

AMENDED ORDINANCE NO. 12-82

BY: James H. Zion

To amend Chapter 12 of the Bexley City Code, relating to the Low Density Single Family Residential District (R-3), the Medium Density Single Family Zoning District (R-6), and the Planned Unit Residential District (PUR).

WHEREAS, the architectural firm of Feinknopf, Macioce & Schappa have prepared the Bexley Neighborhood Stabilization Plan, and

WHEREAS, such plan recommends that appropriate requirements be established to protect the City's lower density residential areas, and

WHEREAS, such plan recommends modification of the Planned Unit Residential District regulations to enhance this utility and applicability; now, therefore,

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

Section 1: That existing Chapter 12 of the Bexley Code as it pertains to Low Density Single Family Residential District (R-3), Medium Density Single Family Residential District (R-6), and the Planned Unit Residential District (PUR) be and it is hereby amended to read as follows:

Zoning District Name	-Low Density Single Family Residential
Zoning Map Symbol	-R-3
Permitted Uses	-Single Family dwellings -Accessory uses and structures -Essential services
Conditional Uses	-Public uses -Quasi-public uses -Public service facility -Home occupation
Minimum Lot Requirements:	
Area	-14,400 square feet or 19,200 square feet for corner lots
Width	-90 feet, or 120 feet for corner lots
Depth	-160 feet
Minimum Depth Requirements:	
Front	-30 feet or average existing dwelling setback, whichever is greater
Rear	-30 percent of lot depth, but need not exceed 50 feet
Each Side	-One-sixth of lot width, but need not exceed 15 feet; however, corner lots must meet additional requirements as stated in Section 1260.03.
Maximum Lot Coverage	-25 percent
Maximum Height of Principal Building	-2½ stories, and shall not exceed 40 feet
Requirements for New Private Streets	-No new private street, which must be approved by City Council, shall be constructed closer than 120 feet to an existing adjacent lot line; however, this requirement shall not apply for lot lines on the opposite side of any existing public rights-of-way.

Zoning District Name	-High Density Single Family Residential
Zoning Map Symbol	-R-6
Permitted Uses	-Single family dwellings -Accessory uses and structures -Essential services
Conditional Uses	-Public uses -Quasi-public uses -Public service facility -Home occupation
Minimum Lot Requirements:	
Area	-6,000 square feet or 8,400 square feet for corner lots
Width	-50 feet, or 70 feet for corner lots
Depth	-120 feet
Minimum Yard Requirements:	
Front	-30 feet or average existing dwelling setback, whichever is greater
Rear	-20 percent of lot depth, but need not exceed 30 feet
Each Side	-One-sixth of lot width, but need not exceed 8 feet; however, corner lots must meet additional requirements as stated in Section 1260.03.
Maximum Lot Coverage	-35 percent
Maximum Height of Principal Building	-2½ stories, and shall not exceed 35 feet
Requirements for New Private Streets	-No new private street, which must be approved by City Council, shall be constructed closer than 80 feet to an existing adjacent lot line; however, this requirement shall not apply for lot lines on the opposite side of any existing public rights-of-way.

Zoning District Name	-Planned Unit Residential
Zoning Map Symbol	-PUR
Permitted Uses	-The following, with approval by Council, as set forth in Chapter 1264: -Single family dwelling -Two-family dwelling -Townhouse -Multi-family dwelling -Accessory uses and structures -Essential services -Public uses -Quasi-public uses -Public service facility -(Not applicable)
Conditional Uses	
Minimum Lot Requirements:	
Area	-90,000 square feet
Width	-300 feet
Depth	-300 feet
Minimum Yard Requirements	-None specified, but must be approved by Council as set forth in Chapter 1264 which shall consider all applicable official planning studies including but not limited to the Recommendations Report Apartment Locations and Neighborhood Improvement Study and the Bexley Neighborhood Stabilization Plan.

