including single-family detached housing. Both greenspace and residential development should be connected through bicycle and pedestrian trails.

II. Uses

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

DISTRICT USES	
PERMITTED USES:	• Cemetery • Child Day Care - In Home • Dwelling - Detached Single-family • Dwelling - Group • Dwelling - Developmental Disability • Forestry • Golf Course • Overnight Lodging - Bed and Breakfast • Plant Cultivation • Private Club
CONDITIONAL USES:	• Community Facility - Public Health Safety • Library • Mortuary • Overnight Lodging - Resort • Religious Assembly • School - Primary • School - Secondary

DISTRICTS AND ZONES

III. Development Standards

The Innovation/Conservation Development Zone includes single-family detached typologies with off-street parking in driveways.

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.)	60
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	4
	DENSITY (MAX. UNITS PER ACRE)	6
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	25
	FRONT YARD SETBACK (MAX. FT.)	40
	SIDE YARD SETBACK (MIN. FT.) (EACH SIDE)	20
	SIDE YARD SETBACK (MAX. FT.)	40
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	40
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	80
	REAR YARD SETBACK (MIN. FT.)	NA
	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.	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

REYNOLDSBURG ZONING CODE

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	Side or Rear Yard - no closer to the front lot line than 10 feet behind front building line
	ADU HEIGHT (MAX. FT.)	NP
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	NP
PARKING LOCATION	LOCATION	Driveway leading to private attached or detached garage
SIGN REGULATIONS	PERMITTED SIGN TYPES	Monument (multi-unit building only)
DESIGN	DESIGN STANDARDS	Natural materials 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 Innovation/Conservation Development Zone (CD) shall be developed in accordance with the following typologies.

BUILDING TYPOLOGIES	CONSERVATION DEVELOPMENT ZONE (CD)
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	
INSTITUTIONAL FLEX 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	

REYNOLDSBURG ZONING CODE

SECTION 1103.31 INNOVATION/OPEN HYBRID ZONE (IC)

I. Purpose and Intent

A. The Innovation /Open Hybrid Zone Zone IC) is intended to preserve natural features and open space to the east of the city that may be incorporated into the city's boundaries in the future. The desired development pattern in this zone is a clustered development pattern that promotes passive spaces while introducing varied residential and non-residential building types. Both greenspace and site development should be connected through bicycle and pedestrian trails with innovative uses that are developed to preserve open space.

II. Uses

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

DISTRICT USES	
PERMITTED USES:	• Clothing Services - Tailor • Community Facility - Activity Center • Community Facility - Public Health Safety • Community Facility - Trail • Dwelling - Attached Single-Family • Dwelling - Detached Single-family • Equipment Repair - Light • Event Center - Private Events and Conferences • Event Center - Public Meetings and Conventions • Garden Center - Indoor and Outdoor • Indoor Enterprise • Library • Manufacturing - Artisan • Medical - Outpatient and Urgent Care • Medical - Psychiatric Facility - Standalone • Mortuary • Office - Corporate • Office - Data Processing/Call Center • Personal Care and Beauty Services • Plant Cultivation • Printing and Publishing • Religious Assembly • Research Facility/Laboratory • Shelter • Studio - Art • Studio - Gymnastics/martial arts • Veterinary • Warehouse - Large Format • Warehouse - Small Format

DISTRICTS AND ZONES

DISTRICT USES (CONT.-)	
CONDITIONAL USES:	• Air Transportation Services • Air Transportation Services - Heliport • Community Facility - Detention and Corrections • Community Facility - Government Administration and Courts • Community Facility - Outdoor Recreation • Community Facility - Park • Dwelling - Multi-Unit Building • Dwelling - Nursing • Equipment Repair - Heavy • Financial Services and Banking - with drive thru • Financial Services and Banking - without drive thru • Health and Wellness - Fitness Facility/Gym • Manufacturing - Heavy • Power Substation Facility • School - Primary • School - Secondary • School - Trade • Shooting Range - Indoor Only • Storage - Commercial Gases • Storage - Contractor • Storage - Self-Store • Storage - Vehicular and Boat • Vehicle Care Services - Washes • Vehicular Care Services - Minor • Vehicular Care Services - Major • Vehicular Repair - Heavy • Vehicular Repair - Light • Vehicular Sales - Automobiles • Vehicular Sales - Boats • Vehicular Sales - Motorcycles • Vehicular Sales - Recreational Vehicles

REYNOLDSBURG ZONING CODE

III. Development Standards

The Innovation /Open Hybrid Zone includes single-family detached and attached typologies with on-street parking and off -street parking in driveways, and parking lots .

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.)	60
DENSITY (MULTI-UNIT RESIDENTIAL)	DENSITY (MIN. UNITS PER ACRE)	NA
	DENSITY (MAX. UNITS PER ACRE)	NA
SETBACKS	FRONT YARD SETBACK (MIN. FT.)	30
	FRONT YARD SETBACK (MAX. FT.)	40
	SIDE YARD SETBACK (MIN. FT.) (EACH SIDE)	20
	SIDE YARD SETBACK (MAX. FT.)	40
	SIDE YARD SETBACK (MIN. AGGREGATE. FT.)	40
	SIDE YARD SETBACK (MAX. AGGREGATE FT.)	80
	REAR YARD SETBACK (MIN. FT.)	40
	REAR YARD SETBACK (MIN. FT.)	NA
HEIGHT	BUILDING HEIGHT (MIN. FT.)	NA
	BUILDING HEIGHT (MAX. FT.)	75
LOT COVERAGE/ OPEN SPACE	LOT COVERAGE (MIN.)	50%
	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	70%
	OPEN SPACE (MIN.)	30%
	OPEN SPACE (MAX.)	50%

DISTRICTS AND ZONES

ACCESSORY STRUCTURE DIMENSIONS	ACCESSORY BUILDING LOCATION	NP
	ADU HEIGHT (MAX. FT.)	NP
	ACCESSORY BUILDING HEIGHT (MAX. FT.)	NP
PARKING LOCATION	LOCATION	Side or Rear Yards
SIGN REGULATIONS	PERMITTED SIGN TYPES	Any two of the following: wall, monument
DESIGN	DESIGN STANDARDS	Natural materials on front and side facades
	SITE PLAN STANDARDS	NA
LANDSCAPE REVIEW	LANDSCAPE AND NATURAL BUFFERS	NA

REYNOLDSBURG ZONING CODE

IV. Development Typologies

Buildings in the Innovation /Open Hybrid Zone shall be developed in accordance with the following typologies.

BUILDING TYPOLOGIES	CONSERVATION HYBRID ZONE (IC)
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	
INSTITUTIONAL FLEX 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	X
PRIMARY SCHOOL BUILDING	
COMMUNITY ACTIVITY CENTER BUILDING	X
EVENT CENTER BUILDING	X

DISTRICTS AND ZONES

III. Development Typologies

BUILDING TYPOLOGIES	OLDE REYNOLDSBURG CENTER DISTRICT	OLDE REYNOLDSBURG NEIGHBORHOOD DISTRICT	BRICE AND MAIN DISTRICT (BMD)	EAST MAIN STREET DISTRICT (MSD)	SUBU RESIDE ZONE	UN AL
DETACHED SINGLE-FAMILY BUILDING	X	X			X	
ATTACHED SINGLE-FAMILY BUILDING		X	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	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						

Attachment: Draft Reynoldsburg Zoning Code_PC Copy_2019_1108 (Reynoldsburg Zoning Code Update 2019)

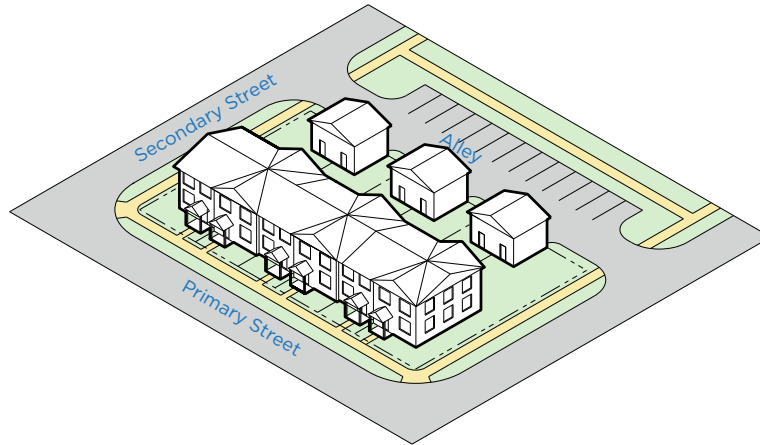
REYNOLDSBURG ZONING CODE

RESIDENTIAL MEDIUM ZONE (RM)	MIXED-USE MEDIUM ZONE (MMU)	COMMUNITY COMMERCIAL ZONE (CC)	INNOVATION ZONE (I)	OPEN SPACE/ SCHOOLS ZONE (OS)	CONSERVATION DEVELOPMENT ZONE (CD)	CONSERVATION HYBRID ZONE (IC)
X		X			X	X
X		X			X	X
X	X					
	X					
	X	X				
	X	X				
X				X		
X			X			
			X			
		X				
			X			
			X			X
				X		
				X		X
				X		X

DISTRICTS AND ZONES

SECTION 1103.33 ATTACHED SINGLE-FAMILY BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. Description

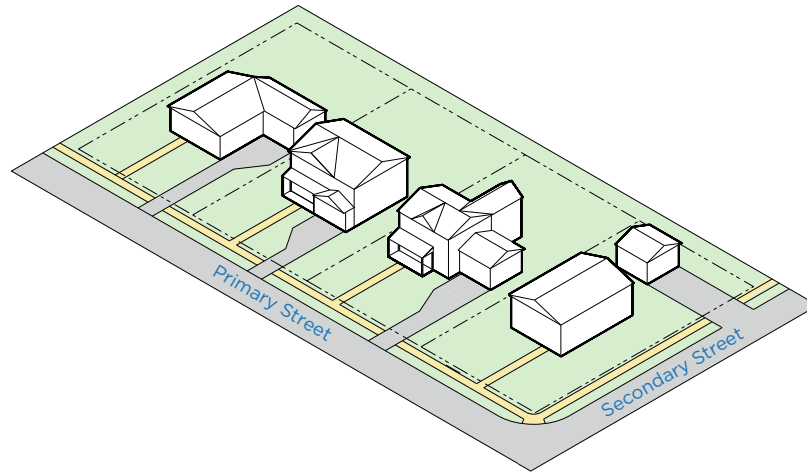
A structure with common walls on either side and no units below or above. Garage access is typically from a rear alley or shared parking area. A small side or rear yard is provided for each unit as private open space.



Image: Attached Single-Family Building

SECTION 1103.35 DETACHED SINGLE-FAMILY BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.

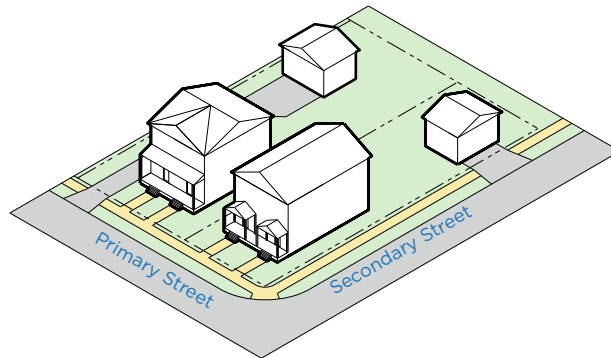


Image: Detached Single-Family Building

DISTRICTS AND ZONES

SECTION 1103.37 DUPLEX BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.

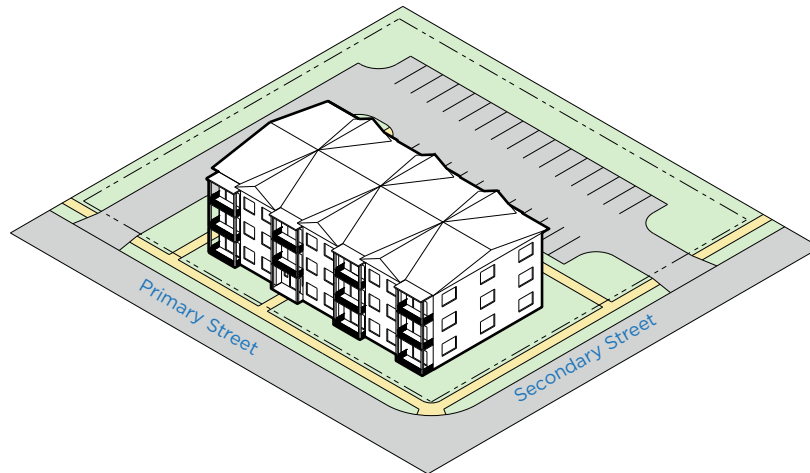


Image: Duplex Building



SECTION 1103.39 MULTI-UNIT BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. Description

A building with multiple residential units with 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).



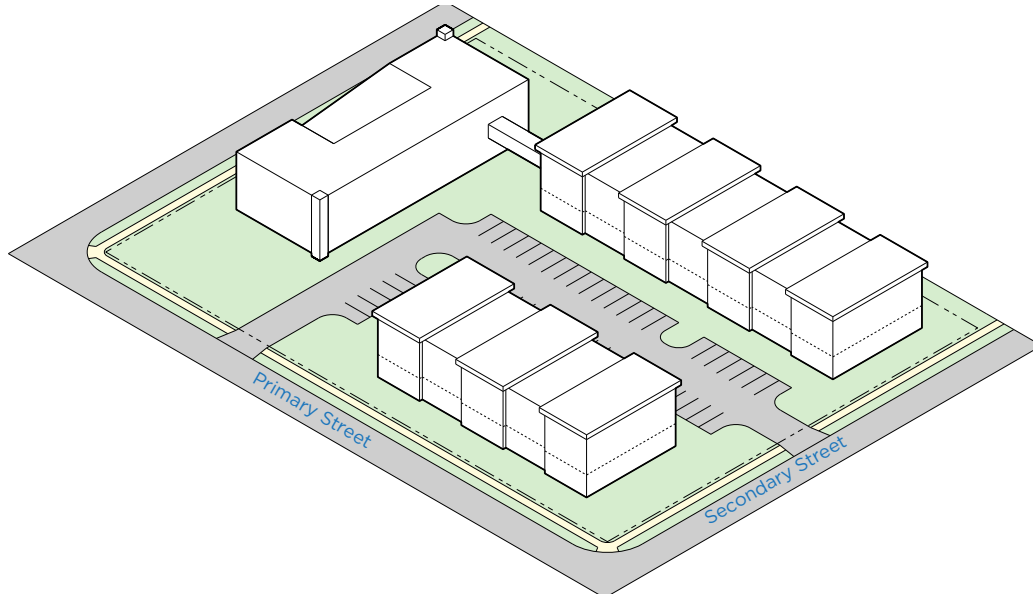
Image: Multi-Unit Building



DISTRICTS AND ZONES

SECTION 1103.41 MULTI-UNIT COMPLEX

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.

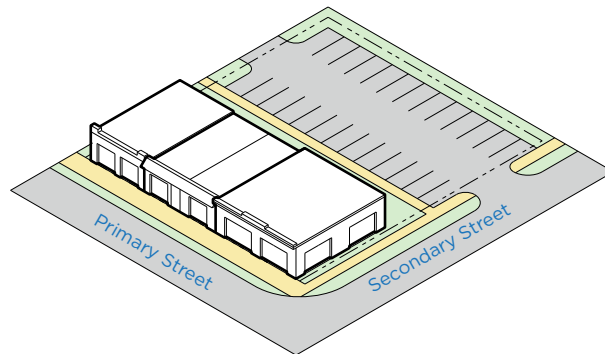


Image: Multi-Unit Complex Building



SECTION 1103.43 SMALL FLEX RETAIL BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.

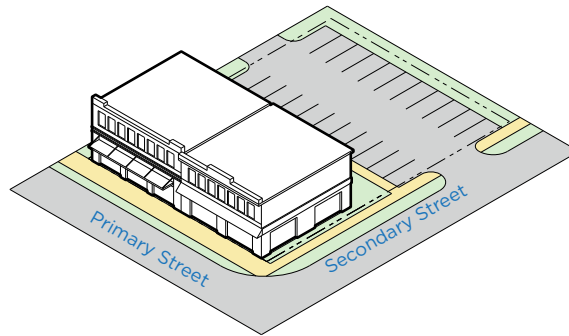


Image: Small Flex Retail Building

DISTRICTS AND ZONES

SECTION 1103.45 MEDIUM FLEX RETAIL BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. Description

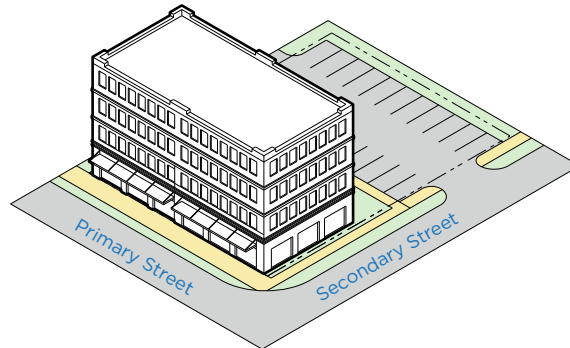
Consists of attached or detached structures ranging from one to three stories. Structures can include single or mixed uses. Parking is located in the rear or side of the building and typically accessed from a rear alley when possible.



Image: Medium Flex Retail Building

SECTION 1103.47 LARGE FLEX RETAIL BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.

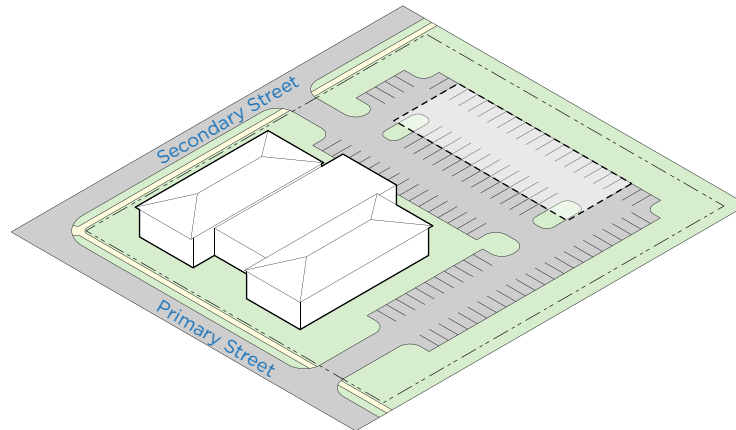


Image: Large Flex Retail Building

DISTRICTS AND ZONES

SECTION 1103.49 INSTITUTIONAL FLEX BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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

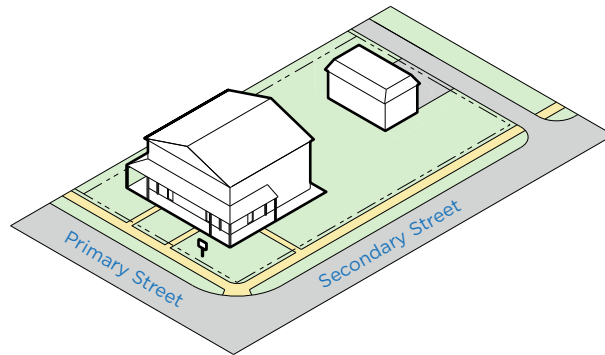


Image: Institutional Flex Building



SECTION 1103.51 BED AND BREAKFAST BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. Description

A residential structure providing limited overnight lodging and meals for guests.



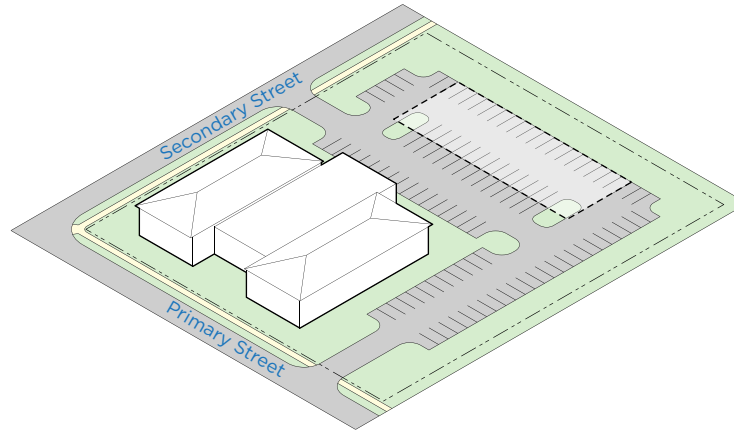
Image: Bed and Breakfast Building



DISTRICTS AND ZONES

SECTION 1103.53 SCHOOL AND INSTITUTIONAL BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. Description

An institution or place for instruction or education, such as kindergarten; elementary, middle, or junior high school, and high school.

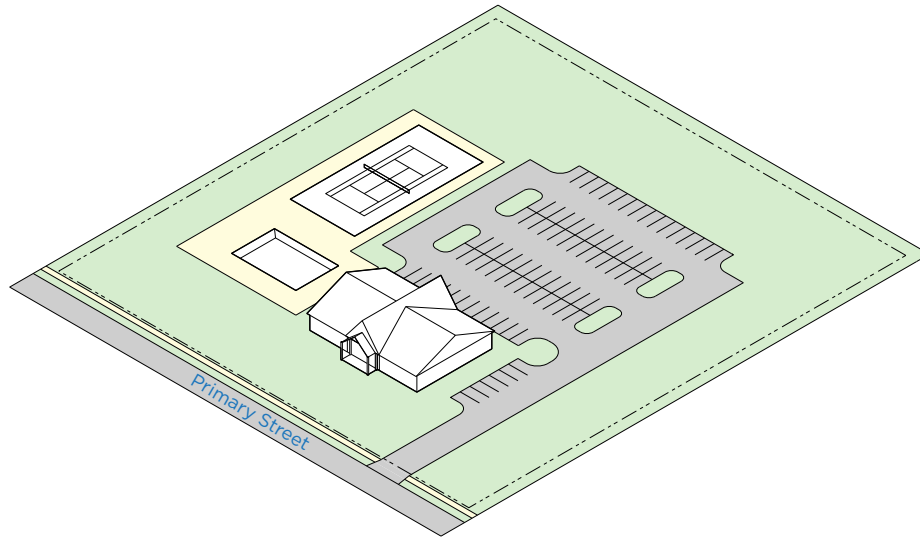


Image: School and Institutional Building



SECTION 1103.55 COMMUNITY CENTER BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.



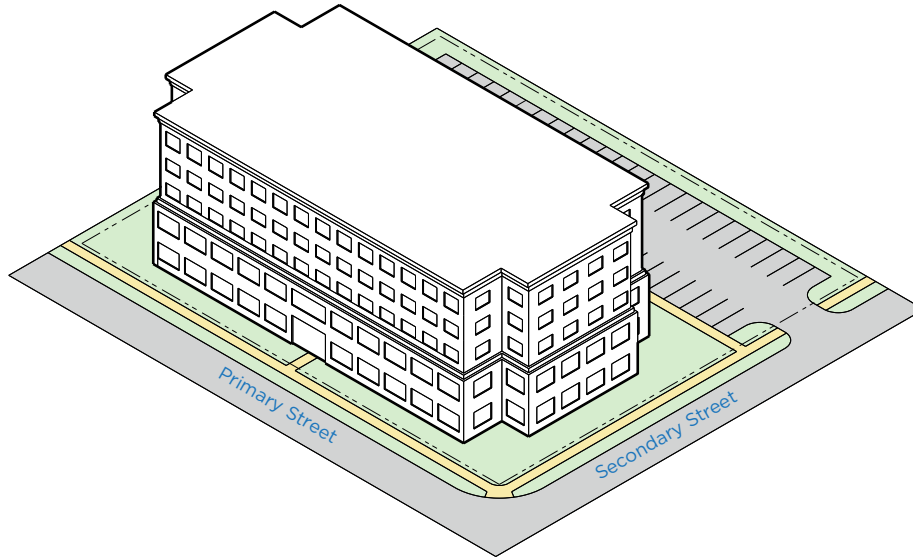
Image: Community Center Building



DISTRICTS AND ZONES

SECTION 1103.57 OFFICE BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.

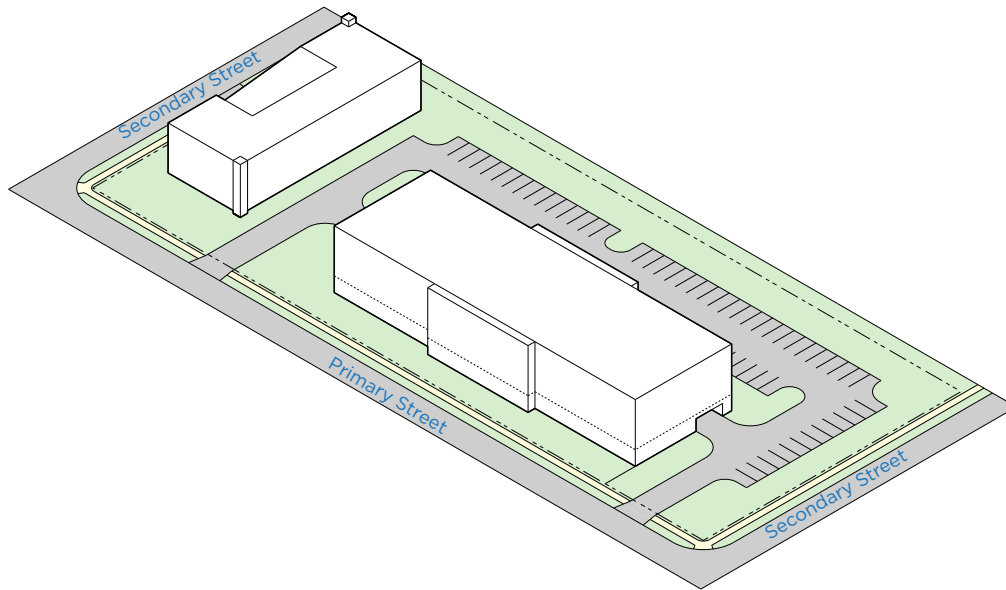


Image: Office Building



SECTION 1103.59 OFFICE-CORPORATE BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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 from the primary street.



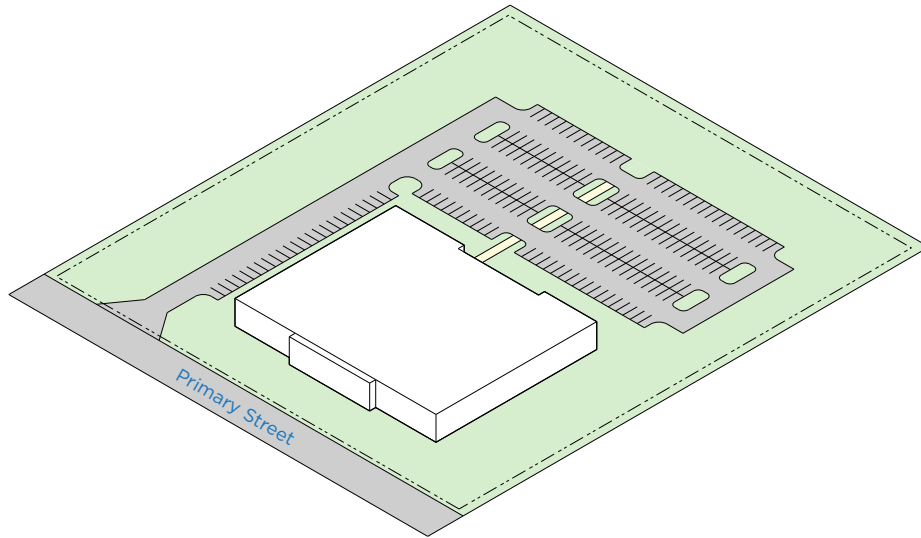
Image: Office-Corporate Building



DISTRICTS AND ZONES

SECTION 1103.61 RETAIL LARGE FORMAT BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.

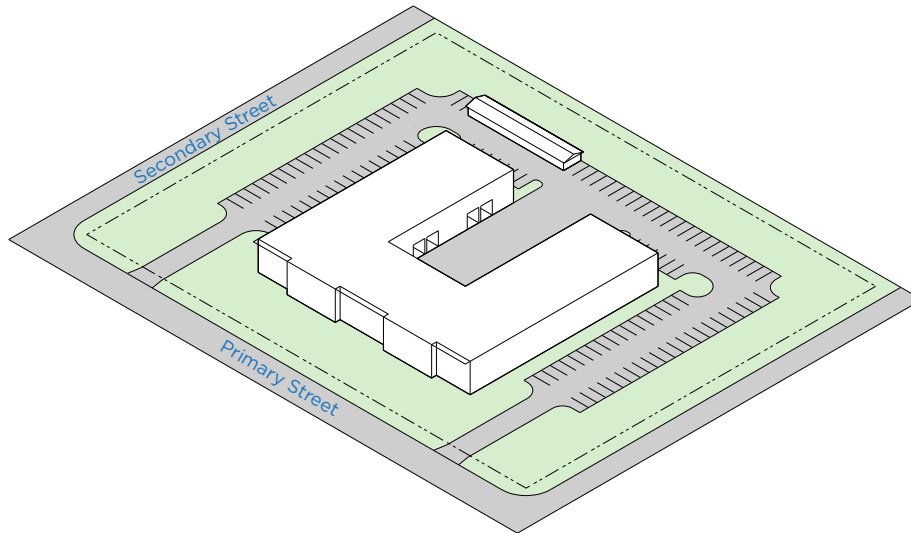


Image: Retail Large Format Building



SECTION 1103.63 INDUSTRIAL BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.



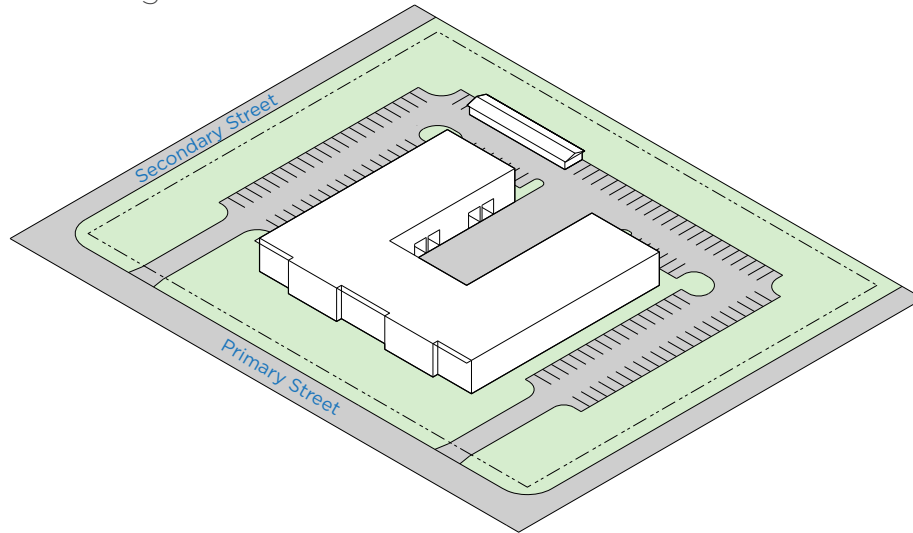
Image: Industrial Building



DISTRICTS AND ZONES

SECTION 1103.65 WAREHOUSE BUILDING

A. Typical Lot Configuration



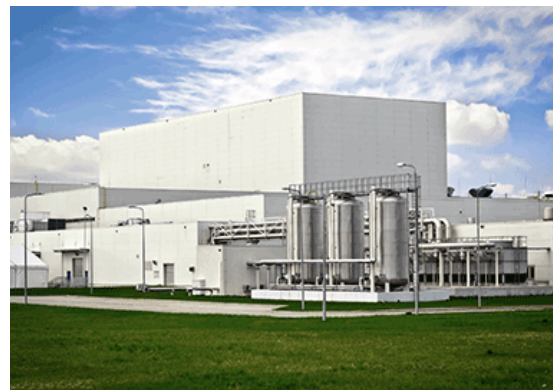
Note: image is illustrative, not regulatory.

