

RESOLUTION NO. 3-89

By: Joanne H. Rapp

A Resolution declaring the intent of Council pursuant to Section 1264.20 of the Bexley Zoning Code (Chapters 1240 to 1268, inclusive, of the Codified Ordinances of the City of Bexley) to initiate amendments to the Official Zoning Map, Chapter 1244 and Section 1252.03 of the Bexley Zoning Code creating two new residential districts to be designated R-1 and R-2, respectively, and to amend Sections 1248.03, 1256.04, 1260.03, 1260.08, 1260.09, 1264.06, 1264.99 and 1268.09 to conform with such amendments.

WHEREAS, certain areas of the City presently zoned as District R-3 contain large lots which could be subdivided in a manner which would adversely affect other properties; and

WHEREAS, the Bexley Zoning Code provides for a planned unit residential district which is intended to permit orderly redevelopment of large tracts subject to appropriate controls; and

WHEREAS, this Council has determined that it would be in the public interest to initiate the process for consideration of proposed amendments to the Zoning Code to address perceived deficiencies in District R-3;

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

Section 1. That this Council hereby proposes that Chapter 1244 of the Bexley Zoning Code be amended to create two new residential districts to be designated R-1 and R-2, respectively, said districts to be created for the purposes set forth in the proposed ordinance attached as Exhibit A hereto.

Section 2. That this Council hereby proposes that Section 1252.03 of the Bexley Zoning Code be amended to create two new residential districts to be designated R-1 and R-2, respectively, said districts to be subject to the requirements set forth in the proposed ordinance attached as Exhibit A hereto.

Section 3. That this Council further proposes that, upon amendment of Chapter 1244 and Section 1252.03 of the Bexley Zoning Code, the Official Zoning Map be amended by transferring certain property from District R-3 to Districts R-1 and R-2, respectively, in accordance with Exhibit B hereto.

Section 4. That this Council further proposes that Sections 1248.03, 1256.04, 1260.03, 1260.08, 1260.09, 1264.06, 1264.99 and 1268.09 of the Bexley Zoning Code be amended as set forth in the proposed ordinance attached as Exhibit A hereto.

Section 5. That upon adoption of this Resolution the appropriate officers of the City are authorized and directed to submit the proposed amendments to the Planning Commission for its review and recommendation and to take such other actions as shall be necessary, desirable or appropriate to carry out the procedures for amending the Bexley Zoning Code.

Passed: February 28, 1989

Albert Myers
President of Council

Attest: John W. Herby
Clerk of Council

APPROVED: Feb 28, 1989

David H. Madison
David H. Madison, Mayor

*Feb. 28, 1989 - 1st reading
Susp. & Adopt.*

ORDINANCE NO. 12-89

By: _____

An Ordinance to amend Chapter 1244 and Section 1252.03 of the Bexley Zoning Code (Chapters 1240 to 1268, inclusive of the Codified Ordinances of the City of Bexley) to create two new residential districts to be designated R-1 and R-2, respectively, to amend the Official Zoning Map by transferring certain property from District R-3 to Districts R-1 and R-2 in accordance with Exhibit A hereto, and to amend Sections 1248.03, 1256.04, 1260.03, 1260.08, 1260.09, 1264.06, 1264.99 and 1268.09 of the Bexley Zoning Code.

WHEREAS, Council has determined that certain areas of the City currently zoned as District R-3 contain large lots which could be subdivided in a manner which would adversely affect other properties in the City; and

WHEREAS, the Bexley Zoning Code provides for a Planned Unit Residential District which is intended to permit orderly redevelopment of large tracts subject to appropriate controls; and

WHEREAS, Council has received the written recommendation of the Planning Commission approving the amendments to the Bexley Zoning Code proposed by Resolution No. 3-89; and

WHEREAS, Council has determined that said amendments are consistent with and further the intent of the Bexley Zoning Code; NOW THEREFORE,

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

Section 1. That Chapter 1244 of the Bexley Zoning Code is hereby amended as follows:

1244.01 ESTABLISHMENT AND INTENT GENERALLY.

The following zoning districts listed and described in this chapter are hereby established for the City. For the interpretation of the Zoning Code, the zoning districts have been formulated to realize the general intent of the Code as set forth in Section 1240.02. In addition, the specific intent of each zoning district shall be as follows in this chapter.

