

1220.02 POWERS AND DUTIES.

The Board of Zoning and Planning review shall be applicable to all zoning districts within the City of Bexley. The BZAP shall have the following powers and duties under the provisions of this Zoning Ordinance:

(a) To initiate, hear, review, and make recommendations to City Council upon applications for amendments to this Zoning Ordinance and Map, including applications for planned unit developments, pursuant to Chapter 1256, Planned Unit Development District.

(b) To hear, review, and approve, approve with conditions, modify or disapprove applications for Conditional Use Permits pursuant to the Zoning Code.

(c) To approve proposed uses that are not listed that it determines are substantially similar to a permitted or conditionally permitted use listed in the Zoning Code.

(d) To review and approve, approve with modifications or conditions or disapprove site plans.

(e) To prepare and participate in and to make recommendations to the City Council for adopting an official Strategic Plan or similar plans for the City, and from time to time to recommend to the Council such amendments as it may deem appropriate.

(f) To aid and assist the City Council and the departments of the City in implementing the City's adopted land use policies and in planning, developing, and completing specific projects.

(g) To review and report on any matters referred to it by the City Council.

(h) To review, hear and make decisions upon applications for the subdivision, resubdivision, or combination of any parcels or tracts of land.

(i) To review and make recommendations to the City Council regarding improvements to public land.

(j) To hold public hearings upon any of the issues which fall within its authority and jurisdiction to consider.

(k) To recommend to the City Council that the Council should revoke Conditional Use Permits if the established conditions for the Conditional Use Permit are violated.

(l) To hear and decide appeals from, and to review final orders, adjudications, or decisions made by the Zoning Officer, the Architectural Review Board, or the Tree and Public Garden Commission in accordance with 1226.18.

(m) To hear and decide upon applications for variances from the requirements of this Zoning Ordinance pursuant to the Zoning Code.

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(n) To hear and decide upon applications to change an existing nonconforming use to a use of similar conformity.

(o) To issue subpoenas to compel the attendance of witnesses at quasi-judicial hearings before the Board.

(p) To grant special permits as authorized in this Zoning Code pursuant to Section 1226.13.

(q) To hear, review and determine Certificates of Appropriateness regarding new development, alterations or additions in the MS, LA and CP zoning districts and for any applications in all zoning districts that require a variance, conditional use, or a change in zoning district.

(r) To make its special knowledge and expertise available to any official, department, board, or commission of the City to aid them in the performance of their respective duties relating to the planning, development, zoning and its administration of the City.

(s) To request, review and consider advisory opinions deemed necessary to assist them in their review before making a determination on any application or appeal before it. (Ord. 29-16. Passed 11-15-16.)

(t) To consider the recommendations of the Architectural Review Board [and the Tree and Public Garden Commission](#) in making its determination.

(u) To remand any application to the Architectural Review Board [or the Tree and Public Garden Commission](#) for its consideration, additional consideration and recommendation to BZAP or for final determination by ARB on issues identified by the BZAP for a Certificate of Appropriateness.

(v) To determine if it requires the services of an independent architect or planner to assist in reviewing and making a determination on an application, and to retain such services as provided in Section 244.02(2).

(w) To hear appeals from applicants for short-term rental permits that have been denied by the City pursuant to Section 1266.19.

(Ord. 29-16. Passed 11-15-16; Ord. 08-20. Passed 7-14-20; Ord. 11-20. Passed 6-9-20; Ord. 13-22. Passed 5-10-22.)

1220.06 GENERAL REVIEW PROCEDURES.

(a) Approval shall be obtained from the Board of Zoning and Planning prior to any new construction, exterior remodeling, reconstruction or other change which comes within the scope of this chapter.

(b) No building, structure or space shall be constructed, reconstructed, altered, moved, extended, razed, enlarged or changed in external appearance unless and until the plans and specifications for such building or structure and the landscaping plan for the premises on which it is or will be located have been approved by the Board, except when a certificate of appropriateness or demolition permit has been granted by the Architectural Review Board or its delegate. The Board, in reviewing such plans and specifications, shall examine the arrangement of buildings and structures on the premises, the use of signage, the means of integrating parking, the use of landscape materials and the impact of the proposed project on the surrounding properties to determine the effect the project will have upon the appearance and environment of the City. The Board shall endeavor to assure that the exterior appearance and site design of such buildings, structures and spaces will enhance the attractiveness and desirability of the applicable zoning district, and encourage orderly and harmonious development in keeping with the character of the zoning district.