B. 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.

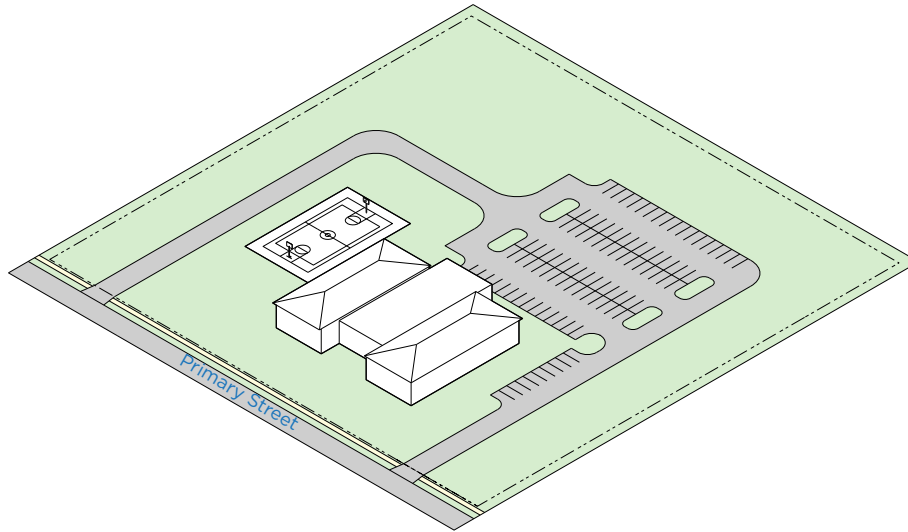


Image: Warehouse Building



SECTION 1103.67 PRIMARY SCHOOL BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. 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.



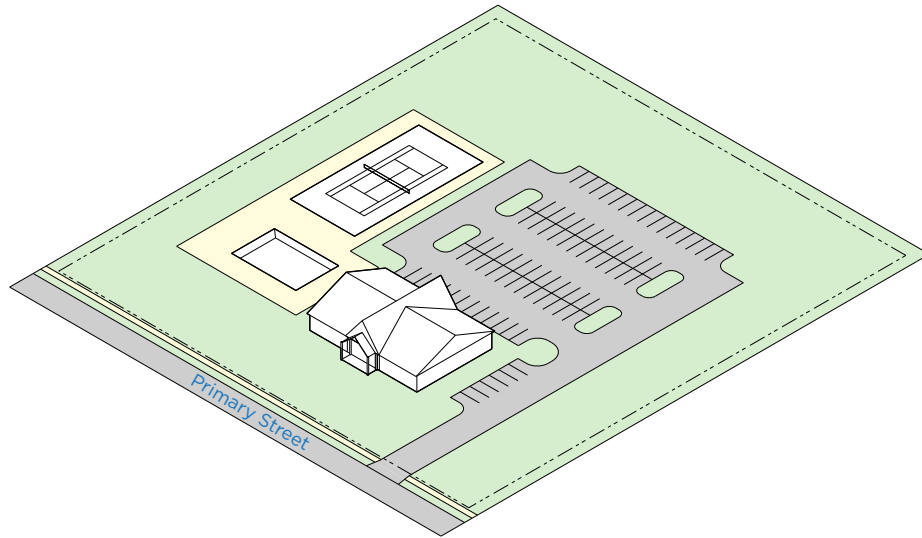
Image: Primary School Building



DISTRICTS AND ZONES

SECTION 1103.69 COMMUNITY ACTIVITY CENTER BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. Description

Usually a public building housing space for indoor recreational activity as well as exterior space for sports and recreation.

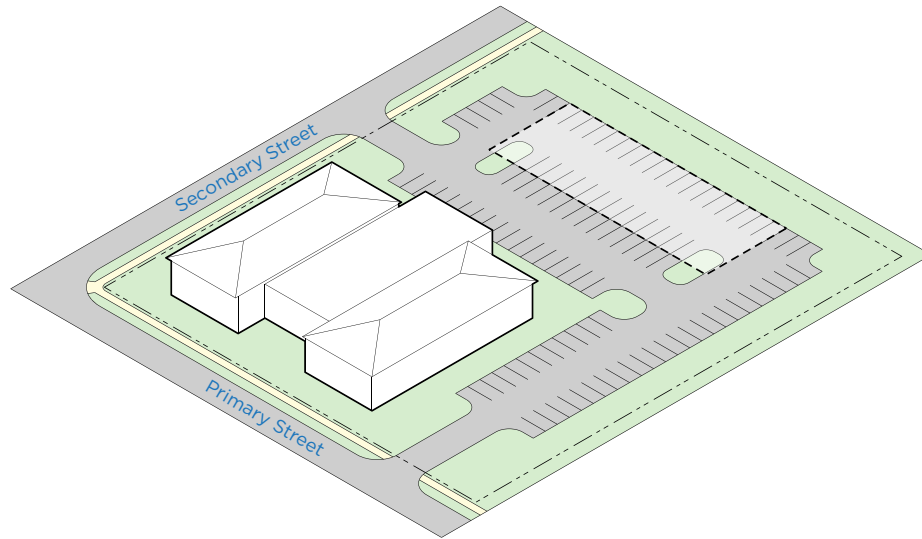


Image: Community Activity Center Building



SECTION 1103.71 EVENT CENTER BUILDING

A. Typical Lot Configuration



Note: image is illustrative, not regulatory.

B. Description

A building designed to house special events, including weddings, private parties, and receptions.



Image: Event Center Building



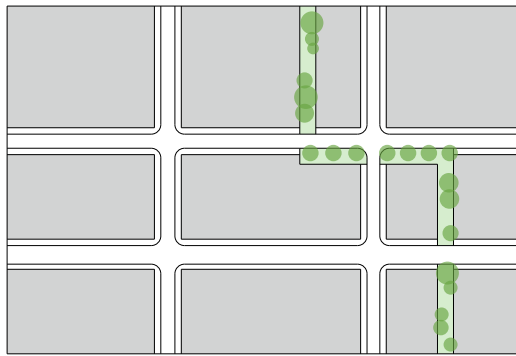
DISTRICTS AND ZONES

SECTION 1103.73 OPEN SPACE TYPOLOGIES

The following Open Space Typologies cover land that is intended to be undeveloped within the Olde Reynoldsburg District (ORD Center and ORD Neighborhood), consistent with the goals of the Comprehensive Plan.

GREENWAY AND TRAIL

A. Typical Lot Configuration

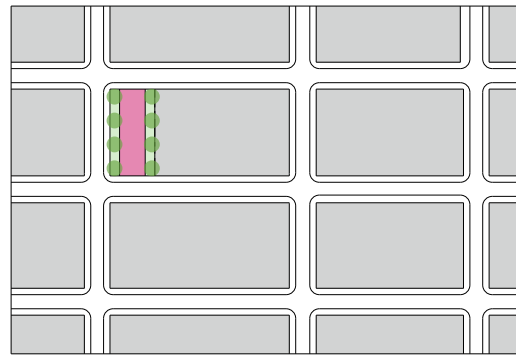


B. Description

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.

PLAZA

A. Typical Lot Configuration



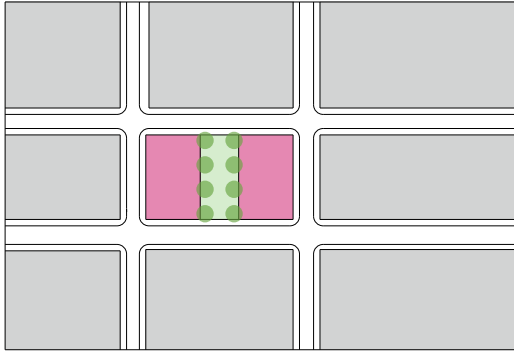
B. Description

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

SQUARE

A. Typical Lot Configuration

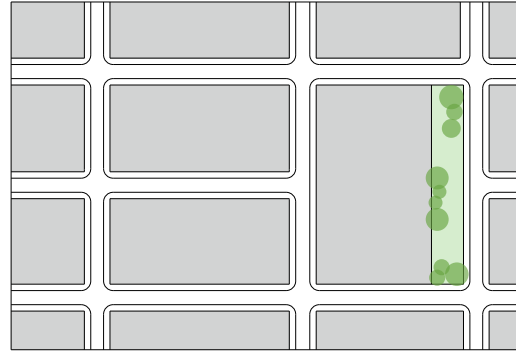


B. Description

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.

GREEN

A. Typical Lot Configuration



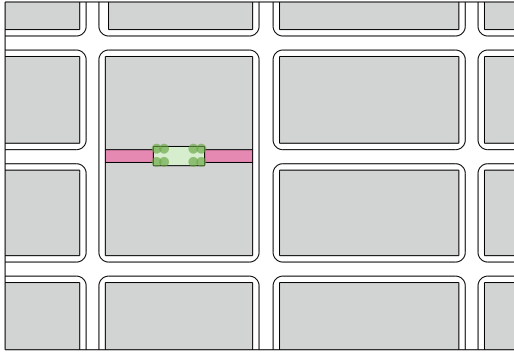
B. Description

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

PASSAGE

A. Typical Lot Configuration



B. 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.

PARK

A. Typical Lot Configuration



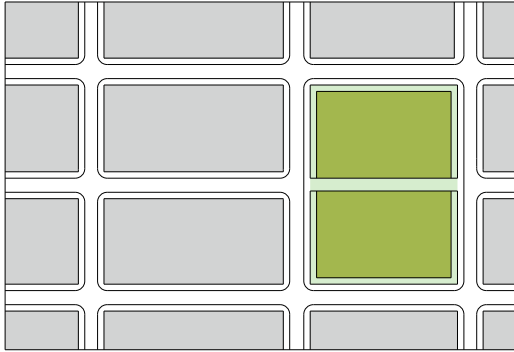
B. Description

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

SPORT FIELD

A. Typical Lot Configuration

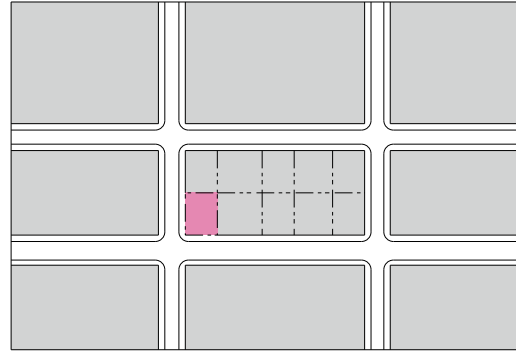


B. Description

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.

POCKET PLAZA

A. Typical Lot Configuration



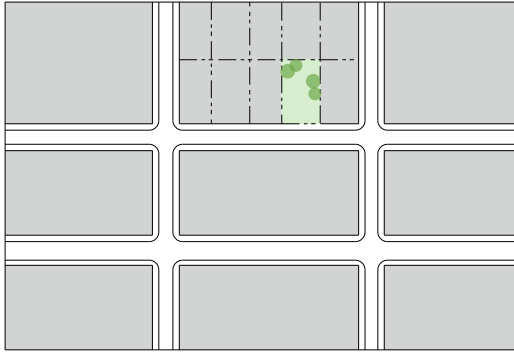
B. Description

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

POCKET PARK

A. Typical Lot Configuration

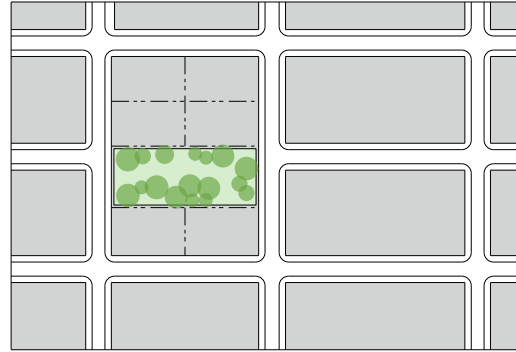


B. Description

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.

NATURE

A. Typical Lot Configuration



B. Description

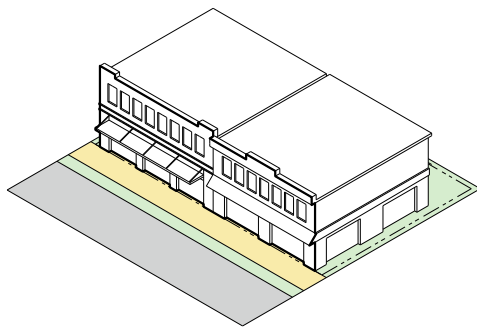
Areas that are to remain undeveloped and that generate their physical character through their natural topography, trees, and plants. This open space type is preserved from any development.

SECTION 1103.75 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 Center and ORD Neighborhood), consistent with the goals of the Comprehensive Plan.

SHOPFRONT

A. Typical Lot Configuration



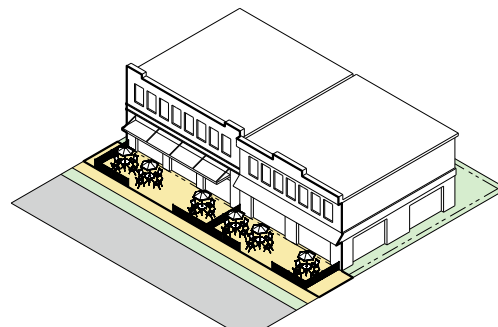
TO BE REPLACED

B. 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.

PATIO

A. Typical Lot Configuration



TO BE REPLACED

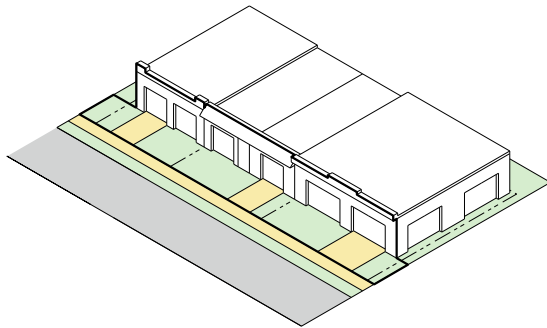
B. Description

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

YARD

A. Typical Lot Configuration

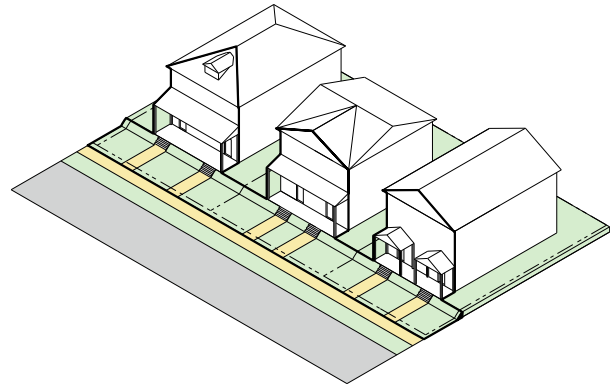


B. Description

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.

RAISED YARD

A. Typical Lot Configuration



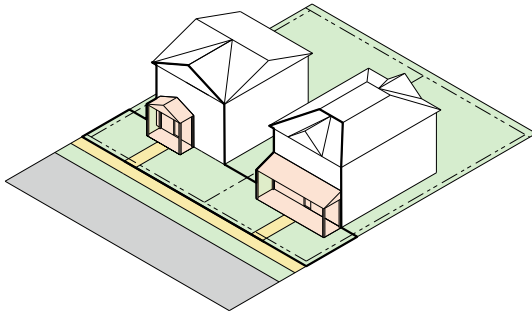
B. Description

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.

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PORCH

A. Typical Lot Configuration

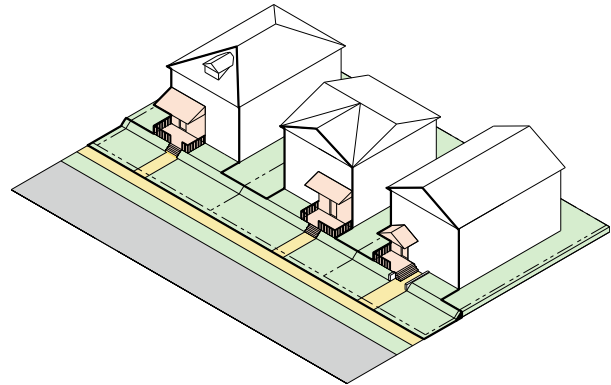


B. Description

Common frontage type for residential building types. Porches should be an extension of the internal living space.

STOOP

A. Typical Lot Configuration



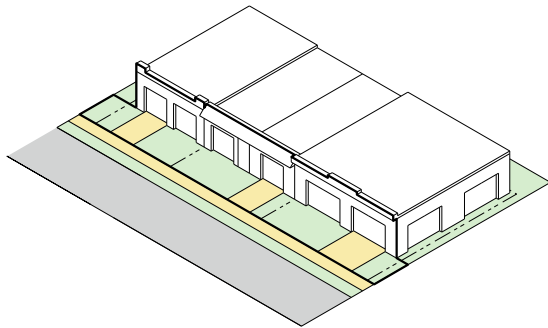
B. Description

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

TERRACE

A. Typical Lot Configuration

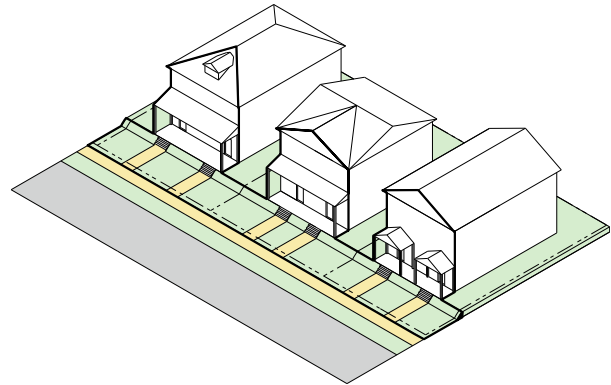


B. Description

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.

FORECOURT

A. Typical Lot Configuration

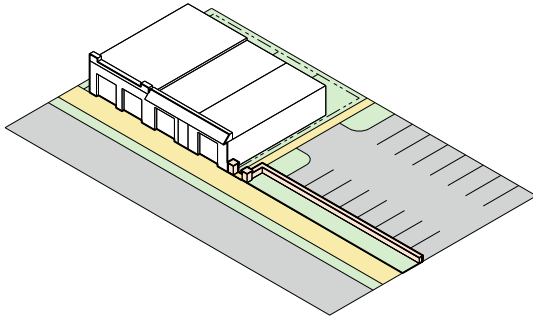


B. Description

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).

STREETWALL

A. Typical Lot Configuration



B. 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

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 Center District (ORD-C), Brice and Main District (BMD) and East Main District (MSD).** Notwithstanding anything to the contrary contained herein, the parking requirements for any use conducted in the ORD-C, BMD, or MSD shall be determined based upon the applicable regulations set forth under Chapter 1103 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 area.
 - 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, other than for the purpose of loading or unloading such equipment or vehicle. When located

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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 building line and not within a required side yard or within ten (10) 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 Planning and 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 Planning and 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 Board 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. 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 Building 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 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

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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.

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.

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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.
- G. 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 Planning and Zoning Administrator.
- H. Reserved Parking Lot.** In conjunction with the site and design review plan, 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	2 enclosed spaces
Dwelling - Detached Single-family	
Dwelling - Mobile Home	
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	
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	1 for each 100 s.f. floor area
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	To be Completed
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	To be Completed
Equipment Repair - Light	
Vehicular Care Services - Major	
Vehicular Care Services - Minor	
Vehicular Repair - Heavy	
Vehicular Repair - Light	
Camping	To be Completed
Community Facility - Outdoor Recreation	
Community Facility - Park	
Community Facility - Trail 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	To be Completed
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	To be Completed
Storage - Contractor	
Storage - Commercial Gases	
Storage - Self-Store	
Storage - Vehicular and Boat	
Warehouse - Large Format	
Warehouse - Small Format	
Air Transportation Services	To be Completed
Air Transportation Services - Heliport	
Vehicle Care Services - Washes	To be Completed
Vehicular Sales - Boats	To be Completed
Vehicular Sales - Automobiles	
Vehicular Sales - Motorcycles	
Vehicular Sales - Recreational Vehicles	
Plant Cultivation	To be Completed
Forestry	
Cemetery	To be Completed
Mortuary	1 for each 50 s.f. floor space
Temporary Uses	To be Completed

COMMON REGULATIONS

SECTION 1105.03 SIGNS

- 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.
- 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 site plan and design review process required under Section XXXX, signs shall be permitted in Olde Reynoldsburg Districts as established in Table XXXX and in conformity with the following specific provisions:
 1. Residential Signs – Olde Reynoldsburg Center 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:

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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.
 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 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 ORCD. 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").
- vi. **Supplemental Signs.** In addition to the above-listed principal sign types the following supplemental sign types may be permitted in the ORD-C in accordance with the following provisions:
1. **Banner Signs.** 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.
 2. **Flags.** Flags are permitted as a supplemental sign type in the ORD-C.
 3. **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

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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.

4. **Temporary Signs.** Temporary signs are permitted provided that any temporary sign may have a maximum area of two (2) square feet and may be located a maximum of three feet (3') above grade. Any temporary sign located in accordance with these provisions shall be constructed of vinyl with metal supports.
- vii. **Signs in East Main Street District (MSD) 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 XXXX, signs shall be permitted in the MSD and BMD as established in Table XXXX and in conformity with the following specific provisions:
1. **Sign Lighting (MSD).** The following types of lighting shall be permitted in the MSD: 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 MSD and BMD: channel letters and scrolling. Changeable copy types are not permitted in the BMD.
- viii. **Principal Sign Types.** A maximum of two (2) of any combination of the following sign types shall be permitted in the MSD 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 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 or rock may be installed in the MSD 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.

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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.
- ix. **Supplemental Signs.** In addition to the above-listed principal sign types the following supplemental sign types may be permitted in the EMSD or BMD, as specified below, in accordance with the following provisions:
1. **Banner Signs.** In the MSD, 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. Banner signs are not permitted in the BMD.
 2. **Flags.** Flags are permitted as a supplemental sign type in the MSD and BMD.
 3. **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.
 4. **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.
- x. **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 XXXX, signs shall be permitted in the SR and RM zones as established in Table XXXX 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. **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.
- xi. 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.
 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.
 - xii. Signs in Innovation Zone (I).
 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.
 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

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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").
4. **Ground signage.** See provisions in Table 1105.03A.

xiii. Signs in Open Space/Schools Zone and Innovation/Open Hybrid Zone. Signs in the OS, and IC zones shall be subject to review and approval by the Planning and Zoning Administrator or the Planning Commission, as applicable.

D. 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.
- 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

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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.

E. 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.

F. 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 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

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the sign owner to remove the abandoned panel and replace it with a blank.

- G. 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.

TABLE 1105.03B- PERMITTED SIGNS (TO BE COMPLETED)	

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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;
 - 5. In residential districts, the lot coverage of accessory structures shall not be more than fifty percent (50%) of the main structure;
 - 6. Shall not contain facilities for dwelling purposes;
 - 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;

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- 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 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

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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.
- 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

- 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:

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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

- 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:

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%

- 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

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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').

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 on-half feet (1 ½') for a

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- 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").

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 one hundred and fifty (150) square feet or fraction thereof of building ground coverage, 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.

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- (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.
- 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 1105.05C - 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)

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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.

I. Property Buffer Requirements

- i. 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.
- ii. When one zoning classification abuts another zoning classification, a minimum buffer zone shall be required as follows:
 1. Any residential zone adjoining any office zone; 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.
 2. Any residential zone adjoining any commercial zone; 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 zone adjoining a residential zone operating with conditional uses (such as churches, schools); 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 adjoining any industrial zone; required buffer zone is fifteen feet (15') adjacent to all common boundaries except street frontage and shall include one (1) tree for

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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.

5. Any single family residential zone adjoining a multi-family residential zone; required buffer zone is fifteen feet (15') adjacent to all common boundaries except street frontage and shall include one 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.
6. Any office or commercial zone adjoining any industrial zone; 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.
7. 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.
8. Any zone (except industrial) 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.
9. Any property boundary, including street right-of-way adjoining any utility substation, junkyard, landfill, sewage plants or similar uses; required buffer zone is fifteen feet (15') adjacent to all boundaries except only five feet (5') for utility substations measured adjacent to the enclosure 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 or earth mound or combination thereof.
10. Any property used for vehicular sales facilities or as a service station adjoining a freeway or arterial prohibiting driveway; required buffer zone is fifteen feet (15') adjacent to freeway or arterial and shall require one (1) tree for each fifty feet (50') of linear boundary, or fraction thereof, plus one (1) low shrub for each ten feet (10') of linear boundary, or fraction 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').

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- iv. In order to encourage the required landscape areas to be properly dispersed, and to break up large 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. When perimeter landscaping of parking is required in addition to a buffer zone or overlapping of a buffer zone of Section 1180.10(b), the required perimeter landscaping of parking may be satisfied concurrently with the requirements of Section 1180.10(b) by the more intensive planting and the more extensive width required by either this subsection or Section 1180.10(b).
- 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 for 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

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- 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 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

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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.

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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TABLE 1105.08D - TO BE UPDATED	

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.
- 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).
 - 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.
 - 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.
 - For pedestrian areas, decorative low light fixtures shall be used and the height of the fixture shall not exceed fourteen feet (14') above grade.
 - 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).
 - Security lighting shall be full, cut-off type fixtures, shielded and aimed so that illumination is

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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.

SECTION 1105.11 FENCES AND SCREENING.

- 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.
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 no closer to the adjacent property line than one foot (1FT).
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 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).

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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 no closer to the adjacent property line than one foot (1FT).
 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 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 no closer to the adjacent property line than one foot (1FT).
 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

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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 no closer to the adjacent property line than one foot (1FT).
 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 and Innovation Hybrid Zone.** The following regulations shall govern fences located upon properties in Open Space/Schools Zone and Innovation Hybrid 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 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

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than ten feet (10FT).

5. **Rear and Side Yard Fences—Setback.** Rear and side yard fences shall be no closer to the adjacent property line than one foot (1FT).
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 and Innovation Hybrid 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.
8. **Barb-Wire Fences—Innovation/Hybrid Zone.** Fences containing barbs may be erected as rear fences to secure properties in the Innovation/Hybrid 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.

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 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.

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- 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:
 - 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

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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 Center 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%).

- 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.

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- 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 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, 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

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(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;
- 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;

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- 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. Mini-Storage Facilities.** 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.
- 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.

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- 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;
- 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,

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- 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. Pawnbrokering, Bookmaking, Betting, Adult Oriented Businesses.** The following requirements shall apply to the approval and operation of pawnbrokering, 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 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 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:

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- 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 be project vertically more than ten feet from the surface of the flat roof. For purpose of this subsection, “flat roof” shall mean any roof that is less than seventeen (17) degrees or 2/12 pitch.
 - 3. **Glare.** Roof mounted solar panels or solar panel arrays shall not be positioned so as to create glare on to adjacent roads, buildings, lots, or rights-of-way.
 - iii. **Freestanding solar panels and solar panel arrays.** Free-standing solar panels or solar arrays shall 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

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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

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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.
- 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

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- (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.
 - 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

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- 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, MUM, RM, and ORD-C, 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 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.

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- 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.
 - 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.

COMMON REGULATIONS

- 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.

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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 9.05 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

NON-CONFORMITIES

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.

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 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

REYNOLDSBURG ZONING CODE

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.

NON-CONFORMITIES

SECTION 1107.17 EFFECT OF PRIORI REGULATIONS

- A. Chapter 1195 of Ordinance 37-69 (passed May 12, 1969) established requirements for certificates for 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:	A		QJF	
Appeal To:				
CONDITIONAL USES				
Application Submitted To:	X			
Decision By:	A		QJF	
Appeal To:				

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TABLE 1109.01A				
APPLICATION TYPE	ZONING ADMINISTRATOR	PLANNING COMMISSION	BOARD OF BUILDING AND ZONING APPEALS (BZBA)	COUNCIL
SIMPLE 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
DESIGN REVIEW				
Application Submitted To:	X			
Decision By:	AMinor		QJ Major	
Appeal To:				QJ
ZONING TEXT AMENDMENT				
Application Submitted To:	X			X
Decision By:		QL		LS
Appeal To:				
MAP/TEXT AMENDMENTQJ				
Application Submitted To:	X			
Decision By:		QL		
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 1109.15 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.
- G. The BZBA shall not accept a new application for a variance that has been previously denied within twelve (12) months of denial.

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

ADMINISTRATION AND PROCEDURES

warrants public review, then the Planning and Zoning Administrator shall forward such application to the BZBA for review. The intent of the procedure for authorizing a conditional use is to set forth the development standards and criteria for locating and developing conditional uses in harmony with the character of the surrounding area, conditions of development and with regard to appropriate laws.

- B. In addition to such standard information regarding the subject property and the applicant, the application for a conditional use shall contain the following:
 - i. description of the zoning district and existing uses of adjacent lots;
 - ii. a statement of the conditional use for which the application is submitted,
 - iii. including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will assist the BZBA with understanding the nature of the proposed use and its potential impacts;
 - iv. a plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
 - v. a narrative statement describing the compatibility of the proposed use with the existing uses of adjacent lots and with the Land Use Plan, including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;
 - vi. a narrative addressing each of the applicable criteria set forth in the standards and requirements for all conditional uses set forth below. and, as applicable, the supplementary requirements for special uses set forth under the applicable district or zone regulations.
 - vii. Such other information as the BZBA deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:
 1. Traffic impact analysis;
 2. Storm water impact analysis; and/or
 3. Utility impact analysis.
- C. When review of an application for a conditional use permit is forwarded by the Planning and Zoning Administrator to the BZBA, before approving or denying a request for a conditional use, the BZBA shall hold at least one public hearing on the matter. The BZBA shall cause notice of the hearing to be made in accordance with its standard process for providing notice of a hearing. The notice of hearing shall state thereon the nature of the request and the time and place of the public hearing.
- D. Upon reviewing an application for a conditional use, the Planning and Zoning Administrator or the BZBA, as applicable, shall consider whether the application provides adequate evidence that the proposed conditional use is consistent with the following standards:
 - i. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;

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- 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. Approve 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;
 - 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

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- 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 and Council 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 and Council 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 and Council. 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 and Council. 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.

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- 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 and Council. 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;
 - 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,

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

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- A. **Applicability.** Except as otherwise provided herein or elsewhere in this Zoning Code, standard site plan and design review or major site plan and design review is required for all non-residential development in any district in accordance with the provisions contained herein. The Planning and Zoning Administrator shall conduct standard site plan and design review and the Planning Commission shall conduct major site plan and design review, in each case, as provided below.
- B. **Standard Site Plan and Design Review.** Standard site plan and design review shall be required for any development, building addition, or site improvement, other than a fence or accessory structure under five thousand square feet (5,000SF), 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 (150FT) 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 (150FT) 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;
 - v. A lighting plan that addresses the applicable district requirements;
 - 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

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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.
 - 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.

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- 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 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

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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 Center 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 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.

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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);
 - iii. Existing topography at two-foot (2FT) contour intervals of the subject lot(s) and extending at least three hundred feet (300FT) 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;

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- 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 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

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before another petition for a district change for the same lot(s) to the same district can be considered.

- L. 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 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 judgement for damages if the violation is deemed to have caused damages to the City.
- B. Unless otherwise provided in this 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

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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 unissued 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.
 - iv. The following proposed conditions shall be shown:
 1. Layout of streets and right-of-way widths;

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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.

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

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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 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

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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;
 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;

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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 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

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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;
 - 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.

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- 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. iService 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.

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

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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 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

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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%);
 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

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- 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.

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.

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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 of building lines 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.
- 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

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- 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.

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

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- 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 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,

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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.

Access Management. The City's process of providing and managing access to land development while maintaining traffic flow, safety, capacity and speed.

Accessory Dwelling Unit. 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.

Adult Oriented Business. A commercial establishment including adult cabaret, adult store, or adult theater primarily engaged in presenting persons who appear nude/semi-nude, live performances, films or other visual representations, adult booths or sale or display of adult material.

- A. **Adult cabaret.** Any commercial establishment that as a substantial or significant portion of its business features or provides any of the following:
 - i. Persons who appear nude or semi-nude.
 - ii. Live performances 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.
 - iii. 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.
- B. **Adult store.** Any commercial establishment that:
 - i. Contains one or more adult booths;
 - ii. As a substantial or significant portion of its business offers for sale, rental, or viewing any adult materials; or
 - iii. Has a segment or section devoted to the sale or display of adult materials.
- C. **Adult theater.** Any commercial establishment that as a substantial or significant portion of its business features or provides films, motion pictures, video or audio cassettes, slides, 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.