1244.02 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1).

THIS DISTRICT IS INTENDED TO PRESERVE AN AREA OF EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT THE LOWEST DENSITY COMPATIBLE WITH THE EXISTING SCALE AND CHARACTER OF THIS SECTION OF THE CITY. THIS SECTION NEEDS TO BE PROTECTED FROM RANDOM NEW DEVELOPMENT OR REDEVELOPMENT OF A HIGHER DENSITY OR INCOMPATIBLE USE. THE R-1 ZONING DISTRICT IS INTENDED TO PRESERVE THE ESTABLISHED DENSITY AND SCALE OF THIS AREA. ANY DEVELOPMENT OR REDEVELOPMENT OF A MODERATELY HIGHER RESIDENTIAL DENSITY SHOULD GENERALLY BE ALLOWED ONLY BY PLANNED UNIT DEVELOPMENT, IN APPROPRIATE LOCATIONS AND CAREFULLY DESIGNED TO HARMONIZE WITH NEARBY DEVELOPMENT.

1244.03 INTERMEDIATE DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2).

THIS DISTRICT IS INTENDED TO PRESERVE AN AREA OF EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT AN INTERMEDIATELY LOW DENSITY COMPATIBLE WITH THE EXISTING SCALE AND CHARACTER OF THIS SECTION OF THE CITY. THIS SECTION NEEDS TO BE PROTECTED FROM RANDOM NEW DEVELOPMENT OR REDEVELOPMENT OF A HIGHER DENSITY OR INCOMPATIBLE USE. THE R-2 ZONING DISTRICT IS INTENDED TO PRESERVE THE ESTABLISHED DENSITY AND

SCALE OF THIS AREA. ANY DEVELOPMENT OR REDEVELOPMENT OF A MODERATELY HIGHER RESIDENTIAL DENSITY SHOULD GENERALLY BE ALLOWED ONLY BY PLANNED UNIT DEVELOPMENT, IN APPROPRIATE LOCATIONS AND CAREFULLY DESIGNED TO HARMONIZE WITH NEARBY DEVELOPMENT.

**1244-02 1244.04 LOW MEDIUM DENSITY SINGLE-FAMILY
RESIDENTIAL DISTRICT (R-3).**

~~Certain sections of the City have been developed for single-family residential use on large lots with a low dwelling unit density.~~ THIS DISTRICT IS INTENDED TO PRESERVE AREAS OF EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT A MODERATELY LOW DENSITY COMPATIBLE WITH THE EXISTING SCALE AND CHARACTER OF THESE SECTIONS OF THE CITY. These sections need to be protected from random new development or redevelopment of a higher density or incompatible use. The R-3 Zoning District is intended to preserve the established density and scale of these areas. Any development or redevelopment of a moderately higher residential density should generally be allowed only by planned unit development, in appropriate locations and carefully designed to harmonize with nearby development.

**1244-03 1244.05 MEDIUM HIGH DENSITY SINGLE-FAMILY
RESIDENTIAL DISTRICT (R-6).**

This District is intended to preserve areas of existing single-family residential development at a moderate HIGH density without overcrowding the land. Much of the City is presently developed in this use and approximately at this density. Overcrowding in these areas must be avoided, especially as there is a scarcity of open land available for play space within convenient walking distance. Any redevelopment to higher residential densities and apartment types should be allowed only in an orderly redevelopment pattern and generally only to a low multifamily residential density.

**1244-04 1244.06 LOW DENSITY MULTIFAMILY RESIDENTIAL
DISTRICT (R-12).**

This District is intended to allow limited areas for multifamily residential development compatible with the scale and character of the community as a whole. It is recognized that several small areas of the community are appropriate for a higher residential density than is reasonable for single-family residential development, but that these areas should be compatible with nearby single-family development. It is also recognized that some areas of moderate single-family residential density will be desirable for redevelopment. Low density and multifamily residential development will allow for this needed development or redevelopment at an appropriate scale and density.