(c) Except in the Main Street District, the Board, in the performance of its duties, shall not attempt to prescribe the style of architecture so long as the architectural style and design under consideration meet the standards set forth above and may be based upon a recommendation of the Architectural Review Board as requested by the Board of Zoning and Planning. Within the Main Street District, the Board shall base its approval on review of the MS District standards and the main Street Design Guidelines.

(d) For applications within the Main Street District, and the Mixed Use Commercial District that impact the streetscape and street trees within the public right-of-way, the Bexley Tree and Public Gardens Commission (TPGC) shall review such plans and make a recommendation to the Board. For those parts of an application involving landscape features on the subject property but outside the public right-of-way, the Board may elect to have such plans reviewed by the TPGC for their recommendation.

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(e) BZAP shall consider and weigh the recommendations of the Architectural Review Board in making its determination.

(f) The responsibility of review and approval, approval with modifications and/or conditions or denial of the application filed under this chapter shall rest with the Board of Zoning and Planning. All applications requiring review by the BZAP, rather than the staff, shall be filed with the BZAP or its designee at least four (4) weeks before a regularly scheduled BZAP meeting; provided, however, that the BZAP may, for good cause, waive the 4 week advanced filing requirement, provided that public notice is in accordance with the adopted BZAP Rules and Regulations, and provided that the Building Department, in its sole discretion, has adequate time to review and process the

application. The Board's decision to hear an application that has been submitted after the 4 week deadline shall constitute a waiver of the filing deadline.

(g) The Board shall review and approve, approve with modifications or conditions or disapprove each such application. The Board shall issue a written record of action on each application which shall be provided to the applicant. An application may be tabled at the request of the applicant or the BZAP. The City shall maintain, as an official record, the Board's written record of action of the decision on an application and the minutes of the meeting at which the application was considered.

(Ord. 29-16. Passed 11-15-16; Ord. 08-20. Passed 7-14-20.)

1220.07 MAIN STREET DISTRICT, LIVINGSTON AVENUE DISTRICT AND CAMPUS PLANNING DISTRICT REVIEW.

The Main Street District is an overlay district that was established, to regulate certain requirements in the underlying zoning districts (sub-districts) that are within and subject to the Main Street District, and to control, encourage and regulate the character, design, placement and relationship of buildings, structures and spaces within the boundaries of the entire Main Street District. The Main Street District includes zoning standards in Section 1254.13. Deviation from these minimum zoning standards will require granting of a variance by the BZAP pursuant to Section 1226.11.

The Livingston Avenue District is an overlay district that was established, to regulate certain requirements in the underlying zoning districts (sub-districts) that are within and subject to the Livingston Avenue District, and to control, encourage and regulate the character, design, placement and relationship of buildings, structures and spaces within the boundaries of the entire Livingston Avenue District. The Livingston Avenue includes zoning standards in Section 1254.12. Deviation from these minimum zoning standards will require granting of a variance by the BZAP pursuant to Section 1226.11.

The Campus Planning District was established to regulate certain uses and area requirements in the Campus Planning District, which includes Zone 1, primarily consisting of the Capital University campus, and Zone 2, which is a sub-district of and subject to the Main Street District.

(a) Review. No building, structure or space within the Main Street District, Livingston Avenue District or the Campus Planning District shall be constructed, reconstructed, altered, moved, extended, razed, enlarged or changed in external appearance unless and until the plans and specifications for such building, structure or space, including the landscape plan for the premises on which it is or will be located (if relevant), have been approved by the Board of Zoning and Planning. The BZAP, in reviewing the plans and specifications for the building, structure or space for which approval is necessary, shall examine the site plan, and all other factors relevant to the request in application, which may include the location of uses within and the arrangement and massing of the buildings and structures on the premises, building height, building elevation, lighting, signage, parking, the landscape plan and materials, and the impact of the site and design elements of the project upon the appearance and environment of the Main Street District, Livingston Avenue District or the Campus Planning District and neighboring properties. The BZAP will also consider the architectural style and building composition (including design elements such as entrances, storefronts, upper stories and mechanical screening), and exterior building materials and color, based upon a recommendation of the Architectural Review Board as requested by the BZAP.