GLOSSARY OF TERMS

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.

Agricultural Display Stand. Display stands for the purpose of displaying and selling agricultural or farming products which are grown or produced on the premises on which said stand is located.

Airport. Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking-off of aircraft, including all necessary taxiways, aircraft storage and tie-down area, hangars, and other necessary buildings, and open spaces.

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.

Amusement Arcade. A place of amusement which has more than five (5) mechanical or electrically operated amusement devices as defined in Section 781.021(d) of the General Offenses Code or which derives in excess of fifty percent (50%) of its gross receipts from the operation of such devices. However, in the case of any person operating a carnival and who operates an amusement arcade as a part hereof, the fifty percent (50%) gross receipts referred to above shall apply only to the gross receipts of the amusement arcade and not to the gross receipts of the operations of the carnival company.

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.

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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.

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.

Artisan Studio. A building or any portion thereof dedicated to the creation of original handmade works of art or craft items by no more than ten artists or artisans.

Artisan Workshop. A use primarily involving the limited on-site production of goods or food items by hand manufacturing which involves only the use of hand tools or mechanical equipment that does not exceed two (2) horsepower each or a single kiln not exceeding eight (8) cubic feet in volume and the incidental direct sale to consumers typical production includes: cheeses, chocolates, non-alcoholic beverages, custom furniture, ceramic studios, glass blowing, candle making, custom jewelry, stained and leaded glass, woodworking, custom textile manufacturing and crafts production.

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.

GLOSSARY OF TERMS

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.

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.

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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.

Billboard. A sign, of any size, directing attention to a specific business, product, service, entertainment or other activity sold, offered or conducted elsewhere than upon the lot on which the sign is located for public service and information or for political advertising.

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 Appeals or Board. The Board of Building and Zoning Appeals 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.

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.

GLOSSARY OF TERMS

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.

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.

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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.

Canopy Sign. A sign attached to or painted on the fascia or hanging from the soffit of a canopy or covered entrance or attached to a permanent awning or marquee. Mansard roofs shall be considered as canopies.

Capital improvements program. A proposed schedule of future public improvement projects and major equipment purchases listed in order of priority, with cost estimates and anticipated means of financing each project for a specified time period. All major projects and purchases requiring public funds over and above the operating expenses for the replacement or initial acquisition of the community's physical assets are included.

Caretakers Residence. A single-unit dwelling, accessory to and located on the same lot as a main use, which is the principal residence of a person or persons responsible for operating, maintaining, or protecting the main use. A caretaker's residence may be accessory to a cemetery, golf course, park, or similar use.

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.

Certificate of Deposit. Any certificate of deposit delivered in accordance with the provisions of these regulations to secure the performance of a developer until such developer has discharged its obligations with respect to any final plan.

GLOSSARY OF TERMS

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.

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.

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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.

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.

Commercial and Industrial Equipment and Material, Sales, Rental, Leasing and Repair. An establishment primarily engaged in renting or leasing machinery and equipment for use in business or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. Examples including the leasing of heavy equipment, office furniture or equipment, or off-highway transportation equipment.

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.

GLOSSARY OF TERMS

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.

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.

Community Garden. A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use/consumption, donation or offsite sale of items grown on the site means a site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use/consumption, donation or sale of items grown on the site.

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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 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 Appeals, as applicable, to allow a use designated as such in the applicable district or overlay.

Council. The Council of the City.

County. Collectively, any of Franklin, Fairfield or Licking Counties in Ohio.

County Recorder. The office of official land records for the County.

Cultural Institution. A nonprofit institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis, with or without a charge for admission. Cultural institution includes performing arts centers for theater, dance and events, museums, historical sites, art galleries, aquariums and such related uses.

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.

Curb Line. The vertical plane projected upward from the face of the curb along a street.

GLOSSARY OF TERMS

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;
- B. Preliminary Development Plan;
- C. Final Development Plan;
- D. Restrictive Covenants; and
- E. Attachments.

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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.

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.

GLOSSARY OF TERMS

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."

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.

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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.

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.

GLOSSARY OF TERMS

Engineer. Any engineer licensed by the State of Ohio State Board of Registration for Professional Engineers.

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.

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.

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, 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. Zoning fees are listed in Table 1155 or as otherwise established by City Ordinance.

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.

GLOSSARY OF TERMS

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.

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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.

Food Truck Park. Land designated for the operation of food truck vendors in accordance with applicable local and state laws and regulations, including this zoning ordinance.

Foot-candle. A unit of light intensity that is equal to the amount of light falling on one square foot area from a one candela light source at a distance of one foot.

GLOSSARY OF TERMS

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.

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.

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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.

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.

Heliport. A designated land area used for helicopter operations and any appurtenant areas, including fueling facilities, terminal buildings and maintenance and repair facilities.

GLOSSARY OF TERMS

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.

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:

- C. Keyed lock(s) on any interior door(s) to prevent access to any area of the dwelling unit with sleeping accommodations;
- D. Members of the group have separate leases, or sub-leases and/or make separate rent payments to a landlord; or
- E. 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.

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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.
- 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.

Industrialized Unit. A building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as a part of a greater structure, and that requires transportation to the site of intended use. “Industrialized Unit” includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. Industrialized Unit would not include a manufactured or mobile home as defined.

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.).

GLOSSARY OF TERMS

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.

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.

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Lean-To. A free-standing structure constructed and attached to a principal structure for the purpose of providing temporary outdoor shelter to the occupants of a principal structure in accordance with the regulations applicable to the subject property upon which such principal structure is located.

Library. A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

Lighting Device. Any light, string of lights or group of lights located or arranged so as to cast illumination on a sign.

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 Flag. A sign made of flag-like material containing a logo or identifying symbol.

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.

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.

GLOSSARY OF TERMS

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.

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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 Commercial Development. A grouping of more than four office uses or personal service uses on a single site with common parking facilities.

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 noise in excess of INSERT 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, building line or street lot line.

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.

Mixed-Use Facility. A building comprised of multiple units each containing a permitted use or condition use in each case as permitted under the applicable regulations for the zoning district or overlay in which the property is located.

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

GLOSSARY OF TERMS

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.

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.

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.

Neighborhood Market. A pedestrian-oriented retail establishment, oriented to the daily shopping needs of surrounding residential areas.

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.

Nonpanel Sign. A sign which is not mounted, attached, painted or displayed on a sign panel.

Nude or state of nudity. A state of dress or undress that exposes to view: Less than completely and opaquely covered human genitals; pubic region; anus; or female breast below a point immediately above the top of the areolae, but not including any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel, provided the areolae is not exposed; or Human male genitals in a discernibly turgid state, even if completely and opaquely covered, or any device or covering that, when worn, simulates human male genitals in a discernibly turgid state.

Nursery. An establishment primarily engaged in the retail sale of garden supplies and plants grown on the premises or elsewhere. This classification includes the sale of landscape materials, topsoil and rental of landscaping equipment.

Nursing Home. See “Residential Care Facility”.

GLOSSARY OF TERMS

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.

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.

REYNOLDSBURG ZONING CODE

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 Courts. Basketball court, tennis court, pickleball court, volleyball court or multi-purpose court in each case installed as an accessory structure to a principal use.

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.

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.

GLOSSARY OF TERMS

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.

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.

REYNOLDSBURG ZONING CODE

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.

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.

Pergola. An attached or detached structure constructed 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 attached or detached structure is located.

GLOSSARY OF TERMS

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.

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.

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.

REYNOLDSBURG ZONING CODE

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.

Pole Sign. Any sign which is erected on a pole or poles, which is wholly or partially independent of any building for support.

Political Sign. Signs having reference to a political official, candidate, question, issue or opinion.

Pool house. A detached structure serving a swimming pool, constructed 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 structure is located.

Portable Sidewalk Sign. Any portable or freestanding sign displayed on a sidewalk in front of a business or other enterprise and taken inside at night or when the associated business or enterprise is closed.

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.

Portable Storage Container. A moving and/or storage service whereby a company delivers and leaves a storage container onsite for a customer to pack. The storage container is then picked up and moved to a company warehouse and/ or the customer's destination for unpacking and subsequent removal.

GLOSSARY OF TERMS

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.

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 Activities. The use of offices and related spaces for such professional services as are provided by doctors, dentists, lawyers, architects, engineers, and certified public accountants.

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.

REYNOLDSBURG ZONING CODE

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.

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.

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.

GLOSSARY OF TERMS

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.

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.

Recycling Center. A center for the collection and/or processing of recyclable materials. A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site.

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.

REYNOLDSBURG ZONING CODE

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;
- 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.

GLOSSARY OF TERMS

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.

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.

REYNOLDSBURG ZONING CODE

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.

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.

GLOSSARY OF TERMS

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.

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.

REYNOLDSBURG ZONING CODE

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 1180.07(a)(11).

Sidewalk. That portion of the road right of way outside the roadway, which is improved for the use of pedestrian traffic.

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.

GLOSSARY OF TERMS

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.

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:

REYNOLDSBURG ZONING CODE

- A. **Major Site Plan.** A plan review required for any development that meets the requirements on Section 1143.03(a)(1), 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 1143.03(a))

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.

Site 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.

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.

Social Activities. Any building and land used for private or semiprivate club activities, including lodges, fraternities, and similar activities.

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.

GLOSSARY OF TERMS

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.

Special Exception. A use which, due to its special characteristics or impacts, may only be approved subject to special application, review, and conditions.

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 gases. Any establishment whereby the primary activity is, or necessitates, the storage of compressed gasses.

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.

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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.
- 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.

GLOSSARY OF TERMS

- 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.

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

REYNOLDSBURG ZONING CODE

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.

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 Portable Storage Units. A transportable unit designed and used for the temporary storage of building materials, household goods, commercial goods, waste, or other similar materials.

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.

GLOSSARY OF TERMS

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.

Transient Lodging. Lodging in which guest rooms are occupied for less than thirty (30) consecutive days

Tree Lawn. A small area, often planted with trees and grass, between a street and the sidewalk of that street.

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.

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.

REYNOLDSBURG ZONING CODE

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 special exception.

Use, Similar. A use which is not identified in this Code as a permitted use or a special exception 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 special exception 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.

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 upholstery 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

GLOSSARY OF TERMS

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.

Visual Arts Center. A facility open to the public that is devoted to the visual arts.

W

REYNOLDSBURG ZONING CODE

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, Private. A person or business whose primary concern and profit motive is manufacture, assembly or sale of finished products and who needs to receive, store and ship merchandise or commodities only for purposes of supporting the primary concern.

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.

Water Supply Improvements. Those improvements determined by the City Engineer to be necessary to facilitate the satisfactory delivery of water in accordance with these regulations, with the City Water Department standards and applicable state and federal laws and regulations.

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

GLOSSARY OF TERMS

allergenic or growth characteristic.

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.

Z.

REYNOLDSBURG ZONING CODE

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 Inspector. The City of Reynoldsburg Zoning Inspector.

Zoning Map. The map adopted as the Official Zoning Map of the City of Reynoldsburg by Ordinance No.131-95 and as amended.

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 Zoning Inspector 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.

Tree, Major. An existing living tree with a DBH of at least eighteen (18) inches.

GLOSSARY OF TERMS

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.

REYNOLDSBURG ZONING CODE

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.

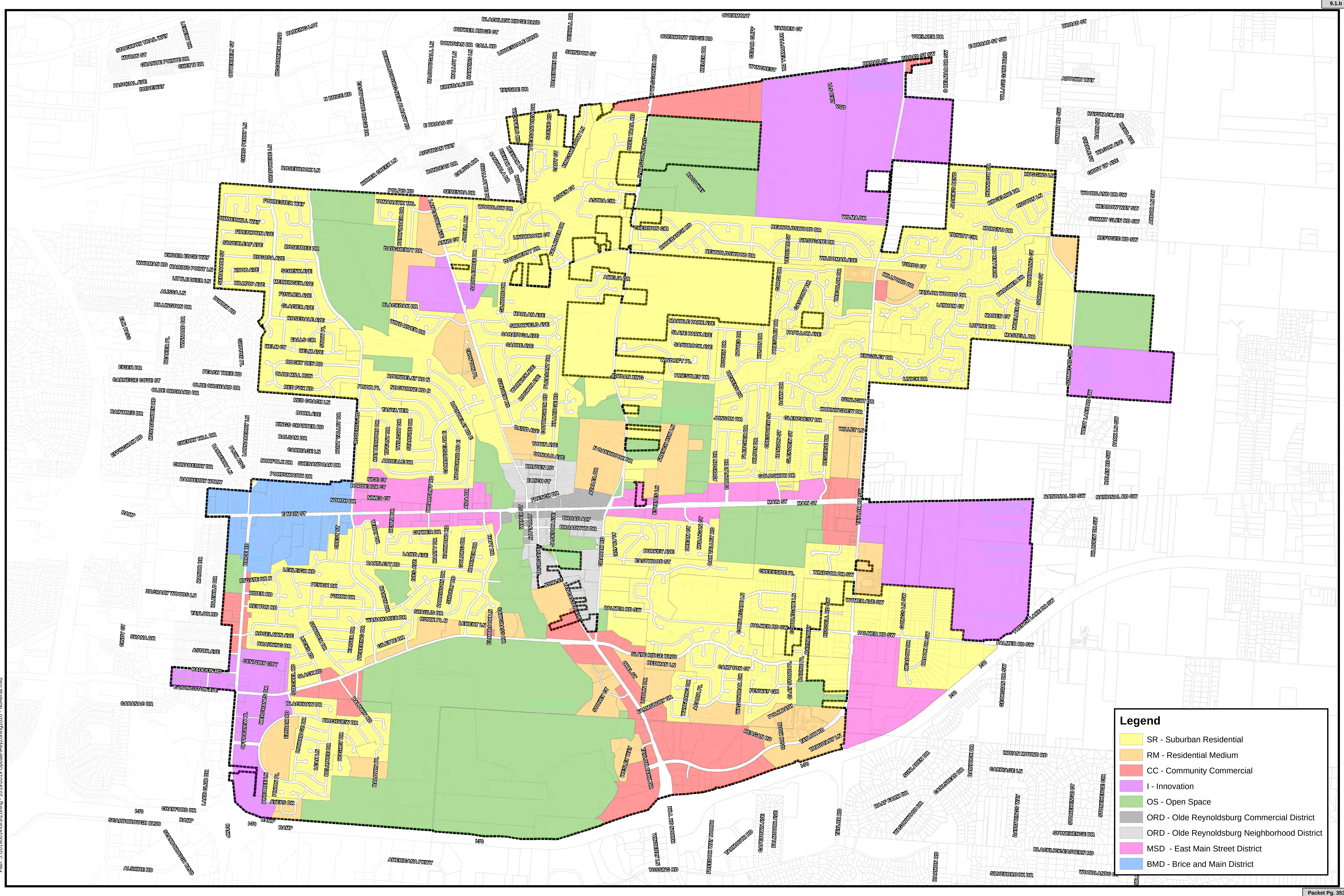
Viewshed. The area surrounding a Wireless Telecommunications Facility or Antenna Support Structure, within which the Facility or Structure is visible from street level.

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

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Legend

SR - Suburban Residential

RM - Residential Medium

CC - Community Commercial

I - Innovation

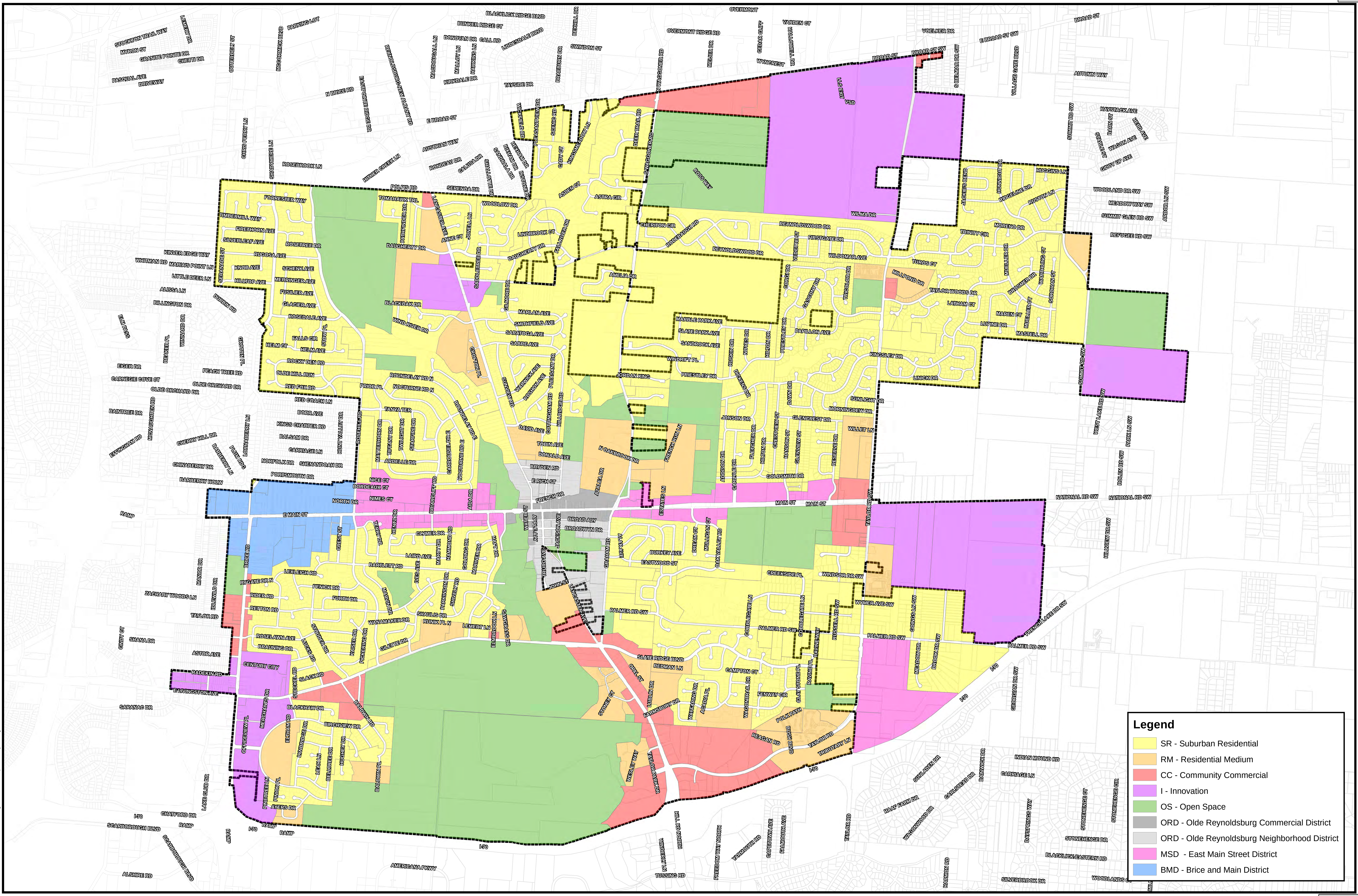
OS - Open Space

ORD - Olde Reynoldsburg Commercial District

ORD - Olde Reynoldsburg Neighborhood District

MSD - East Main Street District

BMD - Brice and Main District



Legend

SR - Suburban Residential

RM - Residential Medium

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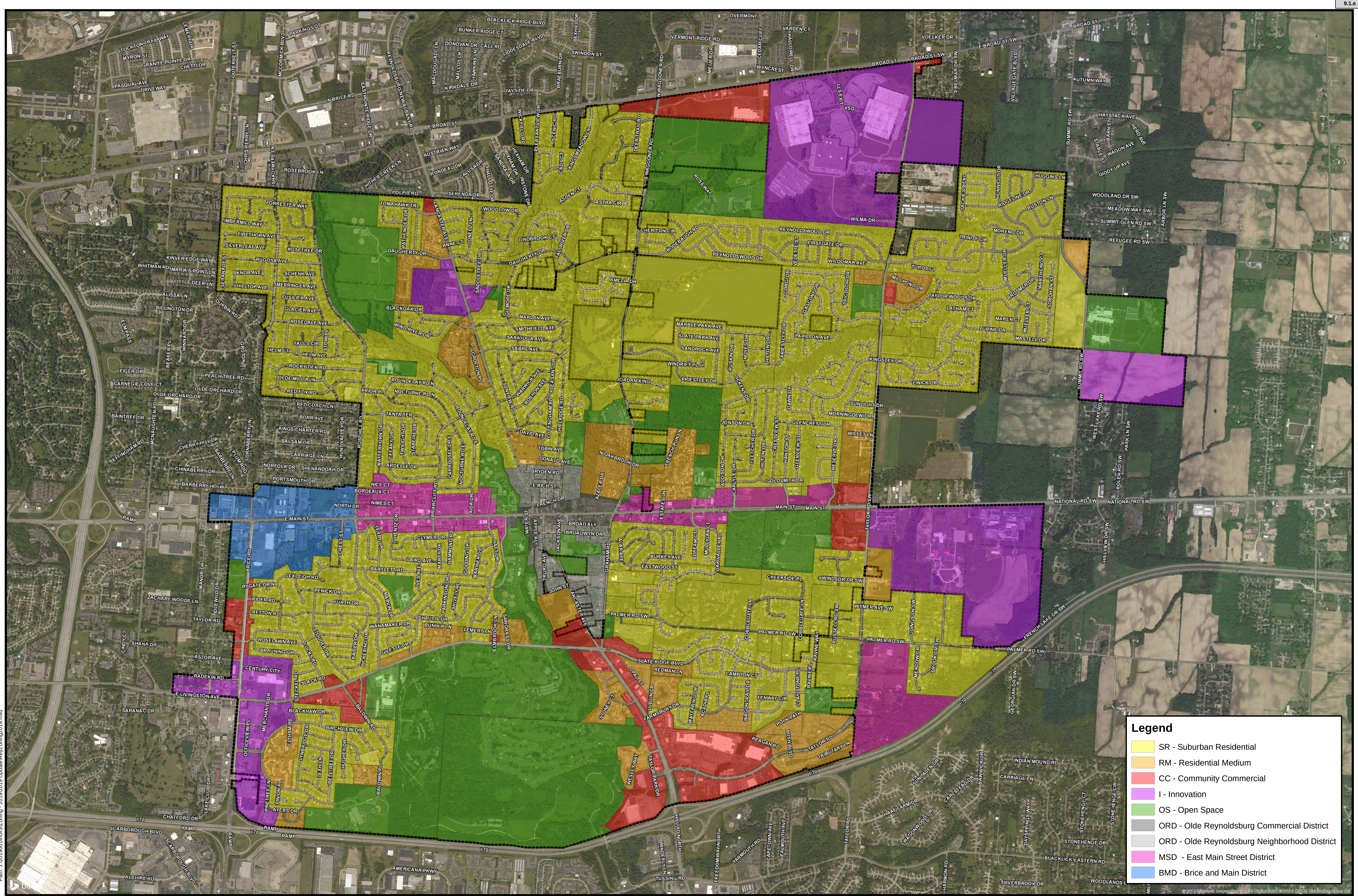
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Legend

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 ORD - Olde Reynoldsburg Commercial District

 ORD - Olde Reynoldsburg Neighborhood District

 MSD - East Main Street District

 BMD - Brice and Main District

City Attorney's Office**Chris Shook****7232 E. Main Street****Reynoldsburg OHIO 43068****6143226869 Phone****RESOLUTION REQUEST****DATE: February 10, 2020****TO:****RE: Statement of Support by the City of Reynoldsburg for the Ohio
Fairness Act**

Approval:

Completed Joe Begeny	Chris Shook	Completed Stephen Cicak
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WHEREAS, the City of Reynoldsburg is a community that prides itself on being composed of people who have a rich diversity of backgrounds, cultures, beliefs, and experiences; and

WHEREAS, appreciation for diversity in all forms strengthens a community, fosters a welcoming environment, and is a critical component of a thriving, successful city; and

WHEREAS, Ohio House Bill 369 and Ohio Senate Bill 11, commonly referred to as the "Ohio Fairness Act," seek to update discrimination laws to provide protections based on sexual orientation, gender identification, and gender expression.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Reynoldsburg, State of Ohio:

Section 1. The City encourages the Ohio General Assembly to consider Ohio House Bill 369 and Ohio Senate Bill 11 or other similar legislation to update discrimination laws to include sexual orientation, gender identification, and gender expression, and urges members of the Ohio Legislature to support such legislation.

Section 2. That the Clerk of Council is hereby directed to forward certified copies of this Resolution to State Representative Richard Brown, State Representative Erica Crawley, State Representative Mark Fraizer, State Representative Jeff LaRe, State Senator Tina Maharath, State Senator Jay Hottinger, State Senator Tim Schaffer, and other relevant state public officials and organizations.

City Attorney's Office**Chris Shook****7232 E. Main Street****Reynoldsburg OHIO 43068****6143226869 Phone**

Section 3. That this Resolution shall take effect and be in force from and after the earliest period allowed by law following approval by Council and the signature of the Mayor.

City Attorney's Office**Chris Shook****7232 E. Main Street****Reynoldsburg OHIO 43068****6143226869 Phone****RESOLUTION REQUEST**

DATE: **February 10, 2020**

TO:

RE: **Anti-Discrimination Policy**

Approval:

Completed Joe Begeny	Chris Shook	Completed Stephen Cicak
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This resolution would operate as a formal request by Council for the City Administration to research and draft an anti-discrimination ordinance for the City.

WHEREAS, the City of Reynoldsburg is a community that prides itself on being composed of people who have a rich diversity of backgrounds, cultures, beliefs, and experiences; and

WHEREAS, the City strives to encourage such diversity, recognizing that a diverse community creates a welcoming atmosphere for residents and visitors, provides a living example to our children, and promotes business opportunities that benefit all; and

WHEREAS, Council believes that persons who live, work, visit, or conduct business in the City of Respect should treat and be treated with respect and should be protected from unlawful and inappropriate discrimination; and

WHEREAS, as a means of supporting such diversity, Council desires to adopt and implement a codified ordinance prohibiting discrimination in the City of Reynoldsburg.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Reynoldsburg, Ohio:

City Attorney's Office**Chris Shook****7232 E. Main Street****Reynoldsburg OHIO 43068****6143226869 Phone**

Section 1. That, in addition to prohibitions provided by federal and state law, Council hereby adopts a City policy prohibiting discrimination by persons or entities within the City of Reynoldsburg on the basis of race, color, religion, sex, national origin, age, familial status, disability, pregnancy, sexual orientation, gender identity, or gender expression; and

Section 2. That the Mayor and the City Attorney are hereby directed to investigate, research, recommend, and draft, for Council's consideration, strategies, procedures, and appropriate limitations and exemptions for substantial implementation of this policy to be codified as law in the City of Reynoldsburg; and

Section 3. That the Mayor and City Attorney are to report and make such recommendations to Council within sixty (60) days of the date of this Resolution; and

Section 4. That this Resolution shall take effect and be in force from and after the earliest period allowed by law following approval by Council and the signature of the Mayor.

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

DATE: February 10, 2020**TO:****RE: Recognition of Preston Stearns**

Approval:

Joe Begeny	Chris Shook	Stephen Cicak
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This resolution recognizes the contributions to Reynoldsburg made by Preston Stearns, Sr.

Whereas, in 2004 Reynoldsburg resident Preston Stearns, Sr. was elected to represent Ward I on the Reynoldsburg City Council; and

Whereas, during his tenure he served four years on the Community Development Committee serving as Chair in 2007; and

Whereas, former Councilmember Stearns also served on the Safety Committee in 2005, the Service Committee in 2005 and 2006, and the Finance Committee in 2007; and

Whereas, he also worked to initiate the early discussions to bring a YMCA to the community of Reynoldsburg; and

Whereas, Mr. Stearns set the stage for African American men and women to stand up and have their voices heard, influencing people of color to stand and fight for positions within the political arena of Reynoldsburg; and

Whereas, he is an honest and caring man, and someone who leads by example. He stands strong behind his beliefs and is a man of integrity; and

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

Whereas, Mr. Stearns is the archetype of what a father, friend, and man of the community should look like and be; and

Whereas, since 1976, the month of February has been designated nationally as Black History Month; and

Whereas, the City of Reynoldsburg has such a rich history of accomplished African American citizens this resolution recognizes one of those citizens, Preston Stearns, Sr.

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

That the council does hereby commend and recognize the first African American man elected to the Reynoldsburg City Council Preston Stearns, Sr., for his extraordinary leadership, dedication, and efforts to improve the quality of life for the residents of Reynoldsburg during his term on City Council.

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

MOTION REQUEST

DATE: **February 10, 2020**

TO:

RE: **Recognition of Black History Month**

Approval:

Joe Begeny	Chris Shook	Stephen Cicak
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This resolution is passed annually in order to recognize and honor the contributions of black Americans to the United States, the state of Ohio and the City of Reynoldsburg.

WHEREAS, the month of February is observed nationally as Black History Month to share the accomplishments black Americans have made and continue to offer to this nation; and

WHEREAS, Black History Month acknowledges and honors numerous past and present educators, scientists, activists, pioneers, leaders, artists, inventors, entrepreneurs, and elders with special ceremonies and activities; and

WHEREAS, Black History Month, which originally started as Negro History Week, is celebrated during the month of February and dates back to 1926 when Dr. Carter G. Woodson set aside a special period to recognize the heritage and achievements of African Americans; and

WHEREAS, in 1976, President Gerald Ford officially recognized Black History Month calling upon the public to “seize the opportunity to honor the too-often neglected accomplishments of black Americans in every area of endeavor throughout our history”; and

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

WHEREAS, since 1976, each year the month of February has been officially designated as Black History Month. Also, around the world, including Canada and the United Kingdom, has devote a month to celebrating black history; and

WHEREAS, Black History is a part of American History, thus being ingrained in the City of Reynoldsburg history.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG: That this Council does hereby recognize and declare the month of February, 2020 as Black History Month in the City of Reynoldsburg.

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

DATE: February 10, 2020**TO:****CC:****RE:** Reynoldsburg Police Department Annual Report 2019

Chief Plesich submitted the Reynoldsburg Police Department's 2019 annual report for Council's review.

**REYNOLDSBURG DIVISION OF POLICE
ANNUAL REPORT**

2019



**Joseph Begeny
Mayor**

**David M. Plesich, Esq., CLEE
Chief of Police**

**Curtis L. Baker, Esq., CLEE
Deputy Chief of Police**

MISSION, VISION & VALUES

Mission Statement

The members of the Reynoldsburg Division of Police will work in partnership with the community to promote a safer Reynoldsburg through education, prevention and enforcement.

Core Values

Integrity

We conduct ourselves honestly, with honor, to maintain the trust of our community while taking responsibility for our actions.

Compassion

We show empathy, consideration and sincerity in our dealings with the community.

Respect

We treat all people with dignity, and value the collective power of teamwork.

Professionalism

We deliver exceptional service to our community while exhibiting pride in our professional appearance, language and behavior.

Dedication

We are devoted to serving our community and are committed to improve the lives of others.

CODE OF ETHICS:

As a Law Enforcement Officer, my fundamental duty is to serve mankind; to safeguard lives and property; to protect the innocent against deception, the weak against oppression or intimidation, and the peaceful against violence or disorder; and to respect the Constitutional rights of all men to liberty, equality and justice.

I will keep my private life unsullied as an example to all; maintain courageous calm in the face of danger, scorn, or ridicule; develop self-restraint; and be constantly mindful of the welfare of others. Honest in thought and deed in both my personal and official life, I will be exemplary in obeying the laws of the land and the regulations of my department. Whatever I see or hear of a confidential nature or that is confided to me in my official capacity will be kept ever secret unless revelation is necessary in the performance of my duty.

On the cover – Chief Plesich addresses the large crowd who attended the swearing-in of eight new police officers on December 9.

FOUNDATIONS OF REYNOLDSBURG DIVISION OF POLICE

WE BELIEVE OUR FIRST RESPONSIBILITY IS TO PROTECT AND DEFEND THE CONSTITUTION.
We took an oath on our first day on the job to do so and commit to that oath each day.
We understand that the Constitution can only protect the innocent when law enforcement stops lawbreakers from infringing on the rights of others.

OUR SECOND RESPONSIBILITY IS TO THE PEOPLE OF OUR COMMUNITY.
We commit ourselves to the preservation of human life and seek first to problem solve so that offenders may be held accountable and be afforded the opportunity for rehabilitation.
We embrace the role of service, and choose to provide service beyond law enforcement.