**1244-05 1244.07 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL
DISTRICT (R-24).**

The location of the City close-in to the center of a large metropolitan area has created a demand for medium-high density apartment dwellings within the City. Such apartments are also desirable for the community to provide more diversity in housing opportunities, but except for a few locations, they are generally incompatible with the scale and character of the City. The R-24 District is intended to allow medium density multifamily dwelling development, as close to the general character and scale of the community as possible, in a few carefully selected locations. The locations are meant to include only those sites with adequate accessibility to large thoroughfares, minimum nuisance to nearby low density land uses and other site characteristics generally considered desirable medium-high density multifamily residential development. Developments of this density should be encouraged into planned unit development if possible.

1244-06 1244.08 PLANNED UNIT RESIDENTIAL DISTRICT (PUR).

It is recognized that generally on larger tracts of land and with careful, thoughtful planning certain advantages can be gained by allowing greater flexibility in the land use types and development standards. The PUR District is intended to allow greater flexibility in residential land use and development standards while still insuring a compatible relationship to nearby uses and preventing overcrowded development. A detailed development plan is required for review and acceptance by the City and must be followed once accepted. It is further intended that the development plan must show how the proposed development will be fully compatible with nearby development and the community land use and thoroughfare pattern as a whole before acceptance is granted by the City.

1244-07 1244.09 NEIGHBORHOOD COMMERCIAL DISTRICT (NC).

Within the City there is at least one area of existing commercial development serving as a small scale, convenience shopping and service center to a surrounding residential neighborhood. The Neighborhood Commercial District is intended to preserve this function and scale in harmony with surrounding and nearby development. This District may also be used to allow other neighborhood commercial centers to develop, if supported by appropriate planning studies, although any new centers should be encouraged to use the Planned Unit Commercial District for development.

1244-08 1244.10 OFFICE COMMERCIAL DISTRICT (OC).

Commercial development in the City along major arterials should be separated into distinct use districts with appropriate development standards to avoid conflicting activities, incompatible scale and premature obsolescence. At least one section of the City along a major arterial is substantially developed for office use and has evidenced a strong trend toward attractive new office development. The Office Commercial District is intended to protect such a district from incompatible use and require appropriate development standards to insure long lasting development.

1244-09 1244.11 COMMUNITY COMMERCIAL DISTRICT (CC).

The purpose of this District is to allow and encourage a strong local shopping center in the City. A broad range of commercial uses should be allowed, but especially those which attract leisurely comparison-type shopping rather than a convenient quick-stop service. Development standards should allow a maximum use of a limited space for both shopping and parking, while preserving and enhancing pedestrian walkways. Redevelopment should be encouraged to use the Planned Unit Commercial District, when appropriate.

1244-10 1244.12 GENERAL COMMERCIAL DISTRICT (GC).

At least one area of the City is appropriate for a broad range of commercial uses as are allowed in the Community Commercial District, but such an area is not an integral part of the community shopping district of the City. Such an area needs a separate set of development standards, similar to the predominate scale and density of most sections of the City. Lot sizes and widths should be moderately large to insure ample space for each activity, for attractive landscaping and to avoid congestion. It is intended that the location of any General Commercial District be carefully planned to avoid conflict with residential areas, and it shall not be used for small sites mixed in with other uses.

1244-11 1244.13 COMMERCIAL SERVICE DISTRICT (CS).

At least one area of the City is presently developed for primarily quick-stop commercial service use. It is characterized by large lot use, ample off-street parking and

convenient automobile access. Its use should be protected from conflicting activities and incompatible scales. As traffic or shopping patterns change, redevelopment should be encouraged as an office district.

~~1244-12~~ 1244.14 PLANNED UNIT COMMERCIAL DISTRICT (PUC).

The primary purpose of this District is to allow and encourage innovative redevelopment in or immediately surrounding the Community Commercial District. The PUC District should allow redevelopment of larger areas, including some noncommercial districts where appropriate, if locations are carefully planned and adequate safeguards are provided. A detailed development plan is required for review and acceptance by the City and must be followed once accepted. The PUC District is also intended for possible use in relation to other commercial centers or areas when its use is supported by detailed planning studies.

~~1244-13~~ 1244.15 OPEN SPACE DISTRICT (OS).