The Board, in deciding whether to approve an application under this section, shall determine that the site and design plans for such buildings, structures and spaces as proposed by the applicant are in keeping with the purpose and intent of the Main Street District and Livingston Avenue District, the applicable sub-district and the design

guidelines contemplated by section (b) ~~and (c)~~ hereof, or with the purpose and intent of the Campus Planning District, the applicable zone and the campus plans contemplated by section (d) hereof, and that such plans would not have a substantial detrimental impact on neighboring properties. The design and site plan review contemplated by this section does not include the right to approve or disapprove proposed or existing uses or changes to the interior of an existing building or structure which do not change the external appearance of a building or site. Permitted or Conditional Uses ~~and Special Permits~~ within the districts and applicable sub district or zone are governed by Chapter 1252 and Chapter 1254 and Section 1226.13, variances for non-permitted uses and non-use (area) variances are governed by Sections ~~1226.11 and~~ 1226.12, and nonconformities are governed by Sections 1226.01 to 1226.05, inclusive. Projects involving only interior changes to existing buildings and structures are subject to standard City plan review and building permit procedures.

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(b) Main Street ~~and Livingston Avenue~~ District Regulations, Standards and Design Guidelines. In addition to the regulations and standards of the Main Street District ~~and the Livingston Avenue District~~ provided for in Chapter 1254, the Board may from time to time adopt and publish design guidelines for the Main Street District, including Zone 2 of the Campus Planning District ~~and the Livingston Avenue District~~. Design guidelines may cover matters such as site planning, landscaping and screening, building design and materials, signage, parking, lighting and use of the public right-of-way, not otherwise regulated by Chapter 1254. Such guidelines shall be subject to review and approval by Council. Within the Main Street District, the Board shall base its approval on review of the MS District standards and the Main Street Design Guidelines. Within the Livingston Avenue District, the Board shall base its approval on review of the LA District Standards, the Main Street Design Guidelines and any other plans or design guidelines approved by Council. The design guidelines shall guide the Board in its review and determination of applications in the Main Street District ~~and the Livingston Avenue District~~, however the Board may approve an application that it determines, based upon the context and circumstances, meets the standards and the overall intent of the Main Street Design Guidelines ~~and the Main Street District and Livingston Avenue District~~.

(c) Campus Planning District Plans. In addition to the regulations and uses of the Campus Planning District provided for in Chapter 1254, the Board may from time to time adopt and publish plans for the Campus Planning District, covering matters such as campus development, site planning, landscaping and screening, building design and materials, signage, parking, lighting, use of the public right-of-way and impact upon the neighboring properties; provided, however, that such plans shall be subject to review and approval by Council. The plans shall guide the Board in its review and determination of applications in the Campus Planning District, however the Board may approve an application that it determines, based upon the context and circumstances, meets the overall intent of the Campus Planning District Plans and Campus District Uses and Regulations.

(d) Delegation of Authority. The Board may delegate to a qualified employee or agent the authority to review and approve, without further review and approval by the Board, plans with respect to changes to existing buildings, structures or spaces, involving compliance with provisions of Chapter 1254 and the design guidelines

expressly designated by the Board as being subject to delegated review as provided in this section. The staff may decline to review an application and submit it to the Board for its review, and an applicant whose plans have been reviewed by the staff may, upon request, have the plans reviewed by the BZAP.

(e) No person shall construct, reconstruct, alter, move, extend, raze, enlarge or change the external appearance of any building, structure or space within the Main Street District or the Livingston Avenue District in violation of this chapter, including, without limitation, any condition imposed by the Board in its approval of an application.

(f) In the event any building, structure or space located within the Main Street District or Livingston Avenue District is changed, or any construction occurs within the District, in violation of any of the provisions of this chapter or any condition imposed by the Board in its approval of an application, then in addition to the penalty provided in Section 1220.99, the City may institute an appropriate action or proceeding to restrain, correct or abate any such violation or to require compliance with the provisions of this chapter.