OUR THIRD RESPONSIBILITY IS TO OUR AGENCY.
We demand that our employees embrace the core values of the Agency:
Professionalism, Dedication and Teamwork.
We will stand firm when we are right and we will correct mistakes when we are wrong.

**OUR FOURTH RESPONSIBILITY IS TO INSTILL WITHIN OURSELVES
THESE QUALITIES ESSENTIAL FOR PROFESSIONAL EXCELLENCE:**

Discipline. Being able to follow as well as lead, knowing that we must master ourselves before we can master our task.

Competence. There being no substitute for total preparation and complete dedication, for law enforcement will not tolerate the careless or indifferent.

Confidence. Believing in ourselves as well as our team, knowing that we must master fear and hesitation before we can succeed.

Responsibility. Realizing that it cannot be shifted to others, for it belongs to each of us; we must answer for what we do, or fail to do.

Toughness. Taking a stand when we must; to try again, and again, even if it means following a more difficult path.

Teamwork. Respecting and utilizing the ability of others, realizing we work toward a common goal, for success depends on the efforts of all.

To always be aware that suddenly and unexpectedly we may find ourselves in a role where our performance has ultimate consequences. To recognize that the greatest error is not to have tried and failed, but that in trying, we did not give our best effort.

 CITY OF REYNOLDSBURG

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To the Citizens of the City of Reynoldsburg

MESSAGE FROM THE CHIEF

The year 2019 ushered in new uniforms, a new patch, a new security camera registration program, a new cold case investigation method, a bias audit, continued Illumination Projects such as autism spectrum awareness, new recruiting career days, a new training coordinator, the new assignment of canines, body-worn cameras, 13 new officers, a new sergeant, and a new lieutenant. And that's just part of what we did this year!

What makes RPD special are the people, and we were blessed to add many new employees to the team this year. Rest assured, we seek only the best to fill our ranks. We demand our officers, dispatchers, and clerks display the foundations that are essential for professional excellence: Discipline, competence, confidence, responsibility, toughness and teamwork. These qualities are taken from NASA mission control, an agency that understands the importance of perfection.

What I'm most pleased with is the performance of our employees. I receive lots of compliments on our officers. I get emails and letters full of heartfelt appreciation for the work our men and women are doing. Most of what they do never reaches the TV news. Yes, we catch bank robbers. Yes, we chase down criminals. But what people really appreciate is when our officers engage our citizens one-on-one as friends. From an email I received: "Ofc. Evans saved my life. For 13 years, I was a victim of domestic violence. I met Ofc. Evans at work one lucky day. She told me if I ever needed anything, to stop by the station. One day I did. I was scared. What started out as a conversation ended with her encouraging me and giving me resources to get out of my deadly situation. She encouraged me, helped me, served me, and protected me. Because of her, I am free. She taught me to be brave and I will forever be grateful. Ofc. Evans is my hero."

I, too, am grateful to Ofc. Evans and all of our wonderful officers. I envy them, for they are heroes.

Please read this report in detail, and let us know how we're doing!

Best Wishes,

David M. Plesich

David M. Plesich, Esq., CLEE
Chief of Police



COMMAND STAFF



Lt. Bill Early DC Curtis Baker Chief David Plesich Lt. Michael Binder



Deputy Chief Curtis L. Baker completed his second year as the Chief's second-in-command. He is a veteran of four police agencies and has supervised officers, detectives and civilian staff. He is a graduate of Eastern Michigan University, the Capital University Law School, and is nearing completion of a Master's Degree. Curtis has initiated special investigations units and conducted numerous high-profile investigations.



Lt. William Early is the Investigations Bureau Commander. He started with the RPD in 1994 as a reserve officer after graduating from Columbus State Community College with an associate's degree and peace officer certification. He has also earned a Bachelor's degree from Ohio Dominican University. Bill, a decorated Army veteran, began full time in 1995 and has served as a detective, school resource officer, patrol sergeant, lieutenant, and Acting Chief of Police. Bill will attend the FBI National Academy in early 2020.



Lt. Michael Binder is the Patrol Bureau Commander. Michael was promoted to lieutenant in August after serving as the inaugural supervisor of the SIU team since its inception in 2018. Prior to that, Michael was a patrol supervisor, and had served a couple of assignments as Acting Lieutenant. He is a graduate of Franklin University and will attend the Police Executive Leadership College in 2020.

GENERAL FINANCIAL INFORMATION

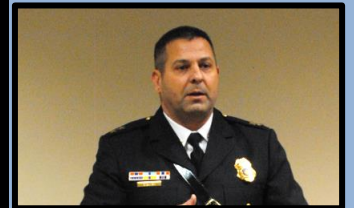
2019 Operating Budget Wages & Benefits.....\$9,054,975 Training and Supplies.....\$55,000 Law Enforcement Supplies.....\$93,000 Vests.....\$10,000 Total Operating Budget - \$9,212,975	2020 Operating Budget Wages & Benefits.....\$11,207,789 Training and Supplies.....\$116,000 Law Enforcement Supplies.....\$90,000 Vests.....\$20,000 Total Operating Budget - \$11,433,789
2019 Capital Budget Marked Vehicles.....\$383,470 Unmarked Vehicles.....\$58,400 Office Improvements.....\$7,500 Total - \$449,370	2020 Capital Budget Marked Vehicles.....\$77,300 Unmarked Vehicles.....\$0 Office Improvements.....\$5,000 Total - \$82,300
Grant Monies Received – 2019 Vests.....\$PENDING Donations from Public – 2019 Canine Fund.....\$1,200	Contract Fees Collected – 2019 Reynoldsburg City Schools (SRO).....\$189,130 Other Revenues Collected – 2019 Cruiser Rental Fees.....\$42,768 Immobilization Fees\$865 Alarm Permit Fees\$1075 Arcade Permit Fees\$2,250 Drug Enforcement Fines.....\$25 Federal Forfeiture.....\$0 Special Law Enforcement.....\$44,986



Personnel Staffing (as of December 31, 2019)

- Authorized Full-Time Sworn.....70
- Current Full-Time Sworn.....68
- Authorized Support Staff.....20
- Current Support Staff.....20

Personnel Summary	End of 2017	End of 2018	End of 2019
Chief of Police	0	1	1
Deputy Chief of Police	0	1	1
Patrol Bureau			
Lieutenant	1	1	1
Sergeant	6	6	6
Patrol Officer	34	34	41
Canine Officer	0	1	1
CRB			
Sergeant (Cycle)	1	1	1
Motorcycle Officer	1	1	1
School Resource Ofc.	2	2	2
Comm. Resource Ofc.	2	2	2
Action Team Officer	0	1	0
Livability Officer			
Detective Bureau			
Lieutenant	1	1	1
Criminal Investigations			
Sergeant	1	1	1
Detective	6	4	4
Special Investigations			
Sergeant	0	1	1
Detective	0	2	3
Canine Detective	0	1	1
TOTAL	55	61	68
Support Staff			
Property Room Clerk	1	1	1
Property Room Clerk (PT)	1	0	1
Dispatcher	8	8	8
Record Clerk	4	3	4
Detective Clerk	1	1	1
Court Liaison (PT)	2	2	2
Executive Assistant	2	2	2
Training Manager (PT)			1
TOTAL	19	17	20
Reserve Officers	15	10	7



PERSONNEL

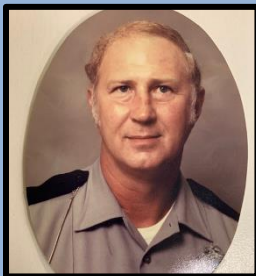
PASSAGES

Our oldest living retiree passed away.

Sgt. Lewis “Paul” Carter proudly served his country in active duty during WWII in the United States Navy and served with distinction in the testing of the atomic bomb projects off Bikini Island. He was a retired RPD Sergeant and former member of the American Legion. He was also a 58-year member of the Reynoldsburg United Methodist Church and an avid Ohio State Buckeye fan. He will be sorely missed by our team and all who knew him.



Dauryce Bruce Sowell, former officer and reserve lieutenant. Bruce will always be remembered as a kind person who loved serving the public as a police officer. He mentored those who needed his leadership and was our Reserve Officer of the Year two times. He was a dedicated man, especially to RPD. We could always depend on Bruce, whether it was a back-up situation or his loyalty to the agency. He was always quick with a smile and to say something positive. He will be missed.



Sgt. Benny “Dean” Eby, retired patrol sergeant, passed away in September at the age of 76. Dean served more than 25 and half years, retiring in 1994. He also served as a Columbus International Airport Police Officer for 10 years! He is survived by his wonderful wife of 53 years. Dean was one of a kind and a friend to many. He enjoyed fishing, football and Florida. He will be missed.

RETIREMENT



Ofc. John Bock Sgt. David Bauchmoyer Ofc. Joseph Pickering Ofc. Adam Daron Ofc. Tony Hines

PROMOTIONS



Tamara Jackson was promoted to the rank of sergeant in April. Tammy served in several positions at RPD including the Area 4 retail area. Sgt. Jackson was “thrown into the fire,” handling a critical incident her first week at the helm. Look for Tammy in the Awards section of this report!



Michael Binder is promoted to lieutenant in August. Michael was the first sergeant to supervise our Special Investigations Unit. He takes over Patrol Operations, the larger of the agency's two bureaus. This special day of promotion was shared by Michael's two sons, one of whom pins on dad's new shield.



Both Tamara and Michael are shown being sworn in by Mayor Brad McCloud. Few folks know this, but the Mayor is actually the chief law enforcement officer of the city! No, he doesn't drive a patrol car, but he does carry the weight of a very big responsibility.

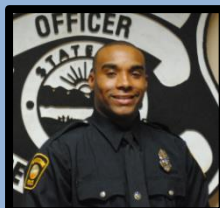
Welcome: NEW OFFICERS



GREG
THOMAS



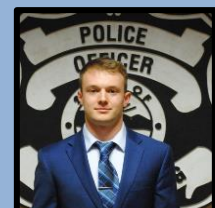
BLAKE
DUNCAN



ROBERT
KING



ANDREW
BOSLEY



DONOVAN
BEVER



DAVID
WILSON



MIKAYLA
RELLI



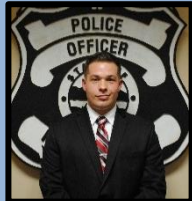
ALTON
WOODS



TAYLOR
HERR



JUWAUN
PATTERSON



RYAN
MARTIN



RICARDO
THOMPSON



SEAN
BALTIMORE

DISPATCHER



RACHEL
ESTEP

RESERVE OFFICER



DAVID
PULVERMACHER

CLERK



KACEY
ALLEN

TRAINING MANAGER



JEFF
RENNIE

Awards and Recognition

2019 Employees of the Year



Officer:
Det. Nicole Riley



Supervisor
Sgt. Jeremy Severance



Civilian
Krystal Hancock

Mayor's Award : **Ofc. James Triplett** Mayor Joe Begeny chose Ofc. Triplett for this prestigious award, the first one issued by Mayor Begeny. Jim's efforts on patrol, his love for our citizens, and his deep commitment to RPD and the City are much appreciated.



STAR Award:

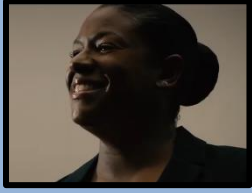
We were pleased to promote Tamara Jackson this year; we were also pleased to honor her with the 2019 STAR Award. Initiated by Franklin County Sheriff Dallas Baldwin, each award recipient exemplifies Selflessness, Teamwork, Accountability and Respect, on and off duty. Tammy was honored at the 2019 Law Enforcement Recognition Dinner.

Community Service: Tamara Jackson also takes home this award for her efforts in going beyond law enforcement to care about our City!

MADD: Ofc. Matthew Sunday was the recipient of this year's Mothers Against Drunk Driving award. Matt consistently enforces the City's OVI law to protect our motoring public, and the drivers themselves.

OVI Ace Award: Ofc. Matthew Sunday led the agency in the number of OVI arrests. Every arrest potentially saves at least one life!





Reserve Officer of the Year: Ofc. Heisha Johnson is dedicated to this agency and this community. She donates hours upon hours in service every month and is an outstanding representative of the Division.



Citizen's Commendation Award: Ms. Sonya Glover received the prestigious award for her actions in assisting RPD with apprehending two bank robbers!

Life Saving: Officers David Burks, Mitchell Schambs, Det. Joseph Danzey and Nathan Grodhaus

Distinguished Service: Sgt. Tamara Jackson (2), Ofc. James Triplett (2), Sgt. Mark Moser, Ofc. Sean McGrew, Ofc. Joe Danzey, Det. Ryan Kiser, Det. Nicole Riley, and Det. Robert Campbell

Unit Commendation: Sgt. Jeremy Severance, Ofc. Matthew Sunday, Ofc. Brad Cline, Ofc. Scott Marshall (2), Det. Joe Danzey, Ofc. Scott Manny (2), Ofc. Nathan Grodhaus, Ofc. Gerald Ward, Ofc. Lisa Connors, Ofc. Kyle Williams, Officer Justin Ward, and Ofc. David Burks

Exceptional Duty: Ofc. Kyle Williams and Det. Kevin McCrady

Special Commendation: Ofc. Mitchell Schambs, Ofc. Kevin Shively and Ofc. Gerald Ward

Letter of Commendation: Ofc. Kevin Shively



Patrol and a quick look at some of our goals

A Company

GOAL #1 – (Safety) Increasing safety while reducing injury accidents between 0700 and 1500.

RESULT: Property damage crashes are down; injury crashes are down. No fatal crashes in 2019. See the Stats pages beginning on page 27.

GOAL #2 – (Crime Reduction) Reduce criminal activity in retail & business districts. Three focus areas: Taylor Square, Shoppes on Broad Street, and the Brice Rd./ Livingston Ave. Corridor. Reduce thefts by 5% and curtail criminal activity overall:



At left: A Company officers converge on bank robbers.

RESULT: Fourth Quarter thefts were down 23%!!

B Company



GOAL #1 – (Safety) Increasing safety while reducing injury accidents between 0700 and 1500.

RESULT: Conducted 917 traffic contacts! Cited 86 drivers for Driving under Suspension!

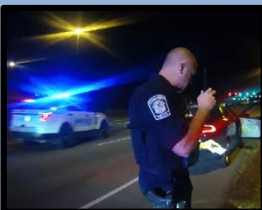
GOAL #2 – (Crime Prevention) 500 foot patrols. RESULT: 661 foot patrols conducted!

C Company

GOAL #1 – (Crime Reduction) Decrease retail theft occurrences and decrease presence of narcotics.

RESULT: Drug seizures are up, innovative patrol techniques utilized.

GOAL #2 – (Traffic Enforcement)



RESULT: 1156 contacts (goal of 600). Most of our 302 OVI arrests!



Community Resource Bureau

Sgt. Mark Moser is the CRB supervisor. He runs the traffic unit and the other CRB units: School Resource, Community Resource, and Community Action Team.



CRB Area officers

The CRB added two new faces this year: Ofc. Nicholas Lewis took over the East Bureau and Ofc. Scott Marshall has been assigned to the West. These new assignments have resulted in additional crime prevention efforts. Ofc. Tamara Jackson patrolled Area 4 until her promotion. The patrol area covers the Taylor Square business district.

School Resource Officers

Ofc. Damon Faraone (right) serves at Summit High School. The basic duties of our school resource officers include creating awareness for law-enforcement education related to school's safety, monitoring those who visit schools, providing assistance for disruptive students, enforcing rules, and supervising the campus of the institution. Ofc. Michele Fulton handles the SRO duties at Livingston.



Community Action Team

The CAT was led by 2017 Officer of the Year Michele Fulton. Ofc. Fulton coordinated all Illumination Project event was the leader of the agency's Opiate Response Program. She transferred to School Resource Officer when Ofc. Hines retired.



Opiod ODs

	2017	2018	2019
Overdoses	51	48	60
Fatals	5	6	7



MOTOR UNIT

Specific Complaints addressed: 71
 Community Events: 8
 Citations: 342
 Written Warnings: 392
 School Zone Citations: 52
 School Zone Warnings: 21
 Parking Citations: 9
 Parking Warnings: 39
 Parking Impounds: 6
 Motorist Assists: 26



The Unit is currently staffed with two riders, Sgt. Moser and Ofc. Triplett.

CRIMINAL INVESTIGATIONS UNIT

Sgt. James Costlow commands our CIU, which investigates all felony cases. All cases assigned and completed in 2019 have an average case age of 51 days. There are 35 cases pending assigned in 2019, carrying into 2020. CIU assists SIU and spent 152 man hours in that role. SIU also conducts all background investigations, a large task considering the number of applicants checked in 2019. CIU also participates in community crime prevention.

SPECIAL INVESTIGATIONS UNIT



SIU kicked off the year with a seizure of illegal drugs with a street value of over 20K. In addition, detectives seized several firearms and over 7K in illegal cash receipts. A May search warrant resulted in the seizure of over 60K dollars of ill-gotten gain and a vehicle.



K9



Shown at left is Gary James, who donated the red bite suit to our K-9 program. The team was built on the foundation of citizen-donations. Chief Plesich, K9 Ofc. McGrew, and Summit watched as Sgt. Severance took part in a bite demonstration.



SWAT

Reynoldsburg Police is part of the Joint East Side Tactical Response Team. This group of highly-trained officers respond to crisis, serve high-risk warrants, and work with other agencies to provide special security to high-profile events.



RESERVES



Reserve Ofc. David Hogan bid us farewell, but we'll see him around. He is now a Columbus Police Officer. Congrats, David! Our program currently has seven dedicated officers who can be seen volunteering at city events.

Student Internship Program

Also new in 2019 is our internship program, which allows students with an interest in law enforcement the opportunity to learn from RPD. Shown in the photo is Intern Jayson Jonas with DC Baker.



RECRUITING

Recruiting is Job One at RPD. We pledge to hire the very best because our citizens deserve the very best. It was a busy year as we hired 13 new officers in 2019, a significant number of our 70-officer agency. We use the National Testing Network to draw applications from all over the country. In addition, in 2019, we started a lateral-transfer program. This allows us to bring in experienced officers who already have basic academy training and who need a shorter field training program.

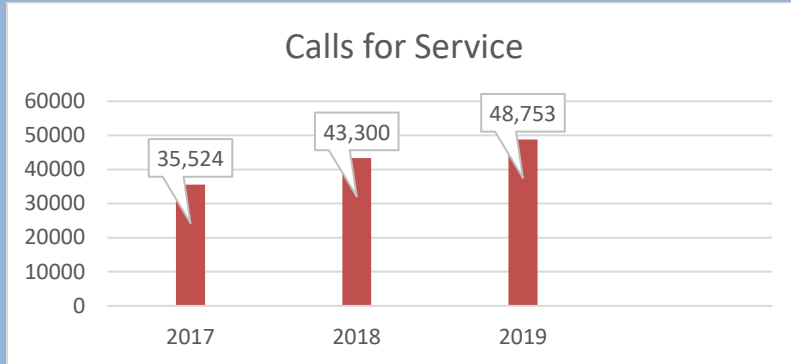


TRAINING

The big news in Training is the addition of a civilian part-time manager. Chosen for the new position: James "Jeff" Rennie. Jeff is veteran of several positions, including one at Columbus Police. Jeff's addition means that sworn officers can focus on the training while Jeff acts as the coordinator.

DISPATCH

Calls for Service for the year were 48,753! That is up from 43,300 in 2018 and 35,524 in 2017. In 2020, we are planning to add a ninth dispatcher.



HAPPENINGS

The Illumination Project

This is our monthly community outreach program. Every month we open our doors to address a topic with our community, or just to take questions. Transparency and Accountability? You can quiz the Chief on any topic every month!



Football Friday Night

RHS had a great season and our officers are thankful to provide security at our schools. You can always see our School Resource Officers working alongside patrol officers at these events.

Turn Ohio Blue!

Ofc. Ashley Ronan represents RPD at the annual event that encourages citizens to light blue lights in support of local law enforcement.



Special Olympics Torch Run

Lt. Bill Early and Ofc. Michele Fulton wouldn't miss this event!



Clean Up Reynoldsburg Drug Take Back



Ofc. Michele Fulton operates the drug take back station at the annual clean up event. She is shown here on local news coverage.

Community Appreciation Award

Bhuwan Pyakurel presents Ofc. Tony Hines with the 2019 CA Award. Mr. Pyakurel is a local community leader from the Bhutani community, who won a seat on City Council for 2020!



Cold Case Files



We want to bring justice to victims of crime, regardless of when it occurred. In June, we posted details of three cold case homicides on our website seeking the public's assistance. Perhaps a citizen-sleuth can help us solve these mysteries, one of which dates back to 1977. At left is PIO Det. Riley answering a reporter's questions on the evening news.

Audit

It is critical that we maintain the integrity of the agency. To that end, we had an outside firm conduct a full audit of our books and we audited our property room, down to every item (about 20,000)



Goals

Begun by then-Safety Director James Masic, we continue to monitor our progress by setting quarterly goals, documenting our performance, and reporting to the Mayor and City Council.



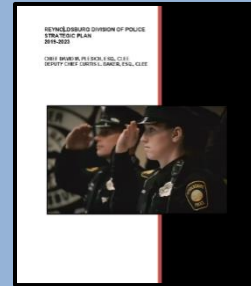
Quarterly and Annual Report

Each quarter, we document the goings on and the law enforcement statistics for that period. Quarterly Reports are a snapshot of what we do. Then Annual Report is a compilation of our yearly statistics and a bit of insight into the numerous things we do that are not really law enforcement.



5-year Strategic Plan

Strategic planning is the most important thing we do; we delivered this comprehensive plan on time in January of 2019. The plan lays out the path to success, covering personnel and asset deployment, agency philosophy, agency priorities, long-range plans, and accountability measures. The plan is posted on our web page so that our community partners can understand what we are aiming for.



Volunteers

We have a vibrant Volunteer Program. We are blessed to serve a community where people want to pitch-in for the good of the City. John Johnson leads our team and can be seen at just about all of our community appearances.

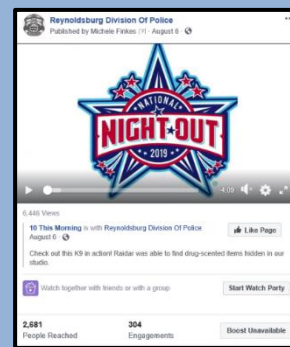
Legal Reviews



It is our goal to be the most respected agency in the state; that means continual training in search and seizure law. Most of our legal training occurs in-house, with no cost, as both the chief and deputy chief are licensed attorneys, respectively, who teach our classes on-site.

Social Media presence

Social media helps us get the word out. Communication is key. It's a two-way street and we let folks know what's going on.





Body worn cameras

Transparency, accountability? We're on it. 2019 ushered in a new era as our patrol officers were equipped with BWCs for the first time.

Shown at right is a screen capture from BWC video



recorded by a patrol officer searching for a suspect who was located hiding in some bushes.

Out in the City

Officers Marshall and Erden share some time with one of our younger citizens. Our cops love to be approached; it reminds us that we are all on the same team!



New uniforms



Professionalism begins with appearance. To that end, we have transitioned to blue uniforms featuring our new patch. The patch shows our commitment to being the City of Respect. The "Class A" patrol uniform is shown at left; the bicycle uniform is shown at right.



Security Camera registration

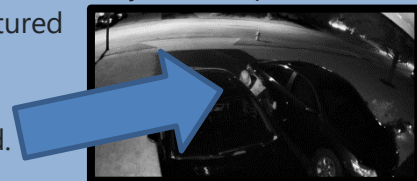
RPD debuts: Security Camera Registration Program



Police Chief David Plesich said, *"This is an opportunity to use 21st century technology to build upon the traditional neighborhood crime watch programs."* Our citizens register their cameras and, when we need video footage, we contact registrants to see if they have captured evidence.

The rollout of this program was featured on all three local news networks!

Thief caught on camera, later arrested and charged.



Independence Day



NATIONAL NIGHT OUT



This is a big deal for us! This year, we held the event at two locations!! It is wonderful to spend some quality time with our people and connect on a person-to-person basis.



Tomato Festival

The City's signature event returned and it was better than ever!!! Our job is to ensure that everyone has a safe and enjoyable time. Mission accomplished!!



FCSO Community Safety Conference

We were well-represented with Officers Hines and King at the conference. Shown with them is local media and one of our volunteers, John Johnson.



Women's Self Defense



In 2019 we tried a pilot program of teaching self-defense to local females. Based on the response, this program will be back and better than ever in 2020!

09/11 Memorial



Officers salute the flag in front of City Hall during a memorial held in honor of those lost during the attacks of 09/11/2001.

Trick or Treat

Deputy Chief Curtis Bakers loves Trick or Treat night. Every October, he is out and about handing out goodies to our children. Here is DC Baker and a group of costumed youngins!



Holiday Parade

What a great idea! The weather cooperated and we were able to march down East Main St in celebration of the holidays just prior to the City's tree-lighting ceremony.

PHOTO OPS



Shop with a Cop

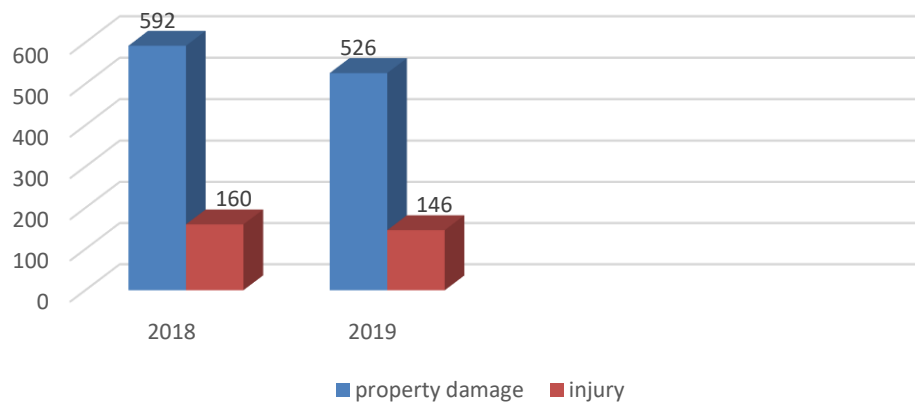
With money donated from our community and our officers, were able to take several children shopping for Christmas. The number one item they bought? A gift for a friend or family member!



TRAFFIC STATISTICS

2019 MONTHLY OVERVIEW ANNUAL REPORT										
MONTH	OVI VIOLATIONS	TOTAL OVI CITATIONS	DUS VIOLATIONS	TOTAL DUS CITATIONS	*TRAFFIC VIOLATIONS	TOTAL TRAFFIC CITATIONS	SPEED VIOLATIONS	TOTAL SPEED CITATIONS	TOTAL VIOLATIONS	TOTAL CITATIONS
January	39	39	51	46	108	59	118	105	316	249
February	31	31	57	51	101	46	137	120	326	248
March	36	36	64	58	131	63	164	154	395	311
April	33	33	46	44	137	74	206	193	422	344
May	27	27	55	45	129	73	122	113	333	258
June	20	20	43	39	86	58	144	126	293	243
July	17	17	49	45	141	87	137	128	344	277
August	23	23	72	57	137	89	176	150	408	319
September	21	21	85	72	141	83	181	166	428	342
October	22	22	71	66	184	125	209	198	486	411
November	14	14	99	83	212	141	257	233	582	471
December	19	19	89	69	175	121	125	116	408	325
YTD Totals	302	302	781	675	1682	1019	1976	1802	4741	3798
* Traffic Citations are anything other than OVI, DUS, Speed or Parking.										
MONTH	NON RESIDENTIAL		RESIDENTIAL		TOTALS					
January	197		52		249	January	25			
February	180		68		248	February	33			
March	255		56		311	March	39			
April	231		113		344	April	15			
May	174		84		258	May	12			
June	173		70		243	June	15			
July	206		71		277	July	18			
August	248		71		319	August	6			
September	263		81		342	September	18			
October	327		84		411	October	14			
November	365		106		471	November	16			
December	240		85		325	December	21			
YTD Totals	2857		941		3798	YTD Totals	232			

Traffic Crashes



2019 Equity Analysis

This year, we conducted an EA to determine why minority citations exceeded white citations. Results indicate changing demographics, especially in regard to age: City population shows our city as 65% white; however, local schools show enrollment at just 36% white. Our city population is becoming more diverse as it becomes younger, which affects the racial makeup of our drivers.

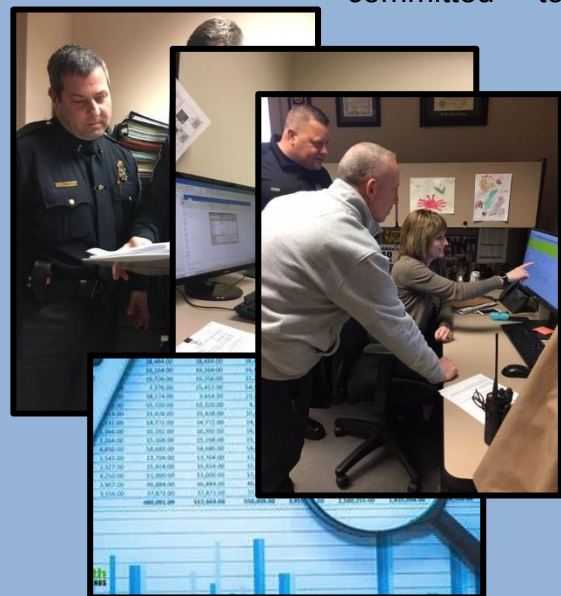
Additionally, our traffic stops are conducted in busier areas where traffic is heavy, retail is thriving, and businesses go strong into the late hours of the night. This includes the Brice Road corridor. Zip codes on the west side of Brice (43232 and 43227) show white population at just 38% and 28% respectively. Traffic stops and our response to criminal activity are related. We expect our officers to make stops in areas with high crime. This shows a proactive police presence and gives us the ability to locate wrongdoers.

In addition, crime and poverty are related, regardless of causation. According to neighborhoodscout.com, our neighbors to the west show a lower income in comparison to other US neighborhoods. We analyzed serious crime and frequent crime throughout our city. Statistically, it would be expected that RPD officers would contact more of the west-side population when responding to those reported crimes.

Perhaps of greatest importance, our study showed that our agency made 228 felony arrests in the study period of 2019. Those numbers showed 178 *non*-residents arrested and just 50 residents arrested. This indicates that serious crimes are being committed in our city by perpetrators who reside *outside* of our city. Factoring in the location of arrests and the racial make-up of the west side of Brice (43232 and 43227), it is apparent that our contact percentages are appropriate.

Results of our EA show that our agency is enforcing the law fairly and equitably. That is our mandate and we will always remain committed to ensure we do so.