The purpose of the OS District is to provide standards for the use, development and redevelopment of large public and quasipublic uses, institutions, parks and recreation areas. Although they normally present many desirable qualities of open space enjoyment, large public and quasipublic uses may contribute to street congestion, overcrowding, incompatible scale and other neighborhood and community problems. They should conform to their own appropriate zoning standards. It is intended that small public and quasipublic uses be included as conditional uses within the other districts.

Section 2. That Section 1252.03 of the Bexley Zoning Code is hereby amended as follows:

1252.03 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:

(A) LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT.

ZONING MAP SYMBOL	R-1
PERMITTED USES	SINGLE-FAMILY DWELLINGS ACCESSORY USES AND STRUCTURES ESSENTIAL SERVICES
CONDITIONAL USES	PUBLIC USES QUASIPUBLIC USES PUBLIC SERVICE FACILITY HOME OCCUPATION
MINIMUM LOT REQUIREMENTS	
AREA	36,000 FEET
WIDTH	150 FEET
DEPTH	240 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 75 FEET
EACH SIDE	ONE-SIXTH OF LOT WIDTH, BUT NEED NOT EXCEED 25 FEET. HOWEVER, CORNER LOTS MUST MEET ADDITIONAL REQUIREMENTS AS STATED IN SECTION 1260.03.
MAXIMUM LOT COVERAGE	25 PERCENT

MAXIMUM HEIGHT OF
PRINCIPAL BUILDING

2-1/2 STORIES, AND SHALL NOT
EXCEED 40 FEET

REQUIREMENTS FOR NEW
PRIVATE STREETS

NO NEW PRIVATE STREET, WHICH
MUST BE APPROVED BY COUNCIL,
SHALL BE CONSTRUCTED CLOSER
THAN 240 FEET TO AN EXISTING
ADJACENT LOT LINE. HOWEVER,
THIS REQUIREMENT SHALL NOT
APPLY TO LOT LINES ON THE
OPPOSITE SIDE OF ANY EXISTING
PUBLIC RIGHT OF WAY.

(B) INTERMEDIATE DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT.

ZONING MAP SYMBOL
PERMITTED USES

R-2
SINGLE-FAMILY DWELLINGS
ACCESSORY USES AND STRUCTURES
ESSENTIAL SERVICES
PUBLIC USES
QUASIPUBLIC USES
PUBLIC SERVICE FACILITY
HOME OCCUPATION

CONDITIONAL USES

MINIMUM LOT REQUIREMENTS

AREA 24,000 FEET
WIDTH 120 FEET
DEPTH 200 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 65 FEET
EACH SIDE ONE-SIXTH OF LOT WIDTH, BUT
NOT EXCEED 25 FEET. HOWEVER,
CORNER LOTS MUST MEET
ADDITIONAL REQUIREMENTS AS
STATED IN SECTION 1260.03.

MAXIMUM LOT COVERAGE

25 PERCENT

MAXIMUM HEIGHT OF
PRINCIPAL BUILDING

2-1/2 STORIES, AND SHALL NOT
EXCEED 40 FEET

REQUIREMENTS FOR NEW
PRIVATE STREETS

NO NEW PRIVATE STREET, WHICH
MUST BE APPROVED BY COUNCIL,
SHALL BE CONSTRUCTED CLOSER
THAN 200 FEET TO AN EXISTING
ADJACENT LOT LINE. HOWEVER,
THIS REQUIREMENT SHALL NOT
APPLY TO LOT LINES ON THE
OPPOSITE SIDE OF ANY EXISTING
PUBLIC RIGHT OF WAY.

(a) (C) LOW MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT.

Zoning Map Symbol
Permitted Uses

R-3
Single-family dwellings
Accessory uses and structures
Essential services
Public uses
Quasipublic uses
Public service facility
Home occupation

Conditional Uses

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 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	2-1/2 stories, and shall not exceed 40 feet
Requirements for New Private Streets	No new private street, which must be approved by council, shall be constructed closer than 120 feet to an existing adjacent lot line. However, this requirement shall not apply to lot lines on the opposite side of any existing public right of way.
(b) (D)	<u>MEDIUM HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT.</u>
Zoning Map Symbol	R-6
Permitted Uses	Single-family dwellings Accessory uses and structures Essential services
Conditional Uses	Public uses Quasipublic uses Public service facility Home occupation
Minimum Lot Requirements	
Area	6,000 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

2-1/2 stories, and shall not
exceed 35 feet

Requirements for New
Private Streets

No new private street, which
must be approved by council,
shall be constructed closer
than 80 feet to an existing
adjacent lot line. However,
this requirement shall not
apply to lot lines on the
opposite side of any existing
public right of way.