(Ord. 29-16. Passed 11-15-16.)

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1223.03 POWERS AND DUTIES.

The Architectural Review Board has the following responsibilities:

(a) To hear, review and approve, approve with conditions, modify or disapprove applications for Certificates of Appropriateness regarding new development, alterations or additions in the R-1, R-2, R-3, R-6, R-12, MUC (except in the Main Street District (MS) and the Livingston Avenue District (LA) overlays), GS and OS zoning districts where no variance, conditional use or zoning change is required.

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(b) To timely hear, review and provide a recommendation to the Board of Zoning and Planning for Certificates of Appropriateness regarding new development, alterations or additions in the MS, LA and CP zoning districts and for any applications in all zoning districts that require a variance, conditional use or a change in zoning district.

(c) To hear, review and approve, approve with conditions, modify or disapprove or make recommendations on applications for Certificates of Appropriateness on remand from the Board of Zoning and Planning following its granting of a variance or conditional use as directed by the BZAP.

(d) To maintain a high character of community development, and to ensure the compatibility of new development.

(e) To protect public health, safety, convenience and welfare.

(f) To protect real estate within the City from impairment or destruction of value.

(g) To preserve buildings, structures and sites of historic significance as part of the City's most important cultural, educational and economic assets.

(h) To regulate the design, use of materials, finish grade lines, dimensions, orientation and location of all main and accessory buildings to be erected, moved, altered, remodeled or repaired, through the granting of a Certificate of Appropriateness.

(i) To make recommendation to City Council on design policies, procedures and guidelines, such as the Main Street Design Guidelines.

(j) To make recommendations to the City Council on policies and ordinances that may encourage preservation of buildings, structures and sites of historic significance.

(k) To review and determine the demolition or removal of existing structures.

(Ord. 29-16. Passed 11-15- 16; Ord. 08-20. Passed 7-14-20.)

(l) To require landscape plans for any proposed projects involving the construction of a primary building or structure, and to require Tree and Public Gardens Commission review and approval of the same.

(Ord. 18-18. Passed 10-23-18.)

1254.10 DISTRICT REGULATIONS.

The following district regulations are hereby adopted as minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

ZONING DISTRICT	MINIMUM LOT REQUIREMENTS	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT OF PRINCIPAL BUILDING	MINIMUM HEIGHT OF PRINCIPAL BUILDING
MUC	Not applicable	Front - 0 feet minimum, 15 feet maximum Rear - 10 feet minimum Side - No district requirement For areas in the Main Street District, none specified, but must be approved by the Board of Zoning and Planning under Section 1254.13 and the Main Street Guidelines	3 stories; for the Main Street District see MS District regulations below	
GC	Area - 10,000 square feet Width - 100 feet	Front - 10 feet minimum Rear - 25 feet minimum Side - No district requirement	2 stories, and shall not exceed 30 feet	
CP: ZONE 1	Not applicable, except R-6 and R-12 permitted uses continue to be subject to requirements of R-6 and R-12,	Front - 10 feet minimum Rear - 25 feet minimum Side - 8 feet minimum, except R-	50 feet within 100 feet of the district boundary, except R-6 and R-12 permitted uses continue	

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Width - 100 feet
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Rear - 25 feet minimum
Side - No district requirement
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	respectively, and all others must be approved by the Board of Zoning and Planning as set forth in Chapter 1220.	6 and R-12 permitted uses continue to be subject to requirements of R-6 and R-12, respectively	to be subject to requirements of R-6 and R-12, respectively. All others must be approved by the Board of Zoning and Planning as set forth in Chapter 1220.	
		Minimum setbacks shall be established by the Board of Zoning and Planning from the outer edge of the campus district where adjacent to other uses, in keeping with respective setbacks for similar uses.		
CP: ZONE 2	None, but all others must be approved by the Board of Zoning and Planning as set forth in Chapter 1220	Front - 5 feet maximum Rear - 25 feet minimum Side - No district requirement For areas in the Main Street District, none specified, but must be approved by the Board of Zoning and Planning under Section 1254.13 and the Main Street Guidelines	50 feet for areas in the Main Street District, as in CP: Zone 1 for all others	
OS	Area - 5 acres Width - none	Front - 30 feet minimum Rear - 20 feet minimum Side - 20 feet minimum	3 stories or 45 feet, but with adequate yards may be waived with a special permit from the BZAP.	
MS	See applicable sub-district	Front - see Chapter 1254.13	3 stories; up to 5 stories with	2 stories except west