2019 Bias Report													
	Male White	Male Black	Male Hispanic	Male Asian	Male Indian	Male Other/Unk	Female White	Female Black	Female Hispanic	Female Asian	Female Indian	Female Other/Unk	Total
January	53	75	9	11			36	58	2	1	4		249
February	44	55	10	7			58	63	5		5		268
March	58	83	6	14			83	75	4		10		311
April	72	70	15	11			66	88	4		9		344
May	48	74	8	3			50	65	3		7		258
June	38	69	12				51	52	5		6		243
July	50	80	8	12			56	66	3		2		277
August	61	94	7	10			56	79	4	1	7		319
September	66	95	10	8			62	86	7		6		342
October	77	105	18	1	6		88	105	9		4		411
November	80	113	34	6			81	143	11		3		471
December	65	101	16	2	7		50	71	11		2		325
Month to Date	710	1024	0	153		106	715	951	0		2	65	3798
YTD Total													
	Male White	Male Black	Male Hispanic	Male Asian	Male Indian	Male Other	Female White	Female Black	Female Hispanic	Female Asian	Female Indian	Female Other	
January	21%	20%	0%	4%	0%	4%	14%	23%	0%	1%	0%	2%	
February	16%	22%	0%	4%	0%	3%	23%	25%	0%	2%	0%	3%	
March	18%	27%	0%	2%	0%	5%	20%	24%	0%	1%	0%	3%	
April	21%	23%	0%	4%	0%	3%	19%	20%	0%	1%	0%	3%	
May	19%	25%	0%	3%	0%	1%	19%	25%	0%	1%	0%	3%	
June	16%	23%	0%	5%	0%	4%	21%	21%	0%	2%	0%	2%	
July	18%	26%	0%	3%	0%	4%	20%	24%	0%	1%	0%	1%	
August	19%	25%	0%	2%	0%	3%	19%	25%	0%	1%	0%	2%	
September	19%	26%	0%	3%	0%	3%	19%	25%	0%	2%	0%	2%	
October	18%	26%	0%	4%	0%	1%	21%	26%	0%	2%	0%	1%	
November	17%	24%	0%	7%	0%	1%	17%	30%	0%	2%	0%	1%	
December	20%	31%	0%	5%	1%	2%	15%	22%	0%	3%	0%	1%	
Year to Date %	19%	27%	0%	4%	0%	3%	19%	25%	0%	0%	0%	2%	



AGENCY DEMOGRAPHICS

	March 2018	December 2019	Agency%	City Demos%
	Total: 58	Total: 68		
Male	50	59	87	49%
Female	8	9	13	51%
White	55	59	87	62%
African American	3	8	12	27%
Hispanic	1	1	1	4%
Asian	0	0		3%
American Indian	0	0		0%
Native Hawaiian	0	0		0%
Mixed	0	0		4%
Other	0	0		0%
Nepalise	0	0		UNK
Bhutani	0	0		UNK

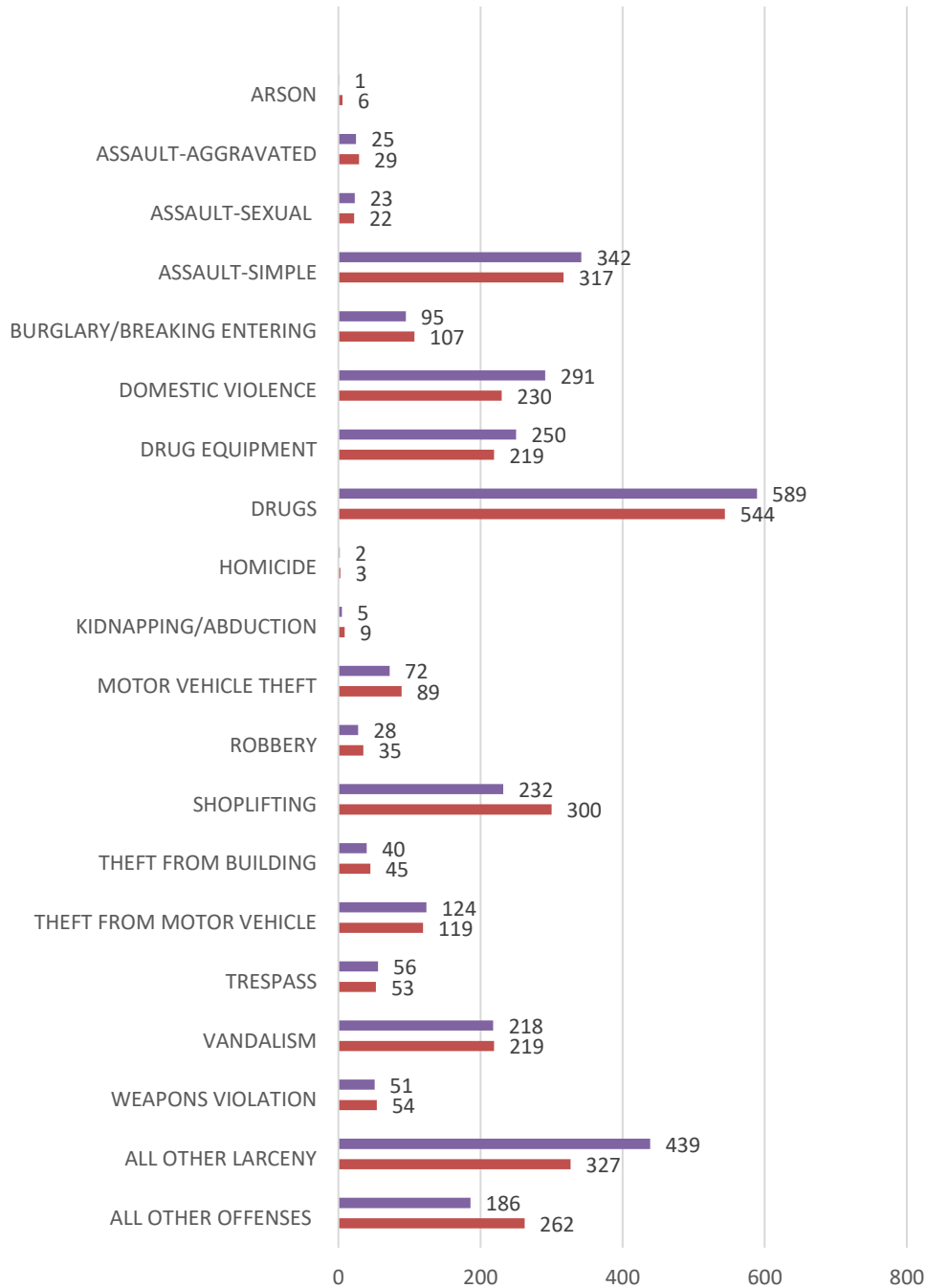


Shown above is Ofc. Donald Travis performing Honor Guard duty during a 9/11 memorial held at City Hall.

2019 v. 2018 OFFENSES

PURPLE = 2019

RED = 2018





2019 RESPONSE TO AGGRESSION REPORT

2019 NUMBER OF INCIDENTS: 34

In order to promote transparency and accountability, the Reynoldsburg Division of Police produces and publishes this report to document an analysis of our officers' use of force to overcome resistance. The report details when we used force, the type of force used, and number of instances for each officer.

This report is used to identify trends in the use of force, provide numerical information for comparison, and to provide early identification of any training needs. For comparison, the agency documented 29 responses to aggression in 2017 and 29 in 2018.



The use of force by law enforcement officers becomes necessary and is permitted under specific circumstances, such as to effect an arrest, in self-defense or in defense of another individual or group.

There is no single, universally agreed-upon definition of use of force. The International Association of Chiefs of Police has described use of force as the "amount of effort required by police to compel compliance by an unwilling subject." Officers receive training and guidance, but no universal set of rules governs when officers should use force and how much.

Context counts. No two situations are the same, nor are any two officers. In a potentially threatening situation, an officer will quickly tailor a response and apply force, if necessary. Situational awareness is essential, and officers are trained to judge when a crisis requires the use of force to regain control of a situation. In most cases, time becomes the key variable in determining when an officer chooses to use force.

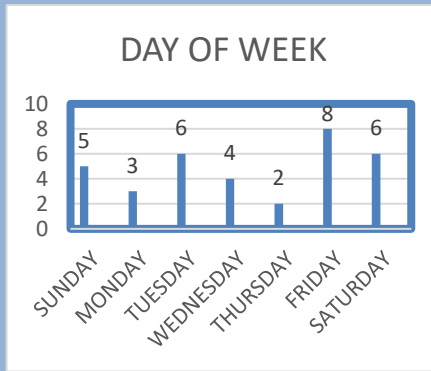
Amount of Force Used

Law enforcement officers should use only the amount of force necessary to mitigate an incident, make an arrest, or protect themselves or others from harm. The levels, or continuum, of force we use include basic verbal commands, physical restraint, less-lethal force, and lethal force.

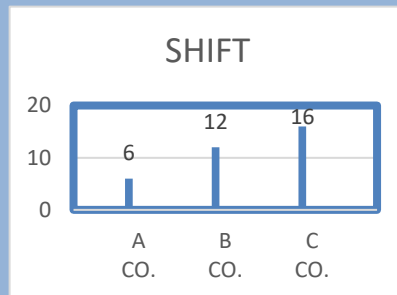


DAY OF WEEK

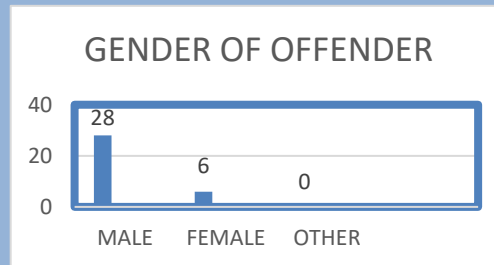
SUNDAY: 5
 MONDAY: 3
 TUESDAY: 6
 WEDNESDAY: 4
 THURSDAY: 2
 FRIDAY: 8
 SATURDAY: 6

**SHIFT**

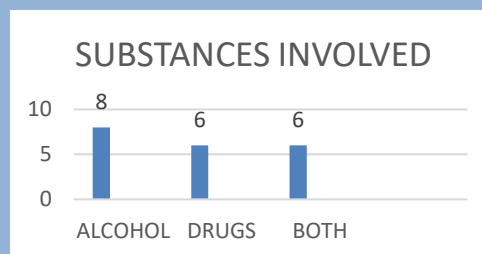
A Company: 6
 B Company: 12
 C Company: 16

**GENDER OF OFFENDER**

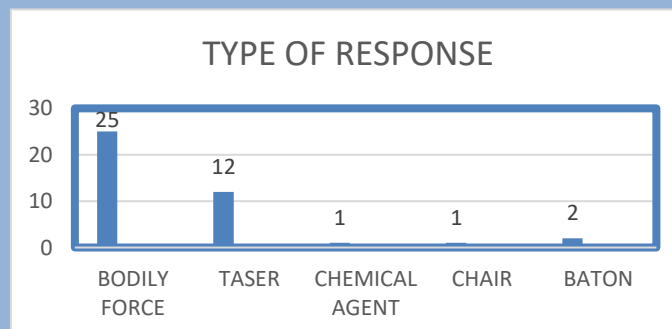
MALE: 28
 FEMALE: 6
 OTHER: 0

**INVOLVEMENT OF SUBSTANCES**

ALCOHOL: 8
 DRUGS: 6
 BOTH: 6

**RESPONSE TYPE**

BODILY FORCE: 25
 TASER: 12
 CHEMICAL AGENT: 1
 RESTRAINT CHAIR: 1
 BATON: 2



Ofc. Cooley is forced to taze a violent felon.



Subject subdued by K9 Ofc. McGrew.

Ofc. Shively breaches a door (head-first!) to arrest a barricaded suspect.



Sgt. Jackson reaches into a car to take a knife from suicidal person.

Ofc. Schambs was forced to taze an uncooperative,

intoxicated suspect who refused to remove his hands from his pockets. Here, the officer removes an edged weapon from the suspect's pocket after his arrest



Ofc. Cline is attacked after attempting to assist a citizen. Ofc. JC Ward responds with a taser deployment. This suspect was a prior violent resistor. Ofc. Cline attempted many, many de-escalation techniques; however, some suspects react with irrational, violent attacks.



Reynoldsburg Division of Police
7240 East Main Street
Reynoldsburg, OH 43068
614-866-6622



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

DATE: February 10, 2020

TO: Development, Parks and Recreation Committee

RE: Fixed Asset Removal for the Parks and Recreation Department

Approval:

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

Tag #	Item
#1808	2002 International Bus Chassis VIN #1HVBBAAB32H531730
#2056	Blue Bird Bus Body VIN #1HVBBAAB32H531730
	The 2002 bus will be traded in for a new bus.

#1574	Playground Equipment (will be disposed of)
-------	--

#1794	Toro Infield Sand Pro 3020 (trade in)
-------	---------------------------------------

**AN ORDINANCE AUTHORIZING THE CITY AUDITOR TO REMOVE EQUIPMENT
FROM THE CITY'S FIXED ASSET LIST FOR THE PARKS AND RECREATION
DEPARTMENT**

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

SECTION 1. That the City Auditor be and is hereby authorized and directed to remove the following items from the City's Fixed Asset list:

Parks & Recreation Dept.

Donna Bauman

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6879 Phone

From the Parks & Recreation Department

Tag #	Item
#1808	2002 International Bus Chassis VIN #1HVBBAAB32H531730
#2056	Blue Bird Bus Body VIN #1HVBBAAB32H531730
	The 2002 bus will be traded in for a new bus.
#1574	Playground Equipment (will be disposed of)
#1794	Toro Infield Sand Pro 3020 (trade in)

SECTION 2. That the City of Reynoldsburg will destroy or dispose of the items referred to in Section 1 and any monies received from the auction of items shall be deposited into the General Fund.

SECTION 3. That upon adoption by Council, this ordinance shall be in effect thirty days following the signature by the Mayor.

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

DATE: February 10, 2020

TO: Development, Parks and Recreation Committee

RE: 2020 Tomato Festival Contract with Media Promotion Enterprises

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 \$50,000 for professional services as the booking agent for the 2020 Tomato Festival. As booking agent they shall procure artist(s) for August 6, 2020, August 7, 2020 and August 8, 2020.

We are agreeing to hire them as the production company via a separate contract. Monies have already been appropriated into the Community Events Budget for 2020.

Requesting emergency passage at the third reading to secure entertainment for the 2020 Tomato Festival by 3/10/2020.

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,

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

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, AND DECLARING AN EMERGENCY**

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 Media Promotion Enterprises (MPE) for a price not to exceed fifty thousand dollars (\$50,000.00).

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.



MEDIA PROMOTION ENTERPRISES

TALENT AGREEMENT

This agreement, and the attached addenda herein, duly executed this 22 January 2020, between **Media Promotion Enterprises** (herein known as "Producer") and the **Reynoldsburg Tomato Festival** (herein known as "Purchaser") shall verify the terms and conditions of our agreement regarding the following entertainment event.

Artists: Thursday August 6, 2020 – TBD
Friday August 7, 2020 – TBD
Saturday August 8, 2020 - TBD

Dates: August 6-8, 2020

Location: Huber Park, Reynoldsburg, OH

Event: Reynoldsburg Tomato Festival

Times: Approx. 9:00PM TBD

OBLIGATIONS OF PRODUCER

1. **Artist**
MPE will research and provide available options for the dates above.
2. **Production Contract**
Producer agrees to provide a professional production package to meet the needs of the ARTIST/s and will appear in a separate contract.

Producer agrees that all other rider requirements, producer's staffing, ground transportation, hospitality etc. will appear in the separate production contract.

OBLIGATIONS OF PURCHASER

1. **Venue Access**
PURCHASER agrees to avail premises to MPE and the ARTIST/s for each day of performance in order to execute the requirements of ARTIST/s contract.
2. **Electric**
PURCHASER agrees to provide power as needed to fulfill the requirements of MPE's contract with the ARTIST. If utilizing generator power 1 - 200amp 3phase service for sound and 1 – 200amp 3phase service for lighting will be required. A backup generator is also highly recommended.
3. **Tent**
PURCHASER agrees to provide a 20x20 tent backstage for use by the production and Artist/s. This can double as a merchandise area as well.

(304) 697-4222
(800) 788-4006
(800) 494-7315 FAX

Professional Entertainment

1
423 Sixth Avenue
Huntington, WV 25701
www.mpe-entertainment.com

Attachment: MPE TF 2020 (2020 Tomato Festival Contract)



MEDIA PROMOTION ENTERPRISES

4. **Hotel Accommodations**

PURCHASER to provide hotel accommodations for ARTIST and crew. A rooming list shall be provided a minimum of thirty to sixty (30-60) days before show date to ensure availability of rooms.

5. **Catering/Meals/Green Room**

PURCHASER to provide catered meals per ARTIST'S specifications for lunch and dinner. PURCHASER to make a private space available in the senior center. A space should be made available indoors for exclusive use of each headlining Artist on Friday and Saturday.

6. **Security**

PURCHASER shall provide security from the time ARTIST'S equipment arrives until it has been loaded back into ARTIST'S or Contractor's trucks. PURCHASER shall not handle ARTIST'S equipment. PURCHASER shall provide security to fulfill the obligations of MPE's contract with ARTIST. PURCHASER also agrees to provide overnight security for the venue.

7. **Force Majeure**

PURCHASER agrees that all entertainment performances are subject to Force Majeure parameters. Provided that the ARTISTS are present on location, willing and able to perform pursuant to the terms hereof, payment of all guaranteed compensation shall be made to MPE. The obligation of the ARTIST to perform is subject to detention or prevention by accidents of ground transportation, Acts of God, riots, strikes, labor disputes, epidemics, any act or order of public authority, or any cause, similar or dissimilar beyond the control of MPE, PURCHASER, and ARTIST, which, in the PURCHASER'S determination, would prevent or interfere with the presentation of the show.

In the event of inclement weather creating dangerous or unsafe performance conditions resulting in cancellation of any show, the total contracted amount is to be paid in full. The final decision pertaining to the exercise of this item will lie with the PRODUCER upon consultation with ARTIST'S representatives and PURCHASER.

Payment Terms

Purchaser to pay Producer not to exceed \$50,000 for talent as follows:

- 1) A deposit of 50% deposit payable to MPE Entertainment by certified funds will be due within 15 days of issuance with the returned signed contract.
- 2) The remaining balance of 50% payable to MPE Entertainment will be due on or before August 6, 2020 prior to load-in.

SIGNATURES TO APPEAR ON THE FOLLOWING PAGE

Professional Entertainment

(304) 697-4222
(800) 788-4006
(800) 494-7315 FAX

423 Sixth Avenue
Huntington, WV 25701
www.mpe-entertainment.com



MEDIA PROMOTION ENTERPRISES

BY SIGNING THIS AGREEMENT, THE PARTIES ACKNOWLEDGE THAT THEY ARE AUTHORIZED TO DO SO, AND ASSUME RESPONSIBILITY TO SATISFY ALL TERMS AND CONDITIONS OF THIS CONTRACT.

PURCHASER

X _____

Name:

Title:

City of Reynoldsburg, OH

7232 E Main Street

Reynoldsburg, OH 43068

(614) 322-6839 Office

PRODUCER

X _____

Joe Eddins

President

Media Promotion Enterprises, LLC

423 Sixth Avenue

Huntington, WV 25701

(304) 697-4222

Attachment: MPE TF 2020 (2020 Tomato Festival Contract)

(304) 697-4222
(800) 788-4006
(800) 494-7315 FAX

Professional Entertainment

423 Sixth Avenue
Huntington, WV 25701
www.mpe-entertainment.com

Donna Bauman

From: Jennifer Clemens
Sent: Monday, January 27, 2020 11:37 AM
To: Donna Bauman
Subject: FW: MPE Contract

Follow Up Flag: Follow up
Flag Status: Completed

As standard in our industry we have a 1mil single occurrence and a general aggregate of 2mil on our policy.

Thank you!

--

Joe Eddins | President
MPE Entertainment
 M: (304)-634-9712 | O: (800)-788-4006
joe@mpe-entertainment.com
www.mpe-entertainment.com
facebook.com/mpeentertainment

On Jan 27, 2020, at 11:02 AM, Jennifer Clemens <jclemens@ci.reynoldsburg.oh.us> wrote:

Joe,
 Mr. Shook is asking you to provide the amount of insurance coverage you have. He also wanted me to let you know that we will attach your answer to be included with contract. As always please let me know if you have any questions.
 Thanks,

Jennifer Clemens
 Special Events and Media Coordinator

City of Reynoldsburg
 7232 East Main Street | Reynoldsburg, OH 43068
 T 614-322-6839 | C 614-403-1674

www.ci.reynoldsburg.oh.us

Jennifer Clemens
 Special Events and Media Coordinator

City of Reynoldsburg
 7232 East Main Street | Reynoldsburg, OH 43068
 T 614-322-6839 | C 614-403-1674

www.ci.reynoldsburg.oh.us

Attachment: MPE TF 2020 (2020 Tomato Festival Contract)

From: Jennifer Clemens
Sent: Monday, January 27, 2020 10:30 AM
To: Donna Bauman <dbauman@ci.reynoldsburg.oh.us>
Subject: MPE Contract

Donna,
 Joe just sent me this, let me know if you need anything else.

Hi Jennifer,

The meals that you provided last year will be acceptable for this year as well. An alternative is to provide the artist a buyout for breakfast, lunch, and dinner typically 50-75 per person but if you have 10-15+ people each that can become pricey.

MPE already purchases all of the common hospitality and bus stock/dressing room items and you are currently only responsible for the lunch and dinners.

As far as security there has to be overnight security provided each night. We break down and store as much gear as possible to deter any theft. We understand anything is possible however we can not put in the contract any clause regarding theft or damage. We do carry adequate insurance for such instances.

Hope this info/explanations help!

Joe Eddins | President
MPE Entertainment
 M: [\(304\)-634-9712](tel:(304)634-9712) | O: [\(800\)-788-4006](tel:(800)788-4006)
joe@mpe-entertainment.com
www.mpe-entertainment.com
facebook.com/mpeentertainment

Jennifer Clemens
 Special Events and Media Coordinator

City of Reynoldsburg
 7232 East Main Street | Reynoldsburg, OH 43068
 T 614-322-6839 | C 614-403-1674

www.ci.reynoldsburg.oh.us

Attachment: MPE TF 2020 (2020 Tomato Festival Contract)

City Attorney's Office**Chris Shook****7232 E. Main Street****Reynoldsburg OHIO 43068****6143226869 Phone****RESOLUTION REQUEST**

DATE: February 10, 2020

TO: Public Safety, Law and Courts Committee

RE: Reynoldsburg Recovery Court Funds

Approval:

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

This ordinance would create a Reynoldsburg Recovery Court Fund, utilized for the purpose of expending grant money to operate a Recovery Court in the Reynoldsburg Mayor's Court.

WHEREAS, the Reynoldsburg City Attorney is working, in consultation with the Alcohol, Drug, and Mental Health Board of Franklin County (ADAMH), to establish a Recovery Court within the Reynoldsburg Mayor's Court; and

WHEREAS, the Reynoldsburg Recovery Court provides a non-adversarial approach to defendants who are diagnosed with substance abuse disorder and will address the needs of defendants with substance abuse disorders who face criminal charges by establishing effective treatment as an alternative to incarceration, improving quality of life, and increasing the safety of the community by providing court oversight and linking defendants to appropriate treatment and service providers; and

WHEREAS, to support the creation and continuation of the Reynoldsburg Recovery Court, ADAMH has granted to the City funding for the cost, operations, staff training, and program development for the City of Reynoldsburg Recovery Court on an annual basis, in the amount of \$49,842.00.

City Attorney's Office

Chris Shook

7232 E. Main Street

Reynoldsburg OHIO 43068

6143226869 Phone

WHEREAS, in order to ensure that the funds are used solely for the Reynoldsburg Recovery Court, the City Attorney's Office desires to create a new fund that will maintain all funds used by the Reynoldsburg Recovery Court ("Fund 287, Reynoldsburg Recovery Court"); and

WHEREAS, in order to use the transferred funds, the City Auditor is directed to transfer \$39,721.60, said amount received from ADAMH, from the General Fund into Fund 287, Reynoldsburg Recovery Court, to aid in the initial costs to set up the Reynoldsburg Recovery Court; and

WHEREAS, in order for the Reynoldsburg Recovery Court to be successful, it may be necessary to seek other funding avenues from state and federal agencies and the City Attorney's Office requests authorization to apply for and accept those funds; and

WHEREAS, it is the interest and benefit of the City of Reynoldsburg and the public at large that the City accept the funds from ADAMH, establishing Fund 287, Reynoldsburg Recovery Court, and authorizes expenditure of those funds for the purpose of establishing and operating the Reynoldsburg Recovery Court.

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

SECTION 1. The City Attorney, or designee, is authorized to accept funding from the Alcohol, Drug, and Mental Health Board of Franklin County (ADAMH), on an annual basis, in the amount of \$49,842.00, or such other amount as ADAMH may grant to the City, to support the creation and continuation of the Reynoldsburg Recovery Court.

SECTION 2. The City Attorney, or designee, is further authorized to enter into any agreements and sign documents as may be necessary and appropriate for obtaining and receiving these funds on an annual basis in accordance with all authority to the City Attorney.

SECTION 3. City Council finds and determines that the creation of "Fund 287, Reynoldsburg Recovery Court," for the collection and disbursement of funds deposited therein, is in the City's

City Attorney's Office**Chris Shook****7232 E. Main Street****Reynoldsburg OHIO 43068****6143226869 Phone**

best interest and promotes the City's general health, welfare, and safety of its residents and the public at large.

SECTION 4. City Council approves transferring \$39,721.60, said amount already received from ADAMH, from the City General Fund to the Fund 287, Reynoldsburg Recovery Court.

SECTION 5. The City Auditor is authorized to transfer \$39,721.60 from the City General Fund to Fund 287, Reynoldsburg Recovery Court.

SECTION 6. City Council authorizes the City Attorney and the Mayor, or designee, to seek, apply, and accept funds as may be necessary to support the continuation of the Reynoldsburg Recovery Court and to enter into any agreements and sign documents as may be necessary and appropriate for obtaining and receiving these funds.

SECTION 7. City Council authorizes additional deposits into Fund 287, Reynoldsburg Recovery Court, should additional funds be granted and received by the City specifically for the purpose of creation and continuance of the Reynoldsburg Recovery Court.

SECTION 8. Upon adoption by Council, this Ordinance shall be in effect thirty days following the signature by the Mayor.

Contract # K20027

**CONTRACT BETWEEN
THE ALCOHOL, DRUG AND MENTAL HEALTH BOARD
OF FRANKLIN COUNTY
AND
THE CITY OF REYNOLDSBURG**

This contract is entered by the Alcohol, Drug and Mental Health Board of Franklin County, hereafter referred to as the Board, and the firm or person, The City of Reynoldsburg, hereafter referred to as the Contractor.

WHEREAS, the Board has determined that the Contractor is the best qualified to provide this assistance;

NOW, THEREFORE, for and in consideration of the mutual promises and agreements of the parties herein contained, it is agreed as follows:

1. STATEMENT OF WORK: These funds will be used to support the cost of operations, staff training, and program development for the City of Reynoldsburg recovery court. This court will provide diversion from incarceration and access to treatment and support services for Franklin County residents struggling with addiction.

2. SCHEDULE OF WORK: This Contract shall be effective on January 1st, 2020 and shall terminate on December 31st, 2020.

3. COMPENSATION: This Contract is based on a fixed price compensation. The total cost to the Board for the performance of all work pursuant to this Contract is not to exceed \$ 49,842. Invoices for expenses and request for reimbursement should be sent to accountspayable@adamhfranklin.org

In the event that funding from any third-party source, including, but not limited to, the State of Ohio, City of Columbus, or federal government, is reduced or eliminated in such a manner as the Board determines, in its sole discretion, necessitates cancellation of this Contract, the Board shall notify the Contractor of such event, which notice shall be given no less than 3 work days prior to the date of cancellation. In such event, all finished or unfinished documents shall become the property of the Board immediately upon notice. The payment costs shall be an amount the Board determines as total costs incurred for services provided through the date of termination.

4. DOCUMENT OWNERSHIP: The Board retains ownership of all plans, reports and related documents generated by performance of this Contract. No duplication by the Contractor is allowed, except with written permission of the Board CEO.

5. TERMINATION: The Board may terminate this Contract at any time by giving written notice to the Contractor of such termination with the effective date thereof clearly specified no less than 30 work days from the date of written notice. In the event of termination, all finished or unfinished documents shall become the property of the Board immediately upon notice. The payment costs

shall be an amount the Board determines as total costs incurred for services provided through the date of termination.

6. CONCLUSION OF AGREEMENT: This Contract shall be concluded in compliance with the statement of work, and receipt of payment by the Contractor of total costs payable under this Contract.

7. CONTRACT CHANGES: Any changes, including increase or decrease in the amount of the Contractor's compensation, shall be incorporated into written amendments to this Contract. No oral understanding or agreement not incorporated herein shall be binding on either of the parties hereto. Amendments should be consistent with the provisions and intent of this Contract.

8. RESPONSIBILITY FOR CLAIMS AND LIABILITY: The Contractor shall hold and save the Board harmless for all claims and liabilities due to the Contractor's negligent acts or due to the negligent acts of the Contractor's sub-contractors, agents or employees responsible for executing the work of this Contract.

9. PROHIBITED INTEREST: The Contractor agrees that no member, officer, or employee of the Board shall have any interest, direct or indirect, in this Contract or the proceeds thereof.

10. NO FINDING FOR RECOVERY: By signing this Agreement, Contractor warrants that it is not now, and will not become subject to an "unresolved" finding for recovery under Section 9.24 of the Ohio Revised Code.

11. COMPLIANCE WITH APPLICABLE LAWS: The Contractor agrees to comply with all applicable local, state, and federal laws in the performance of the work specified in this Contract. The Contractor agrees to accept full responsibility for payment of all taxes and insurance premiums including, but not limited to unemployment compensation insurance premiums, Workers' Compensation, all income tax deductions, Social Security deductions, and any other taxes or payroll deductions required for all employees engaged by the Contractor in the performance of the work specified in this Contract.

IN WITNESS WHEREOF, the parties below enter into this Contract this first day of January, 2020.



Kevin Dixon, Ph.D, Interim CEO
Alcohol, Drug and Mental Health Board of Franklin County
447 East Broad Street
Columbus, Ohio 43215-3822



Joe Begeny - Mayor, the City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, Ohio 43068

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

DATE: February 10, 2020

TO: Finance and Administration Committee

RE: Increase in Council/President Pay in order to gain full OPERS
Contribution credit

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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This legislation is needed to allow Councilmembers to make personal contributions. OPERS requires that a municipality approve OPERS contributions minimums so that the denial of OPERS credit is due to mid-term salary increases and not a general denial to increase OPERS contribution minimums.

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

WHEREAS, the Ohio Public Employees Retirement System has increased the minimum OPERS contribution amount that members must earn each month to a new rate in order to qualify for full service credit; and

WHEREAS, Reynoldsburg At Large Councilmembers current rate of OPERS earnable salary is \$7,920.00 annually. That earnable salary would need to be increased to \$8,362.08 effective May 1, 2022 and may be increase annually every January 1st through 2029 as follows:

2023	\$8,508.36	2027	\$9,119.88
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Clerk of Council

Mollie Prasher

7232 East Main Street

Reynoldsburg OH 43068

614-322-6836 Phone

2024	\$8,657.28	2028	\$9,279.48
2025	\$8,808.84	2029	\$9,441.84
2026	\$8,962.92		

WHEREAS, Reynoldsburg Ward Councilmembers current rate of OPERS earnable salary is \$7,920.00 annually. That earnable salary would be increased to \$8,657.28 effective May 1, 2024 and may be increased annually every January 1st through 2029 as follows:

2025	\$8,808.84	2028	\$9,279.48
2026	\$8,962.92	2029	\$9,441.84
2027	\$9,119.88		

WHEREAS, Reynoldsburg the President of Council's current rate of OPERS earnable salary is \$8,402.00 annually. That earnable salary would be increased to \$8,657.28 effective May 1, 2024 and may be increased annually every January 1st through 2029 as follows:

2025	\$8,808.84	2028	\$9,279.48
2026	\$8,962.92	2029	\$9,441.84
2027	\$9,119.88		

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

SECTION 1. That Chapter 121 Council, Section 121.02 Compensation of the Code of Ordinances for the City of Reynoldsburg be and is hereby amended to read as follows:

121.02 COMPENSATION.

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

- (a) Effective May 1, 2022, the salary for members of Council, who represent the City At Large, shall be \$8,362.08 annually, and may be increased annually based on directed OPERS increases as shown on Exhibit A.

- (b) Effective May 1, 2024, the salary for members of Council, who are Ward representatives, shall be \$8,657.28 annually, and may be increased annually based on directed OPERS increases as shown on Exhibit A.

SECTION 2. That Chapter 127 Council, Section 127.01 Compensation of the Code of Ordinances for the City of Reynoldsburg be and is hereby amended to read as follows:

127.01 COMPENSATION.

- (a) Effective May 1, 2024, the salary for President of Council shall be \$8,657.28 annually, and may be increased annually based on directed OPERS increases as shown on Exhibit A.

SECTION 3. That existing Section 121.02 of Chapter 121 and Section 127.01 of Chapter 127 be and is hereby amended.

SECTION 4. That upon adoption by Council, this Ordinance shall be in effect on May 1, 2020 following signature by the Mayor.

Employer Outreach

*Your quarterly resource for OPERS news
Second Quarter 2019*

Earnable Salary for OPERS Members to Increase

The minimum amount OPERS members must **earn each month to qualify for full service credit** will be increasing by 1.75 percent each year beginning in 2020 through 2028.