Maximum Lot Coverage

-45 percent, but must be approved by Council as set forth in Chapter 1264 which shall consider all applicable official planning studies including but not limited to the Recommendations Report Apartment Location and Neighborhood Improvement Study and the Bexley Neighborhood Stabilization Plan.

Maximum Height of Principal Building

-None specified, but must be approved by City Council as set forth in Chapter 1264 which shall consider all applicable official planning studies including but not limited to the Recommendations Report Apartment Location and Neighborhood Improvement Study and the Bexley Neighborhood Stabilization Plan.

Section 2: That the portion of existing Chapter 12 of the Bexley City Code dealing with Low Density Single Family Residential District (R-3), Medium Density Single Family Residential District (R-6), and Planned Unit Residential District (PUR) be and the same is hereby repealed.

Section 3: That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: May 11, 1982

Carole Thomas Christy
President of Council

Attest:

John L. Hryn
Clerk of Council

Approved: May 25, 1982

David H. Madison
David H. Madison,
Mayor

May 11, 1982 - Substituted amended
Ordinance for Original
Adopted

ORDINANCE NO. 12-82

BY: James H. Gross

To amend Section 410 of the Bexley City Codes, relating to the Low Density Single Family Residential District (R-3), the Medium Density Single Family Zoning District (R-6) and the Planned Unit Residential District (PUR).

WHEREAS, the architectural firm of Feinknopf, Macioce & Schappa have prepared the Bexley Neighborhood Stabilization Plan, and

WHEREAS, such plan recommends that appropriate requirements be established to protect the City's lower density residential areas, and

WHEREAS, such plan recommends modification of the Planned Unit Residential District regulations to enhance this utility and applicability; now, therefore,

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

Section 1. That existing Section 410 of the Bexley Code as it pertains to Low Density Single Family Residential District (R-3), Medium Density Single Family Residential District (R-6) and the Planned Unit Residential District (PUR) be and it is hereby amended to read as follows:

Zoning District Name	-Low Density Single Family Residential
Zoning Map Symbol	-R-3
Permitted Uses	-Single family dwellings -Accessory uses and structures -Essential services
Conditional Uses	-Public uses -Quasi-public uses -Public service facility -Home occupation
Minimum Lot Requirements:	
Area	-14,500 square feet
Width	-90 feet
Depth	-160 feet
Minimum Depth Requirements:	
Front	-30 feet or average existing dwelling setback, whichever is greater
Rear	-30 percent of lot depth, but need not exceed 50 feet
Each Side	-One Sixth of lot width, but need not exceed 15 feet
Maximum Lot Coverage	-25 percent
Maximum Height of Principal Building	-2½ stories, and shall not exceed 35 feet

Zoning District Name	-High Density Single Family Residential
Zoning Map Symbol	-R-6
Permitted Uses	-Single family dwelling -Accessory uses and structures -Essential services
Conditional Uses	-Public uses -Quasi-public uses -Public service facility -Home occupation

Minimum Lot Requirements:	
Area	-6,500 square feet
Width	-50 feet
Depth	-120 feet
Minimum Yard Requirements:	
Front	-30 feet or average existing dwelling setback, whichever is greater
Rear	-20 percent of lot depth, but need not exceed 30 feet
Each Side	-One Sixth of lot width, but need not exceed 8 feet
Maximum Lot Coverage	-35 percent
Maximum Height of Principal Building	-2½ stories, and shall not exceed 35 feet

Zoning District Name	-Planned Unit Residential
Zoning Map Symbol	-PUR
Permitted Uses	-The following, with approval by City Council as set forth in Article VII:
	-Single family dwelling
	-Two family dwelling
	-Townhouse
	-Multi-family dwelling
	-Accessory uses and structures
	-Essential services
	-Public uses
	-Quasi-public uses
	-Public service facility
	-(Not applicable)
Conditional Uses	
Minimum Lot Requirements:	-None, but must be approved by City Council as set forth in Article VII
Minimum Yard Requirements:	-None, but must be approved by City Council as set forth in Article VII
Maximum Lot Coverage	-None, but must be approved by City Council as set forth in Article VII
Maximum Height of Principal Building	-None, but must be approved by City Council as set forth in Article VII

Section 2. That the portion of existing Section 410 of the Bexley City Code dealing with Low Density Single Family Residential District (R-3), Medium Density Single Family Residential District (R-6) and Planned Unit Residential District (PUR) be and the same is hereby repealed.