Rear - 15 feet minimum	special permit; except west of Sheridan Ave. and south of Main St. 5 stories and up to 7 stories with a special permit.	of Sheridan Ave. and south of Main St. shall be 3 stories
Side - No district requirement		

(Ord. 29-16. Passed 11-15-16; Ord. 08-20. Passed 7-14-20.)

1260.05 DISTRICT REQUIREMENTS.

(a) General Commercial Zoning District. Each storefront or single-user occupied building shall have a combination of two of the following as their primary and secondary signs: a wall sign, an awning sign, or a window sign. The maximum number of business name signs shall be two per business on the front or side (or combination) of the building and one sign in the rear.

The aggregate area of all signage on a building may have an area equivalent to two square feet of sign area for each lineal foot of building frontage, but such aggregate area shall not exceed eighty (80) square feet, with a minimum allowance of thirty (30) square feet regardless of lineal front footage. The width of the building shall be determined by measuring that portion of the building that fronts onto the street as determined by the front yard building setback of the Zoning Code.

(1) Freestanding signs. Freestanding signs are prohibited.

(2) Projecting signs. Each business may have one projecting sign on the front of the building, provided that no freestanding sign is used. The maximum size for a projecting sign shall be twelve (12) square feet in area on any one side and the total display area of the projecting sign shall not exceed twenty-four (24) square feet. The horizontal projection shall not exceed four (4) feet in length.

(3) Permanent window signs. Permanent window signs shall meet all the requirements of this District pertaining to wall signs.

(4) Temporary window signs. Temporary window signs shall not require a permit if the following requirement is met: a temporary window sign shall not exceed an area of twenty-five percent (25%) of the size of the window in which it is placed, but the maximum allowable coverage for all window signs on any one business is fifty square feet.

(5) Wall sign. Each business may have not more than one wall sign on the front, one wall sign on each side and one wall sign on the rear of the building in which it is located. However, those businesses that are located on a lot that abuts a residential zoning district shall not be allowed to erect a wall sign on that side of the building facing such residential district without first receiving special permission therefore from the Board of Zoning and Planning.

The aggregate area of all wall signs for any single business may be equivalent to one square foot of sign area for each lineal foot of width of the building or part of a building occupied by such business, but such aggregate area shall not exceed sixty (60) square feet. The width of the building shall be determined by measuring that portion of the building that fronts onto the street as determined by the front yard building setback of the Zoning Code.

(6) Awning signs. Each business shall be allowed to have signs including the business name and logo of up to six (6) square feet or 25% of the area of each approved awning canopy, whichever is less, on up to 2 integrated building awnings. The combined allowed awning signs shall be considered as one sign for the purposes of determining the overall number of allowed signs, but all individual square footage shall be calculated as a portion of the total limit.

(b) Planned Unit Development District. Signage in these Districts for new construction of the PUD development shall be included in the detailed development plan as required by Section 1256.08 of the Zoning Code.

No initial signage shall be erected for PUD developments without first being approved by Council. No signage shall be erected or modified for existing PUD developments without first being approved by the Board of Zoning and Planning. Approval of signage in these Districts shall be granted only after it has been found that:

(1) The proposed signage is appropriate for the site and is warranted by the design and other amenities incorporated in the sign plan.

(2) The proposed signage will not be detrimental to other residents of the City and surrounding areas, or to the public facilities and services in the City and surrounding areas.

(c) Open Space Zoning District. No sign shall be erected in this District without first being approved by the Board of Zoning and Planning. Approval of a sign in this District shall be granted only after it has been found that:

(1) The proposed sign is appropriate for the site and is warranted by the design and other amenities incorporated in the sign plan.

(2) The proposed sign will not be detrimental to other residents of the City and surrounding areas, or to the public facilities and services in the City and the surrounding areas.