As a result, the minimum earnable salary will increase to following amounts for each calendar year beginning in 2020.

2020	\$673.08	or \$8,074.94
2021	\$684.86	\$8,218.32
2022	\$696.84	\$8,362.08
2023	\$709.03	\$8,508.36
2024	\$721.44	\$8,657.28
2025	\$734.07	\$8,808.84
2026	\$746.91	\$8,962.92
2027	\$759.99	\$9,119.88
2028	\$773.29	\$9,279.48
2029 and beyond	\$786.82	\$9,441.84

GASB 68 and 75 Information Now on ECS

GASB 68 net pension liability and GASB 75 net OPEB liability audited reports are now available on ECS. If you're an employer who has registered for ECS and has been given the GASB role by the delegated administrator at your place of employment, you can now access the Dec. 31, 2018 information on the net pension liability and net OPEB liability.

If you have trouble accessing the information, contact Employer Services for assistance at 1-888-400-0965 or employeroutreach@opers.org (<mailto:employeroutreach@opers.org>).



Ohio Public Employees Retirement System

277 East Town Street, Columbus, Ohio 43215-4642

1-888-400-0965 www.opers.org

Certification of Denied In-term Salary Increase

Public officials who are contributing to OPERS and are prohibited constitutionally from receiving an in-term salary increase may make contributions on the denied salary. This form is to be used by the employer to certify the current salary, the actual denied increase and the effective date of the prohibited increase. This form should be completed for each term in which a denied increase occurs.

Section 1 - Employee Information (To be completed by the employee.)

Employee First Name

MI

Last Name

Social Security Number

Political Office Held

Term of Office

Beginning

Ending

Month Day Year

Month Day Year

Effective Date of Denied Salary Increase

Month Day Year

I state that the information on this form is true to the best of my knowledge and belief.

Month Day Year

Employee Signature (Do not print or type)

Section 2 - Employer Information (To be completed by the employer.)

Employer Code

Employer Name

Street or Mailing Address (No P.O. Boxes)

City

State

ZIP Code

Employer Phone Number

Fax Phone Number

Section 3 - Salary Information *(To be completed by the employer.)*

1. Projected annual salary, excluding denied in-term increase, for each year of term (list each year separately):

Projected annual salary	Year
\$, .	
Projected annual salary	Year
\$, .	
Projected annual salary	Year
\$, .	
Projected annual salary	Year
\$, .	

2. Projected annual salary, including denied in-term increase, for each year of term (list each year separately):

Projected annual salary	Year
\$, .	
Projected annual salary	Year
\$, .	
Projected annual salary	Year
\$, .	
Projected annual salary	Year
\$, .	

Section 4 - Employer Certification *(To be completed by the employer.)*

I, _____, hereby certify the information on this request is true and accurate.
Print payroll or fiscal officer name

 Payroll or Fiscal Officer Signature

Month	Day	Year

Attachment: OPERS Certification of In-Term Denial (Increase in Council/President Pay in Order to Get Full OPERS Contribution Credit)

Parks & Recreation Dept.**Donna Bauman****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6879 Phone****ORDINANCE REQUEST****DATE: February 10, 2020****TO: Development, Parks and Recreation Committee****RE: Waive City Ordinance to Permit Alcohol Being Served in Huber Park**

Approval:

Completed Joe Begeny	Completed Chris Shook	Stephen Cicak
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Requesting permission to waive the provision for section 971.16 of the codified ordinances for the 2020 Tomato Festival. The Beer Garden will be operational from 4pm-11pm on Thursday, August 6, 2020 from 4pm-11pm on Friday, August 7, 2020 and from Noon-11pm on Saturday, August 8, 2020. The City of Reynoldsburg Parks and Recreation Department will gather and obtain all necessary permits required, follow all training requirements and will work closely with the Reynoldsburg Police Department to assure that all security measures meet the highest standards. Attached is a map of the festival grounds at Huber Park. The committee is requesting that festival patrons be permitted to walk with-in the boundaries of the festival grounds with beer, wine, Bloody Mary. Safety fencing will be placed around the perimeter of the festival grounds. Entrance/exit signs will be clearly visible and an individual will be placed at each entrance/exit location to ensure no alcohol is leaving the festival grounds.

A F2 liquor permit is required by the Ohio Department of Commerce which the Parks and Recreation Department will apply for.

**AN ORDINANCE TO WAIVE THE PROVISION OF SECTION 971.16 OF THE CITY'S
CODIFIED ORDINANCES FOR THE REYNOLDSBURG TOMATO FESTIVAL HELD
AT HUBER PARK FOR 2020**

WHEREAS, the Reynoldsburg Tomato Festival will be held in Huber Park from August 6, through August 8, 2020; and

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

WHEREAS, the City's Parks & Recreation Department wishes to apply for an F-2 Liquor Permit from the Ohio Department of Commerce, which would allow the Festival to sell beer, wine and spirituous liquor by the drink for this event; and

WHEREAS, Section 971.16 of the Reynoldsburg Codified Ordinances states: "No person in a park shall sell or offer for sale any intoxicating liquor or alcoholic beverage" and "No person in a park shall consume, possess or display the presence of any alcoholic beverage in a park."

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING AND FAIRFIELD COUNTIES, OHIO A MAJORITY OF ITS MEMBERS CONCURRING:

SECTION 1. That the provisions of Section 971.16 of the Codified Ordinances that no person in a park shall sell or offer for sale any intoxicating liquor or alcoholic beverage AND that no person in a park shall consume, possess or display the presence of any alcoholic beverage in a park is hereby waived for this event from August 6 through August 8, 2020.

SECTION 2. Upon adoption by Council, this Ordinance shall take effect and be in force from the earliest date permitted by law following the Mayor's signature.



REYNOLDSBURG TOMATO FESTIVAL
REYNOLDSBURG, OH
HUBER PARK

(Attachment: 2020 Tomato Festival (Resolution to Waive Provision of Section 971.16 for the 2020 Tomato Festival))

2020 TOMATO FESTIVAL

Safety fence will be placed around the perimeter of the festival grounds @ Huber. Alcohol will NOT be permitted in the parking areas, multi-use trail or Davidson Drive.



Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

ORDINANCE REQUEST

DATE: **February 10, 2020**

TO: **Public Service and Transportation Committee**

RE: **Waterline Replacement Project on Roselawn**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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Ordinance authorizing the Mayor to Contract with EMH&T to Survey, Design, and Bid the Replacement of the Waterline on Roselawn from Strouder to Kaiser Dr.

To appropriate funds from the water CIP 710.000.0000.5621 in the amount of \$35,232 to 710.000.0177.5621

This Project is on the List for CIP Improvements for the 2020 Project

This project will allow the water department to finish out the replacement of the water main on Roselawn, which is an old cast iron water line installed in the 1950's and 60's.

This area has been an issue for the Water Department regarding water main breaks.

Project consists of replacement of approximately 1,025 linear Feet of water main, replace 3 fire hydrant and reconnect all service lines.

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT
WITH EMH&T FOR THE SURVEY, DESIGN, AND BIDDING FOR THE 2020
WATERLINE REPLACEMENT ON ROSELAWN**

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

WHEREAS, the Roselawn water lines are in need of maintenance that can only be effectively repaired through the replacement of those lines; and

WHEREAS, the upgrading and repair of the Roselawn water lines would provide added protection against the failure of the existing water distribution system.

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 \$35,232.00 for construction phase engineering services for the 2020 Roselawn waterline replacement project.

SECTION 2. That \$35,232 be appropriated from the unappropriated Water CIP Fund account number 710.000.0000.5621 and appropriated to account 710.000.0177.5621 Water Fund.



Engineers, Surveyors, Planners, Scientists

January 2, 2020

Mr. Andrew Bowsher
Director of Development
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

Subject: Water Main Replacement Projects for Roselawn Avenue (Stouder Dr. to Kaiser Dr.)
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 Water Main Replacement Project on Roselawn Avenue from Stouder Drive to Kaiser Dr. (CIP No. W-31). This project, which is just east of last year's water main improvement on Roselawn Avenue, has been identified on the City's Capital Improvement Plan due to the age of pipe (61 years old) and over 10 previous water main breaks. Additionally, this is the improvement that was selected by the City for 2020 during our October 2019 CIP planning session. The improvements will include the following:

- Replacement of approximately 1,025 linear feet of water main on Rosehill Road.
- Water main tie-ins on the side streets and the replacement / reconnection of private water services within the project corridor.
- Approximately 3 fire hydrants will be replaced as part of the projects

The anticipated total project cost for the improvements proposed is approximately \$368,000 as outlined in the attached preliminary opinions of probable cost.

SCOPE OF SERVICES

EMH&T will provide surveying, engineering, and bidding services necessary to prepare construction plans and specifications 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.
 - b. It is anticipated that full survey of the right-of-way corridor will be necessary to fully characterize all of the underground utilities in the corridor. Additionally, this will allow greater flexibility in design by increasing the number of potential alignments for consideration. This will also allow us to obtain survey coordinates on the existing water services that will be replaced as part of this project.
2. Preliminary Engineering (60% Plans)
 - a. Review of existing site conditions, Record Plans, and GIS information.
 - b. Creation of an electronic base map that is developed using topographic survey, GIS, record plan, and OUPS data.
 - c. Horizontal Alignment Review – Once the electronic base map is prepared, EMH&T will

evaluate feasible alignment alternatives and coordinate with the City to identify a preferred alignment. Several factors will guide the selection of the best alignment alternative including:

- i. Existing public and private utilities
- ii. Right-of-way and easement boundaries
- iii. 10-State Standards for Water Distribution Facilities
- iv. City of Reynoldsburg Standards
- v. Construction maintenance of traffic considerations

EMH&T will meet with the Water and Wastewater Department to review / discuss the alignment options and select a preferred alternative, which will be the basis for preliminary plans.

- d. Preliminary Plans (60%) – These plans will illustrate the preliminary overall improvements for the waterline replacement improvement. EMH&T will meet with City staff to present the 60% design and again to discuss comments compiled by City staff upon completion of the review. An opinion of probable construction cost will also be presented. The 60% design will be provided to private utility owners to allow them to determine extent of impact from the proposed improvements.

3. Final Engineering

- a. EMH&T will incorporate City and private utility company comments into the final engineering design.
- b. Develop sedimentation and erosion control details and requirements for the improvement.
- c. Prepare final Maintenance of Traffic Plans and construction phasing based on comments received from the City.
- d. Pre-Final Plans (90%) – These plans will represent the near completion of the design phase of the project. EMH&T will meet with the City to review the 90% submission and again upon completion of the City's review to discuss comments. Updated plans will be provided to the utility owners to allow for final determination of impact and to allow their relocation design to begin (if required). An updated opinion of probable construction cost will be provided as well.
- e. Final Plans (100%) – Final plans will be provided to the City for signature approval. These will have all comments (from all applicable reviewers) from the 90% submission addressed. A final opinion of probable construction cost will also be provided.

4. Bidding

- 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, land acquisition assistance, 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.

Deliverables:

In conjunction with the services described herein, the following deliverables are planned:

- Alignment Alternative Review
 - Exhibits showing potential alignments with other utilities, critical maintenance of traffic areas, and other decision factors shown
 - Exhibit showing final preferred alignment at the completion of the alignment review with the City
- 60% Plan Submission
 - 2 - Plan Sets
 - Utility Submission (Number TBD)
 - 60% Opinion of Probable Construction Cost
- 90% Plan Submission
 - 2 – Plan Sets
 - Utility Submission (Number TBD)
 - 90% Opinion of Probable Construction Cost
- Final Plan Submission
 - 1 - Plan set with mylar cover
 - Utility Submission (Number TBD)
 - Final Opinion of Probable Construction Cost
- Bidding
 - 15 Plan sets and bid document books
 - Addenda, If necessary
 - Formal bid tabulation
 - Letter of award recommendation

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.

Description of Service/Task	Fee
Surveying	\$5,720
Preliminary Engineering (60% Plans)	\$15,790
Final Engineering (100% Plans)	\$9,992
<u>Bidding</u>	<u>\$3,730</u>
TOTAL FEE	\$35,232

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.

Invoices will be submitted monthly and EMH&T services will be billed according to our contracted rate schedule.

City of Reynoldsburg
Water Main Replacements for Roselawn Avenue (W-31)

January 2, 2020

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: Paul Hellman, City of Reynoldsburg

Attachment: Preliminary Opinions of Probable Cost

Attachment: Roselawn phase 2020 (Replacement of Waterline on Roselawn)



**OPINION OF PROBABLE CONSTRUCTION COST
CITY OF REYNOLDSBURG, OHIO
WATER MAIN REPLACEMENT PROJECT
FOR
ROSELAWN AVENUE (STOUDER DR TO KAISER DR)
2-Jan-20**

Ref	Spec	Item No.	Description	Quantity	Units	Unit Cost	Item Cost
1	CMSC	207	Sedimentation and Erosion Control	1	L.S.	\$2,500.00	\$2,500.00
2	CMSC	259	Permanent Pavement Replacement, Type 2B, Per R-2	425	S.Y.	\$100.00	\$42,500.00
3	CMSC	259*	Permanent Pavement Replacement, Type 3A, Per R-3	10	S.Y.	\$80.00	\$800.00
4	CMSC	259*	Permanent Pavement Replacement, Type 3B, Per R-3	10	S.Y.	\$65.00	\$650.00
5	CMSC	608	Remove and Replace Concrete Sidewalk (Full Panel at Water Service Locations), Per R-9	200	S.F.	\$11.00	\$2,200.00
6	CMSC	608	Remove and Replace Concrete Curb Ramps, Per R-10	200	S.F.	\$12.00	\$2,400.00
7	CMSC	609	Remove and Replace Straight 18" Curb (Spot Repairs), Per R-8	50	L.F.	\$35.00	\$1,750.00
8	ODOT	614	Maintenance of Traffic	1	L.S.	\$10,000.00	\$10,000.00
9	CMSC	623	Construction Layout Stakes	1	L.S.	\$5,000.00	\$5,000.00
10	CMSC	653	Topsoil, Furnished and Placed (D=3", Typ.)	32	C.Y.	\$55.00	\$1,760.00
11	CMSC	659	Seeding and Mulching, Per Plan	400	S.Y.	\$2.50	\$1,000.00
12	CMSC	801	8-in C-900 Water Main and Appurtenances with Bedding and Granular Backfill Per WA-1 and CMSC 801.11	1,025	L.F.	\$110.00	\$112,750.00
13	CMSC	801	6-in Ductile Iron Water Main and Appurtenances with Bedding and Granular Backfill Per WA-1 and CMSC 801.11	40	L.F.	\$140.00	\$5,600.00
14	CMSC	801*	Ductile Iron Fittings, Increase or Decrease	500	Lbs.	\$2.50	\$1,250.00
15	CMSC	802	8-in Water Valve with HD Box, Per WA-9	3	Ea.	\$1,500.00	\$4,500.00
16	CMSC	802	6-in Water Valve with HD Box, Per WA-9	3	Ea.	\$1,000.00	\$3,000.00
17	CMSC	805	3/4-in Water Service, Transferred (Long) w/New Service Box, Per WA-4	11	Ea.	\$2,250.00	\$24,750.00
18	CMSC	805	3/4-in Water Service, Transferred (Short) w/New Service Box, Per WA-4	10	Ea.	\$1,850.00	\$18,500.00
19	CMSC	808	Cut and Plug Existing 6-in Water Main	2	Ea.	\$500.00	\$1,000.00
20	CMSC	809	Fire Hydrant, Type A, Per WA-10	3	Ea.	\$4,000.00	\$12,000.00
21	CMSC	809	Fire Hydrant, Removed and Delivered to the City	2	Ea.	\$500.00	\$1,000.00
22	CMSC	811*	Increase or Decrease in Excavation and Backfill	200	C.Y.	\$25.00	\$5,000.00
23	CMSC	SPEC	Water Coordinate Table	1	L.S.	\$3,000.00	\$3,000.00

*DENOTES CONTINGENCY ITEM

CONSTRUCTION SUBTOTAL = **\$263,000.00**
 CONTINGENCY (10%) = **\$26,300.00**
 CONSTRUCTION TOTAL = **\$289,300.00**

 SURVEY, ENGINEERING AND BIDDING (15%) = **\$39,450.00**
 CONSTRUCTION SERVICES (15%) = **\$39,450.00**

 OPINION OF PROBABLE PROJECT COST = **\$368,200.00**

PREPARED BY: RA
 CHECKED BY: RA
 CHECKED DATE: 1/2/20

Attachment: Roselawn phase 2020 (Replacement of Waterline on Roselawn)

CIP BALANCES

Water:		Sewer:	
Balance December 31, 2018	1,254,220.37	Balance December 31, 2018	932,647.38
		Ord 01-19 2018 Sanitary Sewer Rehab	United Survey -673,262.50 project 165
		Ord 02-19 2018 Sanitary Sewer Rehab	EMHT -38,459.00 project 165
Balance January, 2019	1,254,220.37	Balance January, 2019	220,925.88
Ord 30-19 2019 Water replac bid docs	-48,962.00		
Receipts Jan-May, 2019	275,628.37	Receipts Jan-May, 2019	136,218.92
Balance May 31, 2019	1,480,886.74	Balance May 31, 2019	357,144.80
Receipts June-July, 2019	151,519.89	Receipts June-July, 2019	74,890.75
Balance, July 31, 2019	1,632,406.63	Balance, July 31, 2019	432,035.55
Ord 102-19 2019 Water Mair 9/25/2019	-44,890.00		
Ord 103-19 2019 Water Mair 9/25/2019	-504,611.00		
Receipts Aug-Sept	143,372.28	Receipts Aug-Sept	68,718.57
Balance Sept 30, 2019	1,226,277.91	Balance Sept 30, 2019	500,754.12
Receipts Oct-Dec 2019	199,619.63	Receipts Oct-Dec 2019	97,256.21
Debt Pmt Reduction-2019	-167,572.00		
Balance December 31,2019	1,258,325.54	Balance December 31,2019	598,010.33

Attachment: Water and Sewer CIP fund Balance2019 (Replacement of Waterline on Roselawn)

CIP BALANCES

Water:

Receipts July 16-Dec 16	407,752.55	898,291.15
Receipts Jan 17-April, 2017	250,958.64	
Total CIP Appropriation 04/30/17	1,149,249.79	
Ord 57-17 2017 Main St	-20,584.50	
Balance June 30, 2017	1,128,665.29	
Receipts May, 2017-Sept, 2017	328,628.81	
Ord 107-17 Debt pmt	-165,905.00	
Balance as of Sept. 30, 2017	1,291,389.10	
Receipts October-December, 2017	197,931.42	
Balance as of Dec. 31, 2017	1,489,320.52	
Receipts Jan-Sept, 2018	579,062.68	
Ord 49-18 Baldwin Rd Construction	-787,371.75	
Ord 50-18 Baldwin Rd Engineer	-57,082.00	
Debt Payment-2018 reduction	-165,623.00	
Balance September 30,2018	1,058,306.45	
Receipts October, 2018	59,099.14	
Receipts November, 2018	36,953.04	
Balance November 30, 2018	1,154,358.63	
Receipts December, 2018	99,861.74	

Sewer:

Receipts July 16-Dec 16	193,979.49	517,938.80
Receipts Jan 17-April, 2017	123,613.76	
Total CIP Appropriation 04/30/17	641,552.56	
Ord 54-17 Rocky Den	-264,842.00	
Ord 55-17 Rocky Den	-35,354.00	
Balance June 30, 2017	341,356.56	
Receipts May, 2017-Sept, 2017	157,313.32	
Balance as of Sept. 30, 2017	498,669.88	
Receipts October-December, 2017	95,749.05	
Balance as of Dec. 31, 2017	594,418.93	
Receipts Jan-Sept, 2018	282,884.01	
Ord 83-18 CCTV Bid Docs	-39,510.00	
Balance September 30,2018	837,792.94	
Receipts October, 2018	28,739.07	
Receipts November, 2018	18,364.00	
Balance November 30, 2018	884,896.01	
Receipts December, 2018	47,751.37	

Attachment: Water and Sewer CIP fund Balance2019 (Replacement of Waterline on Roselawn)

CIP BALANCES

Water:	
Balance July 2015	-15,833.71
3rd Qtr 2015 receipts less 90.93 adj	187,402.72
add back closed PO's unused balances	
2014-1211	18.02
2014-1658	1,523.20
2014-1220	44,980.00
2014-1221	13,741.88

Available 09/30/15 **231,832.11**

4th Qtr 2015 receipts +61.98 adj 195,730.31

Available 12/31/2015 **427,562.42**

Ord 10-16 EMHT Briarcliff/Aida #151	-38,582.00
City of Columbus Reimb	30,000.00
Receipts Thru 06/30/16-appropriated July 2016	381,963.49
Ord 63-16 Briarcliff/Aida Danbert Inc	-238,328.00
Ord 64-46 Briarcliff/Aida EMHT	-31,774.00

Sub-total **530,841.91**

Add back closed PO Balances:

2015-894 inspection	ord 36-15	96.44
2015-903 contingency	ord 35-15	42,865.00
2015-1206 contingency	ord 61-15	16,194.25

Sub-total **589,997.60**

2017 Main St project ord 95-16 -99,459.00

Final Appropriation at eoy 2016 **490,538.60**

Sewer:	
Balance July 2015	11,845.85
3rd Qtr 2015 Receipts less 50.47 adj	88,298.03
add back closed PO's unused balances	
2014-1210	74.28
2014-1223	24,500.50

Available 09/30/15 **124,718.66**

4th Qtr 2015 receipts +31 adj 94,785.53

Available 12/31/2015 **219,504.19**

Ord 11-16 2016 Manhole Project #152	-11,775.00
Receipts Thru 06/30/16-appropriated July 2016	187,564.50
2016 Manhole Rehab ord 65-16	-60,252.00
2016 Manhole Rehab ord 66-16	-10,563.00
Sub-total	324,478.69

Add back closed PO Balances:

2015-895 inspection	ord 33-15	43.87
2015-952 contingency	ord 34-15	30,654.75

Sub-total **355,177.31**

2017 Rocky Den/Fox Project ord 96-16 -31,218.00

Final Appropriation at eoy 2016 **323,959.31**

Attachment: Water and Sewer CIP fund Balance2019 (Replacement of Waterline on Roselawn)

CIP BALANCES

Water:

Receipts:				
CIP Fees Collected	2013	328,687.25		
Appropriated 07/15/14	2014	310,259.75		
Appropriated Nov 2014	2014	251,414.54		
Unappropriated '14 fees	2014	205,155.92	766,830.21	14 receipts

Total Available for Projects 1,095,517.46

Appropriated				
Ord 10-14	-39,695.00	2014-762	closed	0
Ord 25-14	-48,003.00	2014-903	closed	4,349.97
Ord 48-14	-494,780.00	2014-1221	closed	13,741.88
		2014-1220	closed	44,980.00
Ord 49-14	-56,469.00	2014-1211	closed	18.02
Ord 18-14	-18,200.00	2014-1472	open	
Ord 86-14 Furth	-44,477.00	2014-1648	closed	0.00
Ord 87-14	-19,936.00	2014-1658	closed	1,523.20

Total Appropriated towards projects -721,560.00

Available to date to be used in 2015 373,957.46

2015:

unused portion 2014-903	4,349.97	
1st Qtr 2015	184,680.86	
Ord 35-15 Furth Water Line	-471,516.00	PO 2015-903
Ord 36-15 Furth Water Line	-53,912.00	PO 2015-894

SUB-TOTAL 04/30/15 37,560.29

2nd quarter 2015 receipts 172,313.86
subtotal available CIP Funds 2nd qtr 2015 209,874.15

Ord 61-15 East Broad Street Tank Improv	-206,797.86	PO 2015-1206
Ord 62-15 East Broad Street Tank Improv	-18,910.00	

Sewer:

CIP Fees Collected	2013	163,315.93		
Appropriated 7/25/14	2014	155,225.07		
Appropriate Nov 14	2014	118,136.02		
Unappropriated '14 fees		97,300.04	370,661.13	14 receipts

Total Available for Projects 533,977.06

Appropriated			status	Balance to appropriate back
Ord 11-14	-22,468.00	2014-763	Closed	221.17
Ord 50-14	-266,088.00	2014-1222	Closed	21186.25
Ord 51-14	-29,985.00	2014-1210	Closed	74.28
Ord 88-14	-25,148.00	2014-1647	closed	0

Total Appropriated towards projects -343,689.00

Available to date to be used 2015 190,288.06

2015:

Unused portion 2014-763	221.17	
Unused portion 2014-1222	21,186.25	211,695.48
1st Qtr 2015	91,493.12	
Ord 33-15 2015 Sewer Rehab	-38,375.00	PO 2015-895
Ord 34-15 2015 Sewer Rehab	-337,201.00	PO 2015-952

SUB-TOTAL 4/30/15 -72,387.40

2nd quarter 2015 receipts 84,233.25
subtotal available CIP Funds 2nd qtr 2015 11,845.85

Attachment: Water and Sewer CIP fund Balance2019 (Replacement of Waterline on Roselawn)

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

ORDINANCE REQUEST

DATE: February 10, 2020

TO: Public Service and Transportation Committee

RE: Survey & Bidding for 2020 Sewer Improvements Project

Approval:

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

Authorizing the Mayor to Enter into Contract with EMH&T for the Survey and Bidding and for 2020 Sewer Improvements

To appropriate unencumbered funds from the Sewer CIP 720.000.0000.5622 in the amount of \$28,986.00 and encumber them to 720.000.0176.5622.

This project will allow the City to continue the Ohio EPA's Director Findings and Orders to repair or reline the sewer line in the Rosehill / Kaiser area, which are older, clay sewer main.

This area is on our CIP infrastructure upgrade timeline.

Installation of 3200 linear feet of 8-inch cured in place pipe (relining)

Rehabilitation and repairs to 30 deteriorated manholes

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT
WITH EMH&T FOR THE SURVEY AND BIDDING FOR THE 2020 SEWER
IMPROVEMENTS PROJECT**

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

WHEREAS, the Rosehill / Kaiser area sewer lines are in need of maintenance that can only be effectively repaired through the rehabilitation of those lines; and

WHEREAS, the upgrading and repair of the Rosehill / Kaiser area sewer lines would provide added protection against the failure of the existing sewage collection system.

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 \$28,986.00 for construction phase engineering services for the 2020 sanitary sewer and manhole rehabilitation project.

SECTION 2. That \$28,986.00 be appropriated from the unencumbered funds in the Sewer CIP Fund account number 720.000.0000.5622 and appropriated to account 720.000.0176.5622 Wastewater/Sewer Fund.

SECTION 3. Upon adoption by Council, this Ordinance shall be in effect thirty days following the signature by the Mayor.

January 2, 2020

Mr. Andrew Bowsher
Director of Development
City of Reynoldsburg
7232 East Main St
Reynoldsburg, OH 43068

**Re: Rosehill/Kaiser Area Sewer Improvements
Proposal for Professional Services**

Dear Mr. Bowsher,

EMH&T is pleased to submit our proposal for detailed design and bidding of the Rosehill/Kaiser Area Sewer Improvements. This project was identified through the 2011-2014 Capacity Assessment and Sanitary Sewer Evaluation Study that was completed as part of the City's response to the Ohio EPA Director's Final Findings and Orders (DFFO). Additionally, this capital improvement (SA-14) was identified by the City as the recommended improvement for 2020 during the October 2019 CIP planning session.

Findings from the DFFO study indicated an extremely high number of cracks and fractures in the pipe within this area, which are not only subject to elevated clean water inflow and infiltration, but also reduce the overall structural integrity of the sewer. Additionally, the area has significant root intrusion in the sewer which can lead to further cracking / deterioration of the pipe as well as blockages in the sewer.

The anticipated construction cost for these improvements is approximately \$295,000. The proposed improvements include the installation of approximately 3,200 linear feet of 8-inch cured-in-place pipe and rehabilitation and repair to approximately 30 manholes.

- Installation of 3,200 linear feet of 8-inch cured-in-place pipe
- Rehabilitation and repairs to aged and deteriorated manholes

SCOPE OF SERVICES

EMH&T will provide engineering services necessary to prepare construction plans, specifications, and bid documents for these improvements. The scope of services includes:

1. Preliminary Engineering
 - a. Review existing available information including existing CCTV recordings/logs, manhole inspections, GIS information, and record plans.
 - b. Prepare a base map for the proposed improvements using GIS and record plan information.
 - c. Perform site visit to verify accuracy of the base map and confirm size, location, condition of the sewer improvements. Additionally, access to the sewers for construction personnel will be evaluated by noting locations of fences, easements, and access areas.
 - d. Conduct site visit to assess manholes for rehabilitation and to determine the appropriate rehabilitation techniques.

- e. Present preliminary plans and recommendations including updated cost estimates to the City for review and comment.

2. Final Engineering

- a. Develop detailed plans and specifications for the sewer rehabilitation improvements which will consist of cured-in-place pipe installation and spot open cut point repairs.
- b. Develop specifications and a work map for the rehabilitation of aged and deteriorated manholes that were identified within the project limits.
- c. Prepare sewer liner thickness calculations.
- d. Develop contractor maintenance of traffic, sewer access and bypass pumping plans.
- e. Submit to the City a plan and cost estimate at the pre-final and final design phases to review the improvements and coordinate on the budget and schedule.
- f. Prepare final access plan for the contractor and prepare right-of-entry agreements, exhibits, and cover letters for the City's use in coordinating with property owners.
- g. Coordination with private utility companies as needed.

3. Bidding Assistance

- a. Prepare 10 copies of the bidding documents, plan sets and specifications for the City to distribute to prospective bidders.
- b. Review questions from contractors during bidding and issue bid addenda if necessary.
- c. Attend the bid opening, prepare a bid tabulation and award recommendation, and prepare conformed copies of the contract documents for the City and contractor to enter into an agreement.

Deliverables:

In conjunction with the services described herein, the following deliverables are planned:

- 50% Plan Submission
 - 2 - Plan Sets
 - Utility Submission (Number TBD)
 - 50% Opinion of Probable Construction Cost
- 95% (Pre-final) Plan Submission
 - 2 – Plan Sets
 - Utility Submission (Number TBD)
 - 95% Opinion of Probable Construction Cost
- Final Plan Submission
 - 1- Plan set with mylar cover
 - Final Opinion of Probable Construction Cost
- Bidding
 - 10 Plan sets and bid document books
 - Addenda, If necessary
 - Formal bid tabulation

- Letter of award recommendation

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 improvements, additional fees may be necessary to cover the cost of professional services.