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 1982

Cardyn Thomas Christy
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____, 1982

1st reading - Feb 23, 1982
2nd reading - March 8, 1982
3rd reading - March 23, 1982
Held to April 13, 1982
Public Hearing April 13, 1982
April 13, 1982 - Public Hearing
May 11, 1982 - removed from table
Amended & passed

David H. Madison, Mayor

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Zoning District Name	-Low Density Single Family Residential
Zoning Map Symbol	-R-3
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Conditional Uses	-Public uses -Quasi-public uses -Public service facility -Home occupation
Minimum Lot Requirements:	
Area	-14,400 square feet or 19,200 square feet for corner lots
Width	-90 feet, or 120 feet for corner lots
Depth	-160 feet
Minimum Depth Requirements:	
Front	-30 feet or average existing dwelling setback, whichever is greater
Rear	-30 percent of lot depth, but need not exceed 50 feet
Each Side	-One-sixth of lot width, but need not exceed 15 feet; however, corner lots must meet additional requirements as stated in Section 1260.03.
Maximum Lot Coverage	-25 percent
Maximum Height of Principal Building	-2½ stories, and shall not exceed 40 feet
Requirements for New Private Streets	-No new private street, which must be approved by City Council, shall be constructed closer than 120 feet to an existing adjacent lot line; however, this requirement shall not apply for lot lines on the opposite side of any existing public rights-of-way.

Zoning District Name	-High Density Single Family Residential
Zoning Map Symbol	-R-6
Permitted Uses	-Single family dwellings -Accessory uses and structures -Essential services -Public uses -Quasi-public uses -Public service facility -Home occupation
Conditional Uses	
Minimum Lot Requirements:	
Area	-6,000 square feet or 8,400 square feet for corner lots
Width	-50 feet, or 70 feet for corner lots
Depth	-120 feet
Minimum Yard Requirements:	
Front	-30 feet or average existing dwelling setback, whichever is greater
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Zoning District Name	-Planned Unit Residential
Zoning Map Symbol	-PUR
Permitted Uses	-The following, with approval by Council, as set forth in Chapter 1264: -Single family dwelling -Two-family dwelling -Townhouse -Multi-family dwelling -Accessory uses and structures -Essential services -Public uses -Quasi-public uses -Public service facility -(Not applicable)
Conditional Uses	
Minimum Lot Requirements:	
Area	-62,500 square feet
Width	-250 feet
Depth	-250 feet
Minimum Yard Requirements	-None, but must be approved by Council as set forth in Chapter 1264 and in reference to all applicable official planning studies including but not limited to the Recommendations Report Apartment Locations and Neighborhood Improvement Study and the Bexley Neighborhood Stabilization Plan.

Maximum Lot Coverage

-45 percent, but must be approved by Council as set forth in Chapter 1264 and in reference to all applicable official planning studies including but not limited to the Recommendations Report Apartment Location and Neighborhood Improvement Study and the Bexley Neighborhood Stabilization Plan.

Maximum Height of Principal Building

-None, but must be approved by City Council as set forth in Chapter 1264 and in reference to all applicable official planning studies including but not limited to the Recommendations Report Apartment Location and Neighborhood Improvement Study and the Bexley Neighborhood Stabilization Plan.

Section 2: That the portion of existing Chapter 12 of the Bexley City Code dealing with Low Density Single Family Residential District (R-3), Medium Density Single Family Residential District (R-6) and Planned Unit Residential District (PUR) be and the same is hereby repealed.

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President of Council

Attest: _____
Clerk of Council

Approved: May 25, 1982

*May 11, 1982 - Substituted Amended
Ordinance for Original*

David H. Madison
David H. Madison,
Mayor