(d) Residential Zoning Districts. No permanent sign shall be erected in residential districts without first being approved by the Board of Zoning and Planning. Approval of a sign in these districts shall be granted only if the sign complies with the following:

(1) Signs shall be permitted where six or more dwelling units constitute one development or project; each development shall be limited to one sign located at the principal entrance.

(2) Permitted signs shall be incorporated into architectural or landscaping features.

(3) Sign types shall be only those permitted in this code.

(4) No sign face shall exceed twelve square feet in area on any one side.

~~Deleted: (b) Commercial Service Zoning District. Each storefront or single-user occupied building shall have a combination of two of the following as their primary and secondary signs: a freestanding sign, a wall sign, a projecting sign, an awning sign, or a window sign. The maximum number of business name signs shall be two per business on the front or side (or combination) of the building and one sign in the rear.~~

~~The aggregate area of all signage on a building may have an area equivalent to two square feet of sign area for each lineal foot of building frontage, but such aggregate area shall not exceed eighty (80) feet, with a minimum allowance of thirty (30) square feet regardless of lineal front footage. The width of the building shall be determined by measuring that portion of the building that fronts onto the street as determined by the front yard building setback of the Zoning Code.~~

~~(1) Freestanding signs. Freestanding signs are prohibited.~~

~~(2) Ground-mounted signs. No ground-mounted sign, including its frame and structure, shall exceed thirty (30) square feet in area on any one side. In addition, the total display area of all freestanding signs on any one property shall not exceed sixty (60) square feet. Neither the vertical nor the horizontal measurements of any freestanding sign shall exceed eight (8) feet in length. Only one ground-mounted sign shall be permitted for each building. No new freestanding pole signs shall be permitted. Those that exist become non-conforming signs. Existing pole signs can be replaced with ground-mounted signs. Ground-mounted (monument) signs shall be placed perpendicular to the street and placed a minimum of three (3) feet behind the right-of-way line. Freestanding signs shall not obstruct pedestrian or vehicular visibility. Ground-mounted signs shall have the base screened on all four sides by landscaping.~~

~~(3) Projecting signs. Each business may have one projecting sign on the front of the building, provided that no freestanding sign is used. The maximum size for a projecting sign shall be twelve (12) square feet in area on any one side and the total display area of the projecting sign shall not exceed twenty-four (24) square feet. The horizontal projection shall not exceed four (4) feet in length.~~

~~(4) Permanent window signs. Permanent window signs shall meet all requirements of this District pertaining to wall signs.~~

~~(5) Temporary window signs. Temporary window signs shall not require a permit if the following requirement is met: a temporary window sign shall not exceed an area of twenty-five percent (25%) of the size of the window in which it is placed, but the maximum allowable coverage for all window signs on any one business is fifty square feet.~~

~~(6) Wall signs. Each business may have not more than one wall sign on the front, one wall sign on e...~~

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(5) Display shall be limited to the name, address and purpose of the address and/or a readily recognizable symbol pertaining to the development.

(6) The proposed sign is appropriate for the site and is warranted by the design and other amenities incorporated in the Sign Plan.

(7) The proposed sign shall not be detrimental to other residents of the City and surrounding areas or to the public facilities and services in the City and surrounding areas.

(e) Mixed Use Commercial District. Signage in this District shall be subject to the Main Street Guidelines and any applicable Main Street District (MS) or Livingston Avenue District (LA) Design Standards as recommended from time to time by the Board of Zoning and Planning and approved by Council. In the event that provisions of the Main Street Guidelines relating to signage cease to be in effect or are unenforceable for any reason, signage in this District shall be subject to subsection 1260.04 (b) of this section.

(f) Campus Planning District. No permanent sign shall be erected in this District without first being approved by the Board of Zoning and Planning, unless it complies with a campus signage program approved by the Board of Zoning and Planning. Signage in Zone 2 of the Campus Planning District shall also be subject to the Main Street Guidelines.