EMH&T SERVICES FEE SUMMARY

Description of Service/Task	Fee
Preliminary Engineering	\$10,372.00
Final Engineering	\$15,254.00
Bidding Services	\$3,360.00
TOTAL FEE	\$28,986.00

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
Senior Project Manager

Enclosure

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name

Attachment: Sewer improvements 2020 (Sewer Improvements 2020)

PRELIMINARY OPINION OF PROBABLE PROJECT COST
CITY OF REYNOLDSBURG

2020 Sanitary Sewer Rehabilitation
 Rosehill / Kaiser Area Sewer Improvements
 January 2, 2020

Ref	Item No.	Description	Units	Quantity	Unit Cost	Item Cost
1	201	Clearing and Grubbing	L.S.	1	\$1,000.00	\$1,000.00
2	207	Sediment and Erosion Control	L.S.	1	\$1,500.00	\$1,500.00
3	604*	Manhole Frame & Lid Replacement to Grade, As Directed By Engineer, in Gross	Ea.	5	\$450.00	\$2,250.00
4	604*	Manhole Frame & Lid Replacement to Grade, As Directed By Engineer, in Pavement	Ea.	5	\$800.00	\$4,000.00
5	607*	Fence, Remove and Replace	L.F.	150	\$65.00	\$9,750.00
6	614	Maintenance of Traffic	L.S.	1	\$5,000.00	\$5,000.00
7	SS-3	Bypass Pumping	L.S.	1	\$5,000.00	\$5,000.00
8	SS-6*	Chemical Grouting	Gal	10	\$150.00	\$1,500.00
9	SS-7*	Cementitious Grouting	C.F.	15	\$150.00	\$2,250.00
10	SS-10	Manhole Rehabilitation	V.F.	280	\$235.00	\$65,800.00
11	SS-11	Lateral Status Determination Report	L.S.	1	\$2,000.00	\$2,000.00
12	SS-12	8-in Cured-In-Place Pipe (Thickness = 6.0mm)	L.F.	3,200	\$36.00	\$115,200.00
13	SS-12*	Trim Protruding Top	Ea.	5	\$300.00	\$1,500.00
14	SS-12*	1.5 mm Incremental Wall Thickness Increase (8")	L.F.	500	\$2.50	\$1,250.00

*DENOTES CONTINGENCY ITEM, AS DIRECTED BY THE ENGINEER

SPEC - REFER TO PLAN NOTES, DETAILS & SUPP SPECS

Engineering, Bidding, Construction Management and Inspection (25%) =

Probable Project Cost = \$295,000.00

Construction Subtotal = \$218,000.00

Contingency (10%) = \$22,000.00

Construction Total = \$240,000.00

Engineering, Bidding, Construction Management and Inspection (25%) = \$55,000.00

PREPARED BY: RA

CHECKED BY: RA

CHECKED DATE: 01/02/20

CIP BALANCES

Water:		Sewer:	
Balance December 31, 2018	1,254,220.37	Balance December 31, 2018	932,647.38
		Ord 01-19 2018 Sanitary Sewer Rehab	United Survey -673,262.50 project 165
		Ord 02-19 2018 Sanitary Sewer Rehab	EMHT -38,459.00 project 165
Balance January, 2019	1,254,220.37	Balance January, 2019	220,925.88
Ord 30-19 2019 Water replac bid docs	-48,962.00		
Receipts Jan-May, 2019	275,628.37	Receipts Jan-May, 2019	136,218.92
Balance May 31, 2019	1,480,886.74	Balance May 31, 2019	357,144.80
Receipts June-July, 2019	151,519.89	Receipts June-July, 2019	74,890.75
Balance, July 31, 2019	1,632,406.63	Balance, July 31, 2019	432,035.55
Ord 102-19 2019 Water Mair 9/25/2019	-44,890.00		
Ord 103-19 2019 Water Mair 9/25/2019	-504,611.00		
Receipts Aug-Sept	143,372.28	Receipts Aug-Sept	68,718.57
Balance Sept 30, 2019	1,226,277.91	Balance Sept 30, 2019	500,754.12
Receipts Oct-Dec 2019	199,619.63	Receipts Oct-Dec 2019	97,256.21
Debt Pmt Reduction-2019	-167,572.00		
Balance December 31,2019	1,258,325.54	Balance December 31,2019	598,010.33

Attachment: Water and Sewer CIP fund Balance2019 (Sewer Improvements 2020)

CIP BALANCES

Water:

Receipts July 16-Dec 16	407,752.55	898,291.15
Receipts Jan 17-April, 2017	250,958.64	
Total CIP Appropriation 04/30/17	1,149,249.79	
Ord 57-17 2017 Main St	-20,584.50	
Balance June 30, 2017	1,128,665.29	
Receipts May, 2017-Sept, 2017	328,628.81	
Ord 107-17 Debt pmt	-165,905.00	
Balance as of Sept. 30, 2017	1,291,389.10	
Receipts October-December, 2017	197,931.42	
Balance as of Dec. 31, 2017	1,489,320.52	
Receipts Jan-Sept, 2018	579,062.68	
Ord 49-18 Baldwin Rd Construction	-787,371.75	
Ord 50-18 Baldwin Rd Engineer	-57,082.00	
Debt Payment-2018 reduction	-165,623.00	
Balance September 30,2018	1,058,306.45	
Receipts October, 2018	59,099.14	
Receipts November, 2018	36,953.04	
Balance November 30, 2018	1,154,358.63	
Receipts December, 2018	99,861.74	

Sewer:

Receipts July 16-Dec 16	193,979.49	517,938.80
Receipts Jan 17-April, 2017	123,613.76	
Total CIP Appropriation 04/30/17	641,552.56	
Ord 54-17 Rocky Den	-264,842.00	
Ord 55-17 Rocky Den	-35,354.00	
Balance June 30, 2017	341,356.56	
Receipts May, 2017-Sept, 2017	157,313.32	
Balance as of Sept. 30, 2017	498,669.88	
Receipts October-December, 2017	95,749.05	
Balance as of Dec. 31, 2017	594,418.93	
Receipts Jan-Sept, 2018	282,884.01	
Ord 83-18 CCTV Bid Docs	-39,510.00	
Balance September 30,2018	837,792.94	
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3rd Qtr 2015 receipts less 90.93 adj	187,402.72
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2014-1658	1,523.20
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Add back closed PO Balances:	
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Sub-total	589,997.60
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Sewer:	
Balance July 2015	11,845.85
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2014-1210	74.28
2014-1223	24,500.50
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Receipts Thru 06/30/16-appropriated July 2016	187,564.50
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Sub-total	324,478.69
Add back closed PO Balances:	
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Sub-total	355,177.31
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CIP BALANCES

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Appropriated Nov 2014	2014	251,414.54		
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Total Available for Projects 1,095,517.46

Appropriated				
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Ord 18-14	-18,200.00	2014-1472	open	
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Ord 87-14	-19,936.00	2014-1658	closed	1,523.20

Total Appropriated towards projects -721,560.00

Available to date to be used in 2015 373,957.46

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1st Qtr 2015	184,680.86	
Ord 35-15 Furth Water Line	-471,516.00	PO 2015-903
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SUB-TOTAL 04/30/15 37,560.29

2nd quarter 2015 receipts 172,313.86
subtotal available CIP Funds 2nd qtr 2015 209,874.15

Ord 61-15 East Broad Street Tank Improv	-206,797.86	PO 2015-1206
Ord 62-15 East Broad Street Tank Improv	-18,910.00	

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CIP Fees Collected	2013	163,315.93		
Appropriated 7/25/14	2014	155,225.07		
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Total Available for Projects 533,977.06

Appropriated			status	Balance to appropriate back
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Ord 50-14	-266,088.00	2014-1222	Closed	21186.25
Ord 51-14	-29,985.00	2014-1210	Closed	74.28
Ord 88-14	-25,148.00	2014-1647	closed	0

Total Appropriated towards projects -343,689.00

Available to date to be used 2015 190,288.06

2015:

Unused portion 2014-763	221.17	
Unused portion 2014-1222	21,186.25	211,695.48
1st Qtr 2015	91,493.12	
Ord 33-15 2015 Sewer Rehab	-38,375.00	PO 2015-895
Ord 34-15 2015 Sewer Rehab	-337,201.00	PO 2015-952

SUB-TOTAL 4/30/15 -72,387.40

2nd quarter 2015 receipts 84,233.25
subtotal available CIP Funds 2nd qtr 2015 11,845.85

Attachment: Water and Sewer CIP fund Balance2019 (Sewer Improvements 2020)

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

ORDINANCE REQUEST

DATE: **February 10, 2020**

TO: **Public Service and Transportation Committee**

RE: **Installation of Meter Reading Tower & Software**

Approval:

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

To enter into contract with Sensus and Flexnet companies to install two radio reading towers in our system at a Cost of \$161,905.00

Sensus is on the not required to bid list. We are integrated with SENSUS fully to change now would require a full change over which would cost the City over 4 million dollars.

To UNappropriate funds from the 710.000.0000.5621 (\$80,952.50) Water CIP's Fund and from 720.000.0000.5622 (\$80.952.50) Sewer CIP's Fund. **TO PAY FOR THIS PROJECT, FUNDS FROM THE WATER AND SEWER CIP ACCOUNTS WILL BE USED .**

These towers are a fixed based system that will connect to a water tank on broad street and the cell tower at the street department or the tower at the 1615 Truro Dr.

The Water meters can and will be read at the push of a button from the office (once completed). Data can and will be collected once an hour and reports generated daily.

Once towers are up and performing to proficiency there will be a maintenance software cost of around \$37,000 annually as we continue to replace touch pads to MXU's the cost shifts from

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

Bermex Reading to the maintenance cost for the software. Initial cost is a little more for the first year.

This will give customers control over their water bills and how quickly they want to see it though a portal.

This has the potential for the customer to set up a monthly bills of there own and pay accordingly.

Once system is in place this can help customers identify leaks within their own system and allow us to warn the customer of high usage Daily. Currently it could be over 90days depending on when it started leaking.

The distribution meter reading will be set up so that it can help the field staff to identify water breaks sooner or water loss in certain areas that we can't identify if any.

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH SENSUS AND FLEXNET TO INSTALL TWO METER READING TOWERS

WHEREAS, the City of Reynoldsburg water department is working to convert existing water meters to radio read meters; and

WHEREAS, part of that conversion process is to install two towers with digital equipment that can read the individual meter signals and send that data to the City's water department; and

WHEREAS, the installation of these towers and the accompanying software will allow the City to read meters quickly, daily, and eventually provide water customers with immediate access to their water usage.

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

SECTION 1. That the Mayor be and is hereby authorized to execute a contract with Sensus and

Water and Wastewater Department

Paul Hellman

614-322-4500 Phone

Felxnet to install two meter reading tower and the software needed to collect water meter signals throughout the City on individual and business water usage.

SECTION 2. Upon adoption by Council, this Ordinance shall be in effect thirty days following the signature by the Mayor.

FlexNet® M400B Base Station

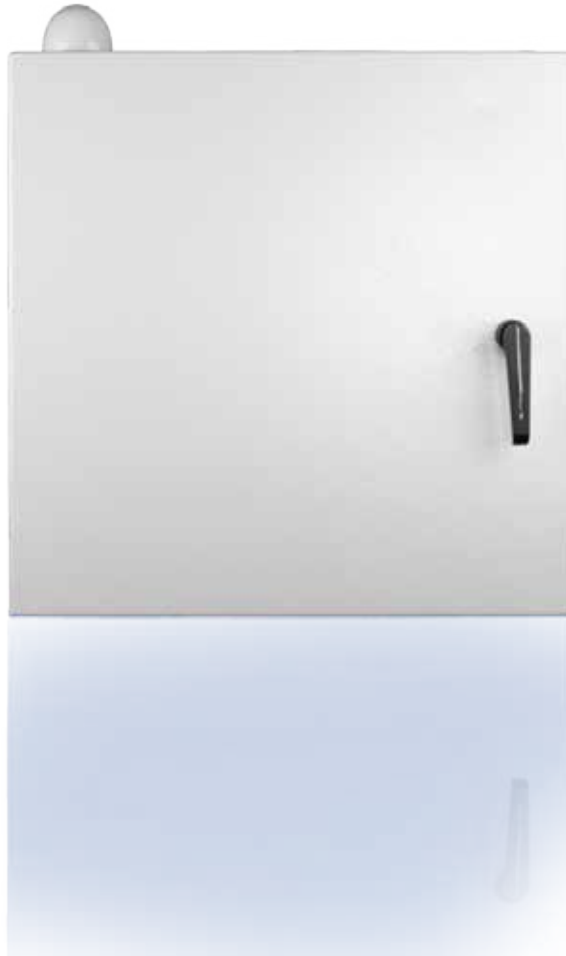
Compact Point-to-Multipoint Base Station

The Sensus FlexNet® M400B Base Station offers a strategic communications option for public service providers with endpoints deployed in remote or densely populated areas. The efficient transceiver can transmit and receive in a 200kHz band of spectrum. 200kHz enables more dedicated channels, resulting in higher network capacity, allowing more granular data and more channels of data. Sensus FlexNet communication network delivers double the transmit power of competitive systems over primary-use licensed spectrum – ensuring reliability for mission critical applications.

The tower-based architecture enables reliable communication of status and usage information with fewer access points than other network architectures. These compact, efficient base stations fit in space-constrained environments and require no air conditioning.

Benefits

- **Licensed radio spectrum** In North America, FCC/IC protected primary-use spectrum avoids competition with other wireless services, interference from other radio devices, and the risk of being taken over by emergency service providers
- **Fewer access points** Our point-to-multipoint architecture directly connects base stations to endpoints over large geographic areas – greatly reducing the number of network backhaul connections as well as O&M costs
- **Resilient network design** Sensus Base Stations continue to provide real time data during outages and emergencies because of eight hour plus battery backup – enabling better workforce management and faster service restoration
- **Small footprint** Flexible pole or wall-mounting options enable strategic deployment with a discreet appearance
- **Industry leading security** Sensus has achieved GE/Wurldtech™ Achilles® communications certification for critical infrastructure security against cyber threats



Features

- GPS receiver for time synchronization
- Duplexer for single antenna
- IP-addressable power supply with hot-swap capability
- 8-hour battery backup
- Alarms and reporting capability
- Backhaul via Ethernet/IP
- Heated battery for cold weather environments
- Modular construction for easy serviceability

Applications

- Two-way Advanced Meter Infrastructure (AMI)
- Distribution Automation (DA)
- Demand Response (DR)
- Home Area Networks (HAN)
- Sensus VantagePoint™ Lighting Control

Call your sales
representative
to see for yourself.

8601 Six Forks Road
Suite 700
Raleigh, NC 27615
1-800-638-3748
sensus.com



Properties

Receive Bandwidth	200 KHz
Transceivers	Single
Spectrum	Licensed 900 MHz PCS/MAS
Duplexing	Single transmit Eight receive channels - simultaneous/dedicated
Applications	Single
Expandability	No
Compatibility	SNMP
FlexNet	Requires RNI 3.x or newer

Enclosures - Outdoor - Pole/Wall Mount

Height	22" (55.9 cm)
Width x Depth	22" (55.9 cm) x 10.5" (26.7 cm)
Capacity	One transceiver
Temperature	-40° to +122° F (-40° to +50° C)
Voltage	120 VAC
Battery Backup	8 hours
NEMA Rating	4
Air Conditioned	No



Date	January 24, 2020
-------------	------------------

End User Name

PO #

Salesperson

Distributor

Part Number	
SSX43XXXXXXXXXX	Annual RNI SaaS Fee
MS RNI SaaS	Annual RNI SaaS Fee (Part n
MS SU RNI SaaS1	RNI SaaS Setup Fee
Bundle	Bundle 2: Sensus Analytics E
539.63.837.00535C	Sensus Analytics Enhanced -
539.63.837.00521C	Sensus Analytics Setup Fee -
PS SA STANDARD	Sensus Analytics Standard Ir

[illegible]

Notes:

Estimate for Budget Purpose only.

Sensus Analytics

Reynoldsburg Oh

John Presloid

Total Number of Services	11,240
Total Cumulative SmartPoints at the end of YEAR 1	Total Cumulative SmartPoints at the end of YEAR 2
11,240	11,240

Description	YEAR 1	YEAR 2
	PRICE	PRICE
	\$ 17,221	\$ 17,738
umber for years 2-5)	\$ -	\$ -
	\$ 7,957	\$ -
Enhanced	\$ -	\$ -
Water	\$ 15,307	\$ 15,767
Water	\$ 7,500	\$ -
Integration Performed by Sensus PS	\$ 4,000	\$ -

Attachment: Sensus Quote SA Budget Price 2017 (Meter Reading Towers)

ORDER TOTALS	\$ 51,985	\$ 33,504
	YEAR 1 PRICE	YEAR 2 PRICE

Attachment: Sensus Quote SA Budget Price 2017 (Meter Reading Towers)



Ship To:	
City of Reynoldsburg	

Total Cumulative SmartPoints at the end of YEAR 3	Total Cumulative SmartPoints at the end of YEAR 4	Total Cumulative SmartPoints at the end of YEAR 5
11,240	11,240	11,240

YEAR 3	YEAR 4	YEAR 5
PRICE	PRICE	PRICE
\$ 18,270	\$ 18,818	\$ 19,382
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ 16,240	\$ 16,727	\$ 17,229
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -

Attachment: Sensus Quote SA Budget Price 2017 (Meter Reading Towers)

CIP BALANCES

Water:		Sewer:	
Balance December 31, 2018	1,254,220.37	Balance December 31, 2018	932,647.38
		Ord 01-19 2018 Sanitary Sewer Rehab	United Survey -673,262.50 project 165
		Ord 02-19 2018 Sanitary Sewer Rehab	EMHT -38,459.00 project 165
Balance January, 2019	1,254,220.37	Balance January, 2019	220,925.88
Ord 30-19 2019 Water replac bid docs	-48,962.00		
Receipts Jan-May, 2019	275,628.37	Receipts Jan-May, 2019	136,218.92
Balance May 31, 2019	1,480,886.74	Balance May 31, 2019	357,144.80
Receipts June-July, 2019	151,519.89	Receipts June-July, 2019	74,890.75
Balance, July 31, 2019	1,632,406.63	Balance, July 31, 2019	432,035.55
Ord 102-19 2019 Water Mair 9/25/2019	-44,890.00		
Ord 103-19 2019 Water Mair 9/25/2019	-504,611.00		
Receipts Aug-Sept	143,372.28	Receipts Aug-Sept	68,718.57
Balance Sept 30, 2019	1,226,277.91	Balance Sept 30, 2019	500,754.12
Receipts Oct-Dec 2019	199,619.63	Receipts Oct-Dec 2019	97,256.21
Debt Pmt Reduction-2019	-167,572.00		
Balance December 31,2019	1,258,325.54	Balance December 31,2019	598,010.33

Attachment: Water and Sewer CIP fund Balance2019 (Meter Reading Towers)

CIP BALANCES

Water:

Receipts July 16-Dec 16	407,752.55	898,291.15
Receipts Jan 17-April, 2017	250,958.64	
Total CIP Appropriation 04/30/17	1,149,249.79	
Ord 57-17 2017 Main St	-20,584.50	
Balance June 30, 2017	1,128,665.29	
Receipts May, 2017-Sept, 2017	328,628.81	
Ord 107-17 Debt pmt	-165,905.00	
Balance as of Sept. 30, 2017	1,291,389.10	
Receipts October-December, 2017	197,931.42	
Balance as of Dec. 31, 2017	1,489,320.52	
Receipts Jan-Sept, 2018	579,062.68	
Ord 49-18 Baldwin Rd Construction	-787,371.75	
Ord 50-18 Baldwin Rd Engineer	-57,082.00	
Debt Payment-2018 reduction	-165,623.00	
Balance September 30,2018	1,058,306.45	
Receipts October, 2018	59,099.14	
Receipts November, 2018	36,953.04	
Balance November 30, 2018	1,154,358.63	
Receipts December, 2018	99,861.74	

Sewer:

Receipts July 16-Dec 16	193,979.49	517,938.80
Receipts Jan 17-April, 2017	123,613.76	
Total CIP Appropriation 04/30/17	641,552.56	
Ord 54-17 Rocky Den	-264,842.00	
Ord 55-17 Rocky Den	-35,354.00	
Balance June 30, 2017	341,356.56	
Receipts May, 2017-Sept, 2017	157,313.32	
Balance as of Sept. 30, 2017	498,669.88	
Receipts October-December, 2017	95,749.05	
Balance as of Dec. 31, 2017	594,418.93	
Receipts Jan-Sept, 2018	282,884.01	
Ord 83-18 CCTV Bid Docs	-39,510.00	
Balance September 30,2018	837,792.94	
Receipts October, 2018	28,739.07	
Receipts November, 2018	18,364.00	
Balance November 30, 2018	884,896.01	
Receipts December, 2018	47,751.37	

Attachment: Water and Sewer CIP fund Balance2019 (Meter Reading Towers)

CIP BALANCES

Water:	
Balance July 2015	-15,833.71
3rd Qtr 2015 receipts less 90.93 adj	187,402.72
add back closed PO's unused balances	
2014-1211	18.02
2014-1658	1,523.20
2014-1220	44,980.00
2014-1221	13,741.88
Available 09/30/15	231,832.11
4th Qtr 2015 receipts +61.98 adj	195,730.31
Available 12/31/2015	427,562.42
Ord 10-16 EMHT Briarcliff/Aida #151	-38,582.00
City of Columbus Reimb	30,000.00
Receipts Thru 06/30/16-appropriated July 2016	381,963.49
Ord 63-16 Briarcliff/Aida Danbert Inc	-238,328.00
Ord 64-46 Briarcliff/Aida EMHT	-31,774.00
Sub-total	530,841.91
Add back closed PO Balances:	
2015-894 inspection ord 36-15	96.44
2015-903 contingency ord 35-15	42,865.00
2015-1206 contingency ord 61-15	16,194.25
Sub-total	589,997.60
2017 Main St project ord 95-16	-99,459.00
Final Appropriation at eoy 2016	490,538.60

Sewer:	
Balance July 2015	11,845.85
3rd Qtr 2015 Receipts less 50.47 adj	88,298.03
add back closed PO's unused balances	
2014-1210	74.28
2014-1223	24,500.50
Available 09/30/15	124,718.66
4th Qtr 2015 receipts +31 adj	94,785.53
Available 12/31/2015	219,504.19
Ord 11-16 2016 Manhole Project #152	-11,775.00
Receipts Thru 06/30/16-appropriated July 2016	187,564.50
2016 Manhole Rehab ord 65-16	-60,252.00
2016 Manhole Rehab ord 66-16	-10,563.00
Sub-total	324,478.69
Add back closed PO Balances:	
2015-895 inspection ord 33-15	43.87
2015-952 contingency ord 34-15	30,654.75
Sub-total	355,177.31
2017 Rocky Den/Fox Project ord 96-16	-31,218.00
Final Appropriation at eoy 2016	323,959.31

CIP BALANCES

Water:

Receipts:				
CIP Fees Collected	2013	328,687.25		
Appropriated 07/15/14	2014	310,259.75		
Appropriated Nov 2014	2014	251,414.54		
Unappropriated '14 fees	2014	205,155.92	766,830.21	14 receipts

Total Available for Projects 1,095,517.46

Appropriated				
Ord 10-14	-39,695.00	2014-762	closed	0
Ord 25-14	-48,003.00	2014-903	closed	4,349.97
Ord 48-14	-494,780.00	2014-1221	closed	13,741.88
		2014-1220	closed	44,980.00
Ord 49-14	-56,469.00	2014-1211	closed	18.02
Ord 18-14	-18,200.00	2014-1472	open	
Ord 86-14 Furth	-44,477.00	2014-1648	closed	0.00
Ord 87-14	-19,936.00	2014-1658	closed	1,523.20

Total Appropriated towards projects -721,560.00

Available to date to be used in 2015 373,957.46

2015:

unused portion 2014-903	4,349.97	
1st Qtr 2015	184,680.86	
Ord 35-15 Furth Water Line	-471,516.00	PO 2015-903
Ord 36-15 Furth Water Line	-53,912.00	PO 2015-894

SUB-TOTAL 04/30/15 37,560.29

2nd quarter 2015 receipts 172,313.86
subtotal available CIP Funds 2nd qtr 2015 209,874.15

Ord 61-15 East Broad Street Tank Improv	-206,797.86	PO 2015-1206
Ord 62-15 East Broad Street Tank Improv	-18,910.00	

Sewer:

CIP Fees Collected	2013	163,315.93		
Appropriated 7/25/14	2014	155,225.07		
Appropriate Nov 14	2014	118,136.02		
Unappropriated '14 fees		97,300.04	370,661.13	14 receipts

Total Available for Projects 533,977.06

Appropriated			status	Balance to appropriate back
Ord 11-14	-22,468.00	2014-763	Closed	221.17
Ord 50-14	-266,088.00	2014-1222	Closed	21186.25
Ord 51-14	-29,985.00	2014-1210	Closed	74.28
Ord 88-14	-25,148.00	2014-1647	closed	0

Total Appropriated towards projects -343,689.00

Available to date to be used 2015 190,288.06

2015:

Unused portion 2014-763	221.17	
Unused portion 2014-1222	21,186.25	211,695.48
1st Qtr 2015	91,493.12	
Ord 33-15 2015 Sewer Rehab	-38,375.00	PO 2015-895
Ord 34-15 2015 Sewer Rehab	-337,201.00	PO 2015-952

SUB-TOTAL 4/30/15 -72,387.40

2nd quarter 2015 receipts 84,233.25
subtotal available CIP Funds 2nd qtr 2015 11,845.85

Attachment: Water and Sewer CIP fund Balance2019 (Meter Reading Towers)

John J. Presloid
District Manager

52 Presloid Lane
Punxsutawney, Pa 15767

T: 814-541-5068
F: 814-939-5767
John.presloid@sensus.com
www.sensus.com



August 31, 2017

City of Reynoldsburg Oh
Mr. Paul Hellman
Water & Waste Water Superintendent

Dear Mr. Hellman,

Per your request, I am sending budget pricing on Sensus Products.

510M single port TC, hrly read With leak detection smartpoint	\$120.00	Qty 7000	Ext Price \$ 840,000
510M Daul port TC, Hrly read With leak detection smartpoint	\$165.00	Qty 500	Ext Price \$ 82,500
5/8" iPERL Meters w/touchpads	\$127.05	Qty 100	Ext Price \$ 12,705
3/4" short iPERL Meters w/touchpads	\$122.25	Qty 400	Ext Price \$ 48,900

M400 Outdoor including installation	\$50,000	Qty 2	Ext Price \$ 100,000
-------------------------------------	----------	-------	----------------------

³ Equipment and/or Installation Price does not include communication link to the RNI and/or Automation Control.

⁵ Customer is fully responsible to provide sufficient electrical connections within 1' of base station location.

Project Management Per Year	\$10,000	1 Year	Ext Price \$ 10,000
-----------------------------	----------	--------	---------------------

Hosted Software As A Service (SAAS)

Year 1 RNI Set up, Sa Enhanced

Ext Price \$ 51,905

Annual 5 Year Pricing attached

Product Total

~~\$ 1,146,010.00~~

161,905.00

Standard Freight Terms Apply

If you have any questions or would like to discuss in greater detail, please call me at 814-541-5068.

Best Regards,

John Presloid
Ohio District Manager

Attachment: Sensus Tower Price Only2020 (Meter Reading Towers)

Paul Hellman

From: Presloid, John <john.presloid@xyleminc.com>
Sent: Monday, July 16, 2018 4:04 PM
To: Paul Hellman
Subject: RE: Radio towers

Does this help?

M400B: Under normal operating conditions the M400B base station consumes 38W at idle and 50W at a transmit duty cycle of 20%. KWh per day is 0.912 for idle, and 1.2 for transmit as noted.

John J Presloid
 Senior Account Development Manager
 52 Presloid Lane
 Punxsutawney, Pa 15767
 814-541-5068 Mobile



? Cost per KWH.
 must have 1.2 KWH a Day x 30 Day
 240 KWH System 36 KW/m. x .14¢/KWH = \$5.04
 Phase 1 / NON Peak \$2.44 per tower?

From: Paul Hellman [<mailto:phellman@ci.reynoldsburg.oh.us>]
Sent: Wednesday, July 11, 2018 3:23 PM
To: Presloid, John
Subject: Radio towers

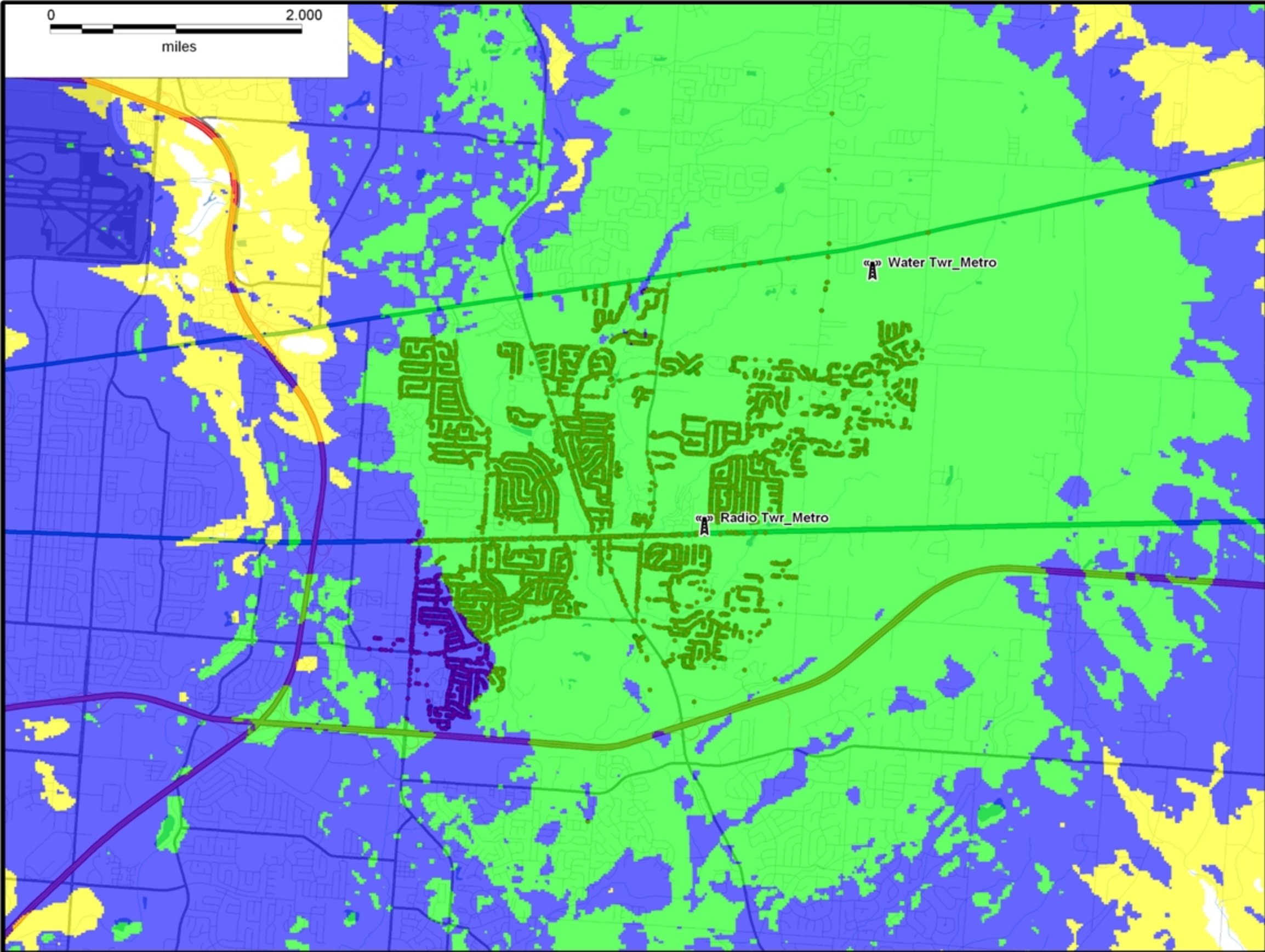
John,

Could you please give me the information about how much of electricity per kw/hr. for each radio tower will use? I know that I will need 120 volts but I was trying to figure out about how much electricity this will increase each month for each tower?

I will see you on the 24th for your Flex net presentation?

Paul Hellman
 Water & Waste Water Superintendent
 (614) 322 4503 Work
 (614) 205-4407 Mobile
Phellman@ci.reynoldsburg.oh.us

Attachment: SensusElectricalcost pertower (Meter Reading Towers)



OPTION 4

13.d.f

FlexNet Propagation Analysis
v2

Reynoldsburg, OH

BTS Best Server Coverage
Radio Twr_Metro
Water Twr_Metro

Signal Strength Ranges	Covered Meters	Percentage of Total Meters
-102 to MAX	10,240	91.01%
-112 to -102	1,011	8.99%
-122 to -112	0	0.00%
-200 to -122	0	0.00%
Total Meters	11,251	

LEGEND

- BTS
- Meters
- 102 dBm
- 112 dBm
- 122 dBm

This propagation study is based on actual information provided by the utility pertaining to meter type, meter location, potential antennae height on structure, structure height, and structure location. Any changes, deletions and/or additions that are not provided to the design engineers during the creation of this design may result in a study that does not correlate to actual field conditions.

For all tower mounted antennas, a minimum antenna standoff of 3' is required from the tower.



Development Department

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

ORDINANCE REQUEST

DATE: February 10, 2020

TO: Public Service and Transportation Committee

RE: Agreement for General Engineering - Secondary with OHM Advisors

Approval:

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

Emergency legislation in order to have an engineering/design firm in place to continue working on projects already on-going.

Agreement for General Engineering - Secondary with OHM Advisors 580 North Fourth Street, Suite 610 Columbus, OH 43215 for General Consulting and Professional Design Services for Engineering for the period of January 1, 2020 through December 31, 2023, and Declaring it an Emergency.