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SIGNAGE STANDARDS - DISTRICTS		
SIGNAGE TYPE	GC	
Freestanding Sign	Prohibited	
Projecting Sign	Max 12 sf per side	
Permanent Window Signs	1 sf/lineal foot, max. 60	
Temporary Window Signs	Max. 25% of window, 25 sf total per business	
Wall Signs	1 sf/lineal foot, max. 70	
Awning Signs	Max. 6 sf	
TOTAL ALLOWED	2 sf/lineal foot, max. 80	

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	PUD	OS	MS/ <u>LA</u> /MUC	CP
	As per submitted development plan. For modifications to an existing PUD, as warranted as determined by BZAP	As warranted for the use as determined by the BZAP	In accordance with Main Street Guidelines <u>and any MS or LA Design Standards</u>	In accordance with Campus Signage Plan, and also Main Street Guidelines for Zone 2

(Ord. 29-16. Passed 11-15-16; Ord. 08-20. Passed 7-14-20.)



1262.02 MINIMUM NUMBER OF SPACES REQUIRED.

A minimum number of off-street parking spaces shall be provided in accordance with the following schedule:

USE	REQUIRED OFF-STREET PARKING SPACES
(a) Residential in districts R-1, R-2, R-3 and R-6	2 spaces per dwelling unit
(b) Residential in district R-12	1.5 spaces per dwelling unit
(c) Residential in district MUC	1 space per dwelling unit
(d) High-intensive commercial uses, including eating and drinking places, barber and beauty shops, quick service food stores, cafeteria and similar uses	One space per 250 square feet of net floor area
(e) Low-intensive commercial uses, including home furnishings and large item display establishments	One space per 500 square feet of net floor area
(f) Special commercial uses with unique parking characteristics, e.g. hotel, theater or bowling alley	Based on substantiated user estimates, but in no case less than one space per 500 square feet of net floor area
(g) Retail sales, service or office uses, not classified above	One space per 300 square feet of net floor area
(h) Public and quasi-public uses	One per 5 seats in any public assembly area, or 1 space per 400 square feet of net floor area if no assembly area exists.

(i) Main Street District. Notwithstanding the foregoing, the minimum number of parking spaces for uses within the Main Street District shall be determined in accordance with the Main Street District Design Standards, Chapter 1254.13.

(j) Livingston Avenue District. Notwithstanding the foregoing, the minimum number of parking spaces for uses within the Livingston Avenue District shall be determined in accordance with the Livingston Avenue District Design Standards, Chapter 1254.12.

(k) Campus Planning District. The minimum number of parking spaces in the Campus Planning District shall be determined by the Board of Zoning and Planning, based on appropriate accommodation of uses pursuant to long range planning strategies developed by the institutions in cooperation with each other and the City.

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(l) Planned Unit Development District. The minimum number of parking spaces in a Planned Unit Development District shall be determined by the Board of Planning and Zoning based on the particular mix of uses and circumstances of each PUD application. The standards outlined in this chapter shall serve as a general guide allocating PUD parking minimums, with possible reductions made for the potential sharing of parking and utilization of cross-access easements.

(Ord. 29-16. Passed 11-15-16; Ord. 08-20. Passed 7-14-20.)

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1262.04 LOCATIONS OF OFF-STREET PARKING.

Required off-street parking spaces shall be located subject to the following provisions:

(a) Spaces shall be located on the same lot as the structure or use served, except as permitted in the MUC District by the Main Street Guidelines, or in the Main Street District (MS) Design Standards and Livingston Avenue District (LA) Design Standards which shall supersede any conflicting provisions in the Main Street Guidelines or are based on an overall parking plan in the CP or PUD Districts.

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(b) No spaces, aisles, or any portion of a driveway that does not access a rear yard parking space or garage shall be located in the front yard in an R-1, R-2, R-3, R-6, R-12 or OS District.

(c) In the GC District, parking spaces and aisles in the front yard must be set back ten feet to provide room for a landscape buffer of a minimum 8' in width. This setback may be reduced with appropriate screening approved by the Board of Zoning and Planning.

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(d) In residential districts or on any lot directly adjoining a residential district, all off-street parking areas with three or more spaces shall be separated from an adjacent residential property by a yard space of ten feet or more, or by appropriate screening approved by the board or commission having jurisdiction.

(e) In residential districts, all off-street parking areas with two or less spaces shall be separated from adjacent residential property by a yard space of three feet or more or by appropriate screening approved by Zoning Officer.

(Ord. 29-16. Passed 11-15-16; Ord. 08-20. Passed 7-14-20.)