An Ordinance Authorizing the Mayor to Enter into an Agreement with OHM Advisors for General Consulting and Professional Design, and Declaring an Emergency

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 an agreement with OHM Advisors Inc. For the period of January 1, 2020 through December 31, 2023, for engineering services for the City of Reynoldsburg.

See Exhibit "A" attached hereto and incorporated herein.

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

SECTION 2. Upon adoption by Council, this Ordinance shall take effect and be in force from the earliest date permitted by law following the Mayor's signature.



ARCHITECTS. ENGINEERS. PLANNERS.

RE: Reynoldsburg City Engineer
Contract for 2020, 2021, 2022, & 2023

The following scope of services, price proposal, and schedule of services represent our understanding of the needs of the Municipality, based upon prior discussions, meetings, projects, and/or additional information made available at the time of this proposal. We look forward to our role in your community.

Proposal Outline

Proposal Outline.....	1
Identification	1
Task #1 Standard Engineering Services	2
Task #2 Professional Design Service Contracts	3
Price Proposal and Fee Schedule.....	4
Standard Terms and Conditions.....	5
Termination Clause.....	5
Authorization	5
Standard Terms & Conditions	5

Identification

The parties of the Agreement shall be referred to within this document as follows:

- “Municipality” shall refer to the City of Reynoldsburg, Ohio
- “Engineer” shall refer to Orchard, Hiltz & McCliment, Inc., dba OHM Advisors

Task #1 Standard Engineering, Planning, and Design Services

- Provide engineering services in your community as outlined herein. We are available to provide the following services for your community.
- Assumptions for services – hours and meetings anticipated:
 - We anticipate up to 8 hours per week (average) (50 weeks/year)
 - Council meeting (Anticipate up to 6 per calendar year)
 - Staff meetings (up to 1 per month)
 - Miscellaneous departmental meetings and conference calls (3 per month)
 - Hours will likely be higher during the peak construction season and emergency situations, and may be lower during the off-peak/winter months, etc.
- OHM is available to complete the following services under the hourly service arrangement:
 - Meeting Hours (as necessary and requested by the Municipality)
 - Attendance at Council Meetings, as necessary
 - Attendance at Planning Commission, Design Review, and BZA as necessary
 - Special meetings at the City Hall
 - Special meetings to attend on behalf of the Municipality, at neighboring communities, counties, or state agencies. (MPO, County, ODOT, Soil & Water, etc.), or with development applicants
 - Special meetings with funding agencies for project grants and loans
 - Concept planning for planning, landscape architecture, placemaking and urban design projects
 - Office Hours at OHM Advisors Office
 - Coordination of municipal inquiries
 - Preparation of grant applications, reports, etc. as requested
 - Engineering and city related staff reports and memorandums
 - Technical advisor on engineering issues referred from the Mayor, Council, Committees, or other Departments (Service, Development, Law).
 - Represent the Municipality to advise property owners on problems pertaining to engineering and planning, as they may relate to public sewers, waterlines, drainage patterns, and building grades.
 - Review and prepare preliminary sketches, layouts, estimates, or reports, concerning potential future capital improvement projects or planned or conceptualized public or private development projects (new development, landscape architecture and urban design).
 - Work with the administrative staff to organize, manage, and update Engineering related files, standards, and details.
 - Update Council regarding the status of engineering related matters as needed.
 - Provide Professional oversight of Standard Engineering Services.
 - Advise the Development Department and Planning Commission on planning and development related matters.
 - Assist the City with creative placemaking, landscape architecture, urban design, and beautification projects.
- Major Tasks
 - Assist with Capital Improvement Plans (CIP) – (Updated every year)
 - Review and assist as needed in preparing funding applications for various funding sources such as CDBG, OPWC, ODNR, FEMA, EPA, OWDA & ODOT.

Task #2 Professional Design Service Contracts

- This Task covers Professional Design Service Contracts, such as:
 - Pre-Design Services (Survey, Environmental, Traffic, Geotechnical, Planning, etc.)
 - Reports & Studies (Flood Studies, Traffic Studies, Environmental Studies, etc.)
 - Architectural, Engineering, and Planning Design Services (Plans & Specifications)
 - Public Bidding & Award Services
 - Plan Review Services
 - Construction Administration, Management, Inspection & Testing (CA/CM/CI)
 - Criteria Engineer/Architect Services (per ORC 153.692)
- Typical Architectural, Engineering, and Planning Design Projects requiring Professional Design Services:
 - Streets, Waterlines, Sanitary Sewers, Storm Sewers, Bridges and Culverts
 - Downtown redevelopment plans, trails, parks, and recreation plans and detailed design
 - Police, fire, and administrative/municipal buildings, and facilities evaluation, assessment and design/planning
 - Other publicly owned infrastructure projects
- Professional Design Service Contracts shall have the following:
 - Detailed scope of services, itemized pricing, and project schedule
 - No work shall commence on any project or task without written authorization to proceed by the Municipality
- If changes in the Scope of Services for a project are necessary, a revised price proposal and schedule shall be provided to the Municipality for approval, prior to proceeding with the work.

Price Proposal and Fee Schedule

MUNICIPALITY agrees to compensate ENGINEER an annual amount not to exceed Seventy-five Thousand Dollars and no cents (\$75,000.00) for the general engineering services outlined in Task 1 Standard Engineering, Planning, and Design Services. Payment for Standard Engineering Services shall be hourly not to exceed without prior written authorization of the CITY.

Items as outlined in Task 2 Professional Design Service Contracts will be fixed price proposal contracts that will be submitted to the City, upon request for authorization prior to the commencement of work as outlined in this Task.

All fees for service will be based on the attached 2020 hourly rate schedule (Exhibit A). The hourly rates may increase for contract years 2021, 2022, & 2023, at a maximum rate of 3% per year.

Contract Term

Contract shall commence on written approval and authorization by the Municipality and terminate on December 31, 2023.

Standard Terms and Conditions

The Standard Terms and Conditions attached herein shall be in effect for the entirety of the Contract Terms shown above. The Standard Terms and Conditions shall also be considered a part of any and all future contracts associated with Task #2 the duration of those contracts.

Termination Clause

Upon 90 days advance written notice, either contracted party (Municipality or Engineer), may request termination of the contract. The termination date shall be the last day of any month, a minimum of 90 days from the date of written notice. This termination clause shall supersede Item 12 "Termination" of the Standard Terms & Conditions. All contract requirements and payment requirements shall apply through the final date of termination.

Authorization

OHM Advisors



David G. Krock, PE
 Vice President of Ohio

City of Reynoldsburg

 Name Date

Approved as to form:

 Name Date

OHM Advisors

580 NORTH FOURTH STREET, SUITE 610
 COLUMBUS, OHIO 43215

T 614.418.0600
 F 614.418.0614

OHM-Advisors.com

Standard Terms & Conditions

1. THE AGREEMENT – These standard Terms and Conditions and the attached Proposal or Scope of Services, upon their acceptance by the Owner, shall constitute the entire Agreement between OHM Advisors, registered in the State of Ohio, and the Owner. The Agreement shall supersede all prior negotiations or agreements, whether written or oral, with respect to the subject matter herein. The Agreement may be amended only by mutual agreement between OHM Advisors and the Owner and said amendments must be in written form.
2. SERVICES TO BE PROVIDED – OHM Advisors will perform the services as set forth in the attached proposal or scope of services which is hereby made a part of the Agreement.
3. SERVICES TO BE PROVIDED BY OWNER –
 The Owner shall at no cost to OHM Advisors:
 - a. Provide OHM Advisors' personnel with access to the work site to allow timely performance of the work required under this Agreement.
 - b. Provide to OHM Advisors within a reasonable time frame, any and all data and information as may be required by OHM Advisors to perform the services under this Agreement.
 - c. Designate a person to act as Owners representative who shall have the authority to transmit instructions, receive information, and define Owner policies and decisions as they relate to services under this Agreement.
4. PERIOD OF SERVICE – The services called for in this agreement shall be completed within the time frame stipulated in the Proposal or Scope of Services, or if not stipulated shall be completed within a time frame which may reasonably be required for completion of the work. OHM Advisors shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this agreement resulting from any cause beyond OHM Advisors' reasonable control.
5. COMPENSATION – The Owner shall pay OHM Advisors for services performed in accordance with the method of payment as stated in the Proposal or Scope of Services. Method of compensation may be lump sum, hourly: based on a rate schedule, percentage of the construction cost, or cost plus a fixed fee. The Owner shall pay OHM Advisors for reimbursable expenses for sub consultant services, equipment rental or other special project related terms at a rate of 1.15 times the invoice amount.
6. TERMS OF PAYMENT – Invoice(s) shall be submitted to the Owner not more often than monthly for services performed during the preceding period. Owner shall pay the full amount of the invoice within thirty days of the invoice date. If payment is not made within thirty days, the amount due to OHM Advisors shall include a charge at the rate of one percent per month from said thirtieth day.
7. LIMIT OF LIABILITY – OHM Advisors shall perform professional services under this Agreement in a manner consistent with the degree of care and skill in accordance with applicable professional standards of services of this type of work. To the fullest extent permitted by law and notwithstanding any other provision of this Agreement, the total liability in the aggregate, of OHM Advisors and its Officers, Directors, Partners, employees, agents, and sub consultants, and any of them to the Owner and anyone claiming by, through or under the Owner, for any and all claims, losses, costs or damages of any nature whatsoever arises out of, resulting from or in any way related to the project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of OHM Advisors or OHM Advisors' Officer, Directors, employees, agents or sub consultants, or any of them shall not exceed the amount of \$25,000 or OHM Advisors' fee, whichever is greater.

8. ASSIGNMENT – Neither party to this Agreement shall transfer, sublet or assign any duties, rights under or interest in this Agreement without the prior written consent of the other party.
9. NO WAIVER – Failure of either party to enforce, at any time, the provisions of this Agreement shall not constitute a waiver of such provisions or the right of either party at any time to avail themselves of such remedies as either may have for any breach or breaches of such provisions.
10. GOVERNING LAW – The laws of the State of Ohio will govern the validity of this Agreement, its interpretation and performance.
11. DOCUMENTS OF SERVICE – The Owner acknowledges OHM Advisors’ reports, plans and construction documents as instruments of professional services. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the Owner upon completion of the work and payment in full of all monies due OHM Advisors, however OHM Advisors shall have the unlimited right to use such drawings, specifications and reports and the intellectual property therein. The Owner shall not reuse or make any modifications to the plans and specifications without prior written authorization by OHM Advisors. In accepting and utilizing any drawings or other data on any electronic media provided by OHM Advisors, the Owner agrees that they will perform acceptance tests or procedures on the data within 30 days of receipt of the file. Any defects the Owner discovers during this period will be reported to OHM Advisors and will be corrected as part of OHM Advisors’ basic Scope of Services.
12. TERMINATION – Either party may at any time terminate this Agreement upon giving the other party 7 calendar days’ prior written notice. The Owner shall within 45 days of termination, pay OHM Advisors for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions in this Agreement.
13. OHM ADVISORS’ RIGHT TO SUSPEND ITS SERVICES – In the event that the Owner fails to pay OHM Advisors the amount shown on any invoice within 60 days of the date of the invoice, OHM Advisors may after giving 7 days’ notice to the Owner, suspend its services until payment in full for all services and expenses is received.
14. OPINIONS OF PROBABLE COST – OHM Advisors’ preparation of Opinions of Probable Cost represent OHM Advisors’ best judgment as a design professional familiar with the industry. The Owner must recognize that OHM Advisors has no control over costs or the prices of labor, equipment or materials, or over the contractor’s method of pricing. OHM Advisors makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual cost.
15. JOB SITE SAFETY – Neither the professional activities of OHM Advisors, nor the presence of OHM Advisors or our employees and sub consultants at a construction site shall relieve the General Contractor or any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods sequences, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and the health or safety precautions required by any regulatory agency. OHM Advisors has no authority to exercise any control over any construction contractor or any other entity or their employees in connection with their work or any health or safety precautions. The Owner agrees that the General Contractor is solely responsible for jobsite safety and warrants that this intent shall be made clear in the Owners agreement with the General Contractor. The Owner also agrees that OHM Advisors shall be indemnified and shall be made additional insureds under the General Contractors general liability insurance policy.
16. DISPUTE RESOLUTION – In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Owner and OHM Advisors agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the parties mutually agree otherwise.



OHM ADVISORS 2020 HOURLY RATE SCHEDULE

Professional Engineer IV / Architect IV / Senior Interior Designer IV	\$180.00
Professional Engineer III / Architect III / Senior Interior Designer III	\$165.00
Professional Engineer II / Architect II / Senior Interior Designer II	\$150.00
Professional Engineer I / Architect I / Senior Interior Designer I	\$137.00
Project Specialist II	\$158.00
Project Specialist I	\$130.00
Graduate Engineer IV	\$145.00
Graduate Engineer III	\$135.00
Graduate Engineer II	\$130.00
Graduate Engineer I	\$120.00
Graduate Architect III / Landscape Architect III / Interior Designer III	\$130.00
Graduate Architect II / Landscape Architect II / Interior Designer II	\$110.00
Graduate Architect I / Landscape Architect I / Interior Designer I	\$98.00
Technician IV	\$135.00
Technician III	\$120.00
Technician II	\$100.00
Technician I	\$80.00
Engineering / Architectural / Interior Design Aide	\$65.00
Professional Surveyor III	\$160.00
Professional Surveyor II	\$150.00
Professional Surveyor I	\$135.00
Graduate Surveyor	\$115.00
Surveyor III	\$115.00
Surveyor II	\$108.00
Surveyor I	\$88.00
Surveyor Aide	\$65.00
Planner IV	\$160.00
Planner III	\$140.00
Planner II	\$118.00
Planner I	\$98.00
Planner Aide	\$65.00
Graphic Designer	\$110.00
Administrative Support	\$70.00
Clerical Aide	\$59.00
Principal	\$205.00
Sr. Associate	\$195.00
Associate	\$183.00

Rates as reflected subject to review and adjustment on an annual basis.
2020 Public Rates 19-1113

Police Department**David Plesich****7240 E. Main Street****Reynoldsburg OHIO 43068****614-322-6947 Phone****ORDINANCE REQUEST****DATE: February 10, 2020****TO: David Plesich, Chief Finance and Administration Committee****RE: Appropriation of Donated Funds**

Approval:

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

This request is for Council to transfer \$2,085.66 from the General Fund to the police department from funds that were donated K9 money left over from 2019. Please see attached copy of the spreadsheet.

**AN ORDINANCE TO APPROPRIATE FUNDS FROM THE UNAPPROPRIATED
GENERAL FUND TO THE POLICE DEPARTMENT ACCOUNT 110.111.5207 LAW
ENFORCEMENT SUPPLIES FOR DONATED MONIES RECEIVED**

WHEREAS, after a review of funds donated to the Reynoldsburg Police Department in 2019 for the City's K9 program, it has been determined that there is still \$2,085.66 in the General Fund that should be transferred to the police department.

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

SECTION 1. That an amount of \$2,085.66 in the unappropriated General Fund be and is hereby appropriated to account number 110.111.5207 Law Enforcement Supplies.

SECTION 2. That upon adoption by Council, this ordinance shall be in effect thirty days following signature by the Mayor.

Beginning Donation Balance on PO2019-919				\$18,634.08
Date	Expense	Vendor	Amount	Balance
3/5/2019	Steel Choke Chain Collors, Gauntlet, Kong	RayAllen	\$162.92	\$18,471.16
4/1/2019	Dog Food	MWDK9	\$119.96	\$18,351.20
3/22/2019	Training Suit	RayAllen	\$1,356.99	\$16,994.21
4/9/2019	Sedan seat cover	PARR	\$161.80	\$16,832.41
3/28/2019	Leather Dog Collar	RayAllen	\$116.76	\$16,715.65
4/19/2019	Training Tshirts	Creative Tshirts	\$214.63	\$16,501.02
5/8/2019	Dog Food	MWDK9	\$119.76	\$16,381.26
5/9/2019	K-9 Cool	Elite K-9	\$169.45	\$16,211.81
6/6/2019	Liner	Bullet	\$700.00	\$15,511.81
3/6/2019	Dog Food	MWDK9	\$179.05	\$15,332.76
6/16/2019	Collar	Zero9	\$44.95	\$15,287.81
6/26/2019	Vet Visit	Rey Animal Hospital	\$571.73	\$14,716.08
6/28/2019	Guard Wings	American Aluminum	\$223.00	\$14,493.08
6/25/2019	Collar with Handle	K-9 Tactical Gear	\$76.28	\$14,416.80
7/2/2019	Vet Visit	Rey Animal Hospital	\$82.00	\$14,334.80
7/5/2019	Packtrack (Canine Development)	Canine Development	\$100.00	\$14,234.80
8/12/2019	Boarding/Wellness	MWDK9	\$300.00	\$1,393.48
8/12/2019	K-9 Food	MWDK9	\$67.69	\$13,867.11
7/31/2019	Boarding/Wellness	MWDK9	\$350.00	\$13,517.11
7/31/2019	K-9 Food	MWDK9	\$135.98	\$13,381.13
8/16/2019	Harbor Freight (waterproof utility)	Harbor Freight	\$79.98	\$13,301.15
8/16/2019	Narcotics Training Glass Jars	RayAllen	\$38.98	\$13,262.17
8/16/2019	Vet Care-Raider	Rey Animal Hospital	\$563.24	\$12,698.93
9/5/2019	Purchase of 3rd K-9	MWDK9	\$12,000.00	\$698.93
9/5/2019	Dog Food	MWDK9	\$145.50	\$553.43
9/4/2019	Vet Care-Raider	Rey Animal Hospital	\$88.36	\$465.07
9/4/2019	Narcotic Bags	RayAllen	\$120.97	\$344.10
8/22/2019	Reflective Panel	K-9 Tactical Gear	\$32.53	\$311.57
9/19/2019	Remote Collar	Zero9	\$58.66	\$252.91
11/16/2019	Misc items rope, stash box, tugs	RayAllen	\$14.96	\$237.95
Total			\$18,396.13	

Attachment: 2019 K9 Expense Spreadsheet (Appropriation of Donated Funds)

Notes

Invoice is for 114.96, 100.00 was paid on 1082

Mayor's Office

Joe Begeny
7232 E. Main Street
Reynoldsburg OHIO 43068
6143226867 Phone

ORDINANCE REQUEST

DATE: **February 10, 2020**

TO: **Finance and Administration Committee**

RE: 2020 Final Budget Appropriation

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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**AN ORDINANCE TO MAKE FINAL APPROPRIATIONS FOR EXPENSES AND
OTHER EXPENDITURES OF THE CITY OF REYNOLDSBURG, STATE OF
OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2020**

WHEREAS, appropriations are required effective January 1, 2020 to provide for the expenses and other expenditures associated with the operation of the City of Reynoldsburg for the fiscal year ending December 31, 2020.

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

SECTION 1. That appropriations are hereby made in the General Fund (110):

Mayor's Office

Joe Begeny

7232 E. Main Street

Reynoldsburg OHIO 43068

6143226867 Phone

Department	#	Personal	Supplies	Services	Debt	Other	Capital	2020
		Services					Purchases	Budget
		(5100)	(5200)	(5300)	(5400)	(5500)	(5600)	Request
TRANSFERS	110	0	0	0			0	0
POLICE	111	11,097,816	345,500	756,441			265,700	12,465,457
MECHANIC	290	176,351	131,800	46,950				355,101
PARKS & RECR.	340	1,109,901	246,424	502,275			58,484	1,917,084
SENIOR CENTER	343	181,590	13,600	42,550			15,000	252,740
COMMUNITY EVENTS	344	105,687	17,109	198,365				321,161
SERVICE	448	716,443	24,200	556,650			0	1,297,293
BUILDING	479	484,549	10,500	82,000			0	577,049
MAYOR	522	212,059	1,000	40,800				253,859
CIVIL SERVICE	534	66,408	3,000	36,000			0	105,408
CITY AUDITOR	545	386,552	5,500	101,490				493,542
CITY ATTORNEY	554	568,000	5,900	93,013				666,913
CITY COUNCIL	571	196,029	2,000	55,850				253,879
DEVELOPMENT	580	315,515	3,250	148,000			0	466,765
HUMAN RE.	582	117,489	17,875	36,550			0	171,914
COMPUTER	584		13,000	432,420			104,750	550,170
CLERK OF COURTS	593	366,761	4,500	97,190				468,451
GENERAL ADMIN.	595	270,150	3,500	718,250			55,000	1,046,900
PUBLIC HEALTH	810			333,255				333,255
GENERAL FUND		16,371,300	848,658	4,278,049	0	0	498,934	21,996,941

SECTION 2. That the appropriations are hereby made in the following funds:

Mayor's Office

Joe Begeny

7232 E. Main Street

Reynoldsburg OHIO 43068

6143226867 Phone

Fund	#	Personal	Supplies	Services	Debt	Other	Capital	2020
		Services					Purchases	Budget
		(5100)	(5200)	(5300)	(5400)	(5500)	(5600)	Request
INCOME TAX	220	84,375	700	91,900		2,410,000		2,586,975
COURT COMPUTER	211		15,000	40,500			15,000	70,500
STREET	260	715,384	293,500	148,830			310,000	1,467,714
STATE HIGHWAY	270		70,000	24,000				94,000
COPS IN SCHOOL	282							0
LAW ENFORCEMENT	290							0
DRUG ENFORCEMENT	291							0
SAFETY BELT PROG	292							0
DUVEDUCTION	293							0
FEDERAL FORFEITURE	294							0
LAW ENFORC/ASST	295							0
EDWARD BYRNE	297							0
WATER	710	479,400	173,000	5,529,175	369,582		613,499	7,164,656
WASTEWATER	720	538,635	110,500	5,414,634	39,944		613,499	6,717,212
STORM WATER	740	340,265	52,000	1,028,090	122,967		163,000	1,706,322
REFUSE COLL.	750		2,000	2,536,000				2,538,000
PERMISSIVE LIC.	230							0
POLICE PENSION	240	150,000				3,500		153,500
SEWER CAPACITY	250			250	64,177			64,427
GENERAL DEBT	310				3,055,518			3,055,518
S. A. DEBT	320							0
TAYLOR SQ. DEBT	330				571,829			571,829
EMPLOYEE FUND	690							0
JEDD2	942			750				750
JEDD3	943			5,000				5,000
Taylor Sq Tif	970			25,000				25,000
BRICE-MAIN DEBT	971			4,000	80,525			84,525
KROGER TIF DEBT	972							0
SUMMIT RD TIF #1	973			2,000				2,000
TAYLOR RD TIF #1	974			500				500
TAYLOR RD TIF #2	975			100				100
TOTALS		2,308,059	716,700	14,850,729	4,304,542	2,413,500	1,714,998	26,308,528

SECTION 3. That the income tax revenues shall be appropriated and disbursed pursuant to Ordinance No. 68-17 adopted by Reynoldsburg City Council on July 10, 2017.

SECTION 4. That the unencumbered balances as of December 31, 2019 shall be and are hereby appropriated in the Fiduciary Funds, the Capital Improvement Project Funds, and revenues credited to the Fiduciary Funds shall be appropriated upon receipt to the proper associated accounts. That the 2019 capital project encumbrances funded by OPWC are hereby reappropriated. The ending balance in the Water and Wastewater CIP revenue accounts for the prior year shall be appropriated in the general project account for the specific funds to be used later for approved projects.

SECTION 5. That the amounts of public contributions and reimbursements to the City shall be

Mayor's Office**Joe Begeny****7232 E. Main Street****Reynoldsburg OHIO 43068****6143226867 Phone**

appropriated upon receipt to the proper associated accounts.

SECTION 6. That the amount of \$571,829 shall be and is hereby appropriated in Taylor Square School TIEF Fund (970) and transferred to the Taylor Square TIEF Debt Retirement Fund (330).

SECTION 7. That the amount of \$1,150,000 shall be and is hereby appropriated in the Taylor Square School TIEF Fund (970) to comply with the TIF agreement.

SECTION 8. That the amount of \$175,000 shall be and is hereby appropriated in the Brice-Main TIF Fund (971) to comply with the TIF agreement.

SECTION 9. That the City auditor is hereby authorized to draw warrants on the appropriate funds, for payments from any of the foregoing appropriations, upon receiving proper certificates and vouchers therefore, approved by the officers authorized by law to approve same, or an ordinance of Council to make the expenditures; provided that no warrants shall be drawn or paid for salaries or wages except to persons employed by authority of and in accordance with law or ordinance.

SECTION 10. Upon adoption by Council, this Ordinance shall take effect and be in force from the earliest date permitted by law following the Mayor's signature.

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

DATE: February 10, 2020

TO: Finance and Administration Committee

RE: Approval of a CAUV District Application from Margaret & Richard Harvey for Property on Summit Road

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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The City has to approve, as part of the overall placement of a property into an agricultural district, the application submitted by the property owner. Margaret and Richard Harvey have applied to continue their CAUV district for 80 acres they own on Summit Road. This application is a renewal of an existing application. Applications must be renewed every 5 years.

For property tax purposes, farmland devoted exclusively to commercial agriculture may be valued according to its current use rather than at its "highest and best" potential use. This provision of Ohio law is known as the Current Agricultural Use Value (CAUV) program. By permitting values to be set well below true market value, the CAUV normally results in a substantially lower tax bill for working farmers.

AN ORDINANCE TO APPROVE THE APPLICATION MADE BY MARGARET AND RICHARD HARVEY TO HAVE CERTAIN LAND LOCATED WITHIN THE CITY OF REYNOLDSBURG LOCATED ON SUMMIT ROAD, PERMANENT PARCEL NO. 107-017808-00.000, DESIGNATED FOR PLACEMENT IN AN AGRICULTURAL DISTRICT

WHEREAS, Margaret and Richard Harvey, 12506 Palmer Road SW, have made an application for placement of approximately eighty (80) acres of farm land located on Summit Road,

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

permanent parcel no. 107-017808-00.000, into an Agricultural District in accordance with Ohio Revised Code Section 929.02; and

WHEREAS, the location of the property is within the limits of the City of Reynoldsburg; and

WHEREAS, Margaret and Richard Harvey have filed the application in accordance with the provisions of Ohio Revised Code Section 929.02; and

WHEREAS, the City has complied with all of the notice and public hearing requirements of Ohio Revised Code Section 929.02.

NOW, THEREFORE, be it resolved by the Council of the City of Reynoldsburg, Ohio, that:

Section 1. The application from Margaret and Richard Harvey for placement eighty (80) acres of farm land located on Summit Road, permanent parcel no. 107-017808-00.000, into an Agriculture District is hereby approved in accordance with the provisions of Ohio Revised Code Section 929.02.

Section 2. The placement of the land into an Agricultural District shall be for a period of five (5) years in accordance with Ohio Revised Code Section 929.02.

Section 3. Upon adoption by Council, this Ordinance shall take effect and be in force from the earliest date permitted by law following the Mayor's signature.



Michael L. Smith
Licking County Auditor

Administration Building • 20 South Second Street • Newark, Ohio 43055 • 740-670-5040 • www.lcounty.com

Brad Cottrell
Chief Deputy
740-670-5065

Martha J. Snavely
Chief Deputy
740-670-5039

Homestead
740-670-5035

CAUV
740-670-5050

Accounting
740-670-5053

Payroll
740-670-5039

Board of Revision
740-670-5057

Licenses
740-670-5059

Real Estate
740-670-5067

GIS/Mapping
740-670-5068

**Weights
& Measures**
740-328-7735

Pataskala Office
740-964-6870

January 2, 2020

Dear Clerk of Council,

We are in the process of accepting and reviewing 2020 Applications for Placement of Land in an Agricultural District. Enclosed you will find an application for property that is located within your municipality. The Ohio Revised Code requires that this application be considered by the governing body of the municipality. After you have made your decision, please complete the bottom portion of the application and return it to the Licking County Auditor's Office at 20 South 2nd Street, Newark, OH 43055 to the attention of Kim Cortright.

If you have any questions or concerns, please feel free to contact the CAUV department at (740) 670-5050.

Respectfully,


Kim Cortright

Director, CAUV and Ag District Programs
740-670-5050

Kcortright@lickingcounty.com

APPLICATION FOR PLACEMENT OF FARMLAND
IN AN AGRICULTURAL DISTRICT

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application
Renewal Application

A. Owner's Name: HARVEY MARGARET J TRUSTEE & HARVEY RICHARD F TRUSTEE ETAL
Owner's Address: 12506 PALMER RD SW REYNOLDSBURG OH 43068
Description of land as shown on property tax statement:
Location of Property Street or Road Licking County

TAX DISTRICT(S) PARCEL NUMBER(S) # OF ACRES
ETNA -REY -C-SW LICK LSD-WLJFD 107-017808-00.000 80.0000
TOTAL # OF ACRES: 80.0000

B. Does any of the land lie within a municipal corporation limit? Yes No
If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
Yes No If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland	70.5	70.5	70.5
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber & nursery stock	80+-	80+-	80+-
Land Retirement Program pursuant to an agreement with a federal agency			
Conservation Program pursuant to an agreement with a federal agency			
Building Areas devoted to agricultural production			
Roads, building areas, and all other non agricultural areas	1.5+-	1.5+-	1.5+-
Total Acres	80.0	80.0	80.0

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government: Yes No

If "NO", complete the following:

1. Attach evidence of the gross income for each of the past three (3) years, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred Dollars or more, evidence must be attached showing the anticipated gross income.

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct report.

Signature of Owner: [Signature] Date: 1-6-2020

BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor:
County Auditor's Signature:
Date Filed (if required) with Clerk of Municipal Corporation:
Clerk's Signature:

Action of legislative body of Municipal Corporation

Application Approved, Approved with Modifications, Rejected
Date of Legislative Action, Clerk's Signature

*if modified or rejected, attach reason for modification or rejection

Development Department

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

ORDINANCE REQUEST

DATE: February 10, 2020

TO: Public Service and Transportation Committee

RE: Consent Legislation for ODOT for US 40 Paving Project in Licking County

Approval:

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

This legislation is necessary to comply with ODOT for the 2020 repaving project of US Route 40 in Licking County within the Reynoldsburg city limits.

**AN ORDINANCE BY THE CITY OF REYNOLDSBURG CONSENTING TO THE
 REHABILITATION OF US ROUTE 40 (NATIONAL ROAD) BY THE OHIO
 DEPARTMENT OF TRANSPORTATION (ODOT) WITHIN THE CITY LIMITS OF
 REYNOLDSBURG IN LICKING COUNTY**

WHEREAS, the City of Reynoldsburg in Licking County, Ohio, hereinafter referred to as the Local Public Agency (LPA), in the matter of the stated described project; and

WHEREAS, the Ohio Department of Transportation (ODOT) has identified the need to rehabilitate of SFN 4502019 on US Route 40 (National Road) with the City of Reynoldsburg in Licking County. This work will be performed as part of PID 96320, Lic-US 40-00.14/02.65/06.80; and

WHEREAS, said portion of described project is within the Reynoldsburg City Council area of responsibility.

Development Department

Andrew Bowsher

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6831 Phone

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF REYNOLDSBURG, OHIO, that:

Section 1. Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project.

Section 2. The LPA shall cooperate with the Director of Transportation in the described project.

Section 3. ODOT shall assume and bear one hundred percent (100%) of the necessary costs State's highway improvement project. In the event that the LPA requests certain features or appurtenances be included within the State's highway improvement project's design and construction, and which features and appurtenances are determined by the State and FHWA to not be necessary for the State's project, the LPA shall contribute one hundred percent (100%) of the cost of those items.

Section 4. The LPA agrees that all rights-of-way required (if applicable) for the described Project will be acquired and/or made available in accordance with current state and federal regulations. The LPA also understands that right-of-way costs include eligible utility costs. The LPA agrees that all utility accommodation, relocations, and reimbursements will comply with the current provisions of 23 CFR 65 and the ODOT Utilities Manual.

Section 5. Upon completion of the Project, and unless otherwise agreed, the LPA shall provide adequate maintenance for the Project in accordance with all applicable state and federal law including, but not limited to, Title 23 USC Section 116, provide ample financial provisions, as necessary, for the maintenance of the Project, shall maintain the right-of-way keeping it free of obstructions, and hold said right-of-way inviolate for public highway purposes.

Section 6. That upon adoption by Council, this ordinance shall be in effect thirty days following the signature of the Mayor.