(e) (E) LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT.

Zoning Map Symbol
Permitted Uses

R-12
Two-family dwellings
Multifamily dwellings not
exceeding 4 dwelling units
per structure
Townhouses not exceeding 6
attached dwellings

Conditional Uses

Accessory uses and structures
Essential services
Single-family dwellings
Public uses
Quasipublic uses
Public service facility

Minimum Lot Requirements
Area

7,000 square feet and a minimum
of 3,500 square feet per
dwelling unit

Width

50 feet for one dwelling unit
plus an additional 10 feet for
each additional dwelling unit

Minimum Yard Requirements
Front

30 feet

Rear

20 percent of lot depth, but
need not exceed 30 feet

Each Side

8 feet

Maximum Lot Coverage

35 percent

Maximum Height of
Principal Building

2-1/2 stories, and shall not
exceed 35 feet

(d) (F) MEDIUM DENSITY MULTIFAMILY RESIDENTIAL DISTRICT.

Zoning Map Symbol
Permitted Uses

R-24
Townhouses
Multifamily dwellings not
exceeding 12 dwelling units
per structure

Conditional Uses

Accessory uses and structures
Essential services
Multifamily dwellings containing
more than 12 but not more than
24 dwelling units per structure
Rooming house, boarding house or
dormitory

Minimum Lot Requirements
Area

7,200 square feet and a minimum
of 1,800 square feet per
dwelling unit

Width	80 feet plus an additional 10 feet per dwelling unit over 4 units, but need not exceed 150 feet
Minimum Yard Requirements	
Front	30 feet but shall not be less than 1/3 the sum of the height and length of the principal building as it faces the front
Rear	20 feet but shall not be less than 1/4 the sum of the height and length of the principal building as it faces the rear
Each Side	8 feet but shall not be less than 1/6 the sum of the height and length of the principal building as it faces each respective side
Maximum Lot Coverage	45 percent
Maximum Height of Principal Building	3 stories, and shall not exceed 40 feet

(e) (G) PLANNED UNIT RESIDENTIAL DISTRICT.

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 Multifamily dwelling Accessory uses and structures Essential services Public uses Quasipublic uses Public service facility
Conditional Uses	(not applicable)
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, the Recommendations Report Apartment Location and Neighborhood Improvement Study and 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 approved
by Council, as set forth in
Chapter 1264, which shall
consider all applicable official
planning studies, including, but
not limited to, the Recommen-
dations Report Apartment
Location and Neighborhood
Improvement Study and the Bexley
Neighborhood Stabilization Plan.

(f) (H) NEIGHBORHOOD COMMERCIAL DISTRICT.

Zoning Map Symbol	NC
Permitted Uses	Grocery stores, drug stores, beauty shops, barber shops, dry cleaning pick-up stations, and professional offices Accessory uses and structures Essential services
Conditional Uses	Retail sales, retail services, and offices of a scale and intensity similar to permitted uses Dwelling units on the second floor with a minimum lot area of 1,800 square feet per dwelling unit Public uses Quasipublic uses
Minimum Lot Requirements	(no district requirement)
Minimum Yard Requirements	
Front	30 feet
Rear	25 feet
Each Side	(no district requirement)
Maximum Height of Principal Building	2 stories, and shall not exceed 30 feet

(g) (I) OFFICE COMMERCIAL DISTRICT.

Zoning Map Symbol	OC
Permitted Uses	Administrative, business, professional and similar office uses Essential services Accessory uses and structures Drive-in or outdoor facility developed in association with a permitted use Photographic studios, funeral homes, educational and research services, clinics and similar uses Quasipublic uses Public service facility
Minimum Lot Requirements	
Area	6,000 square feet
Width	50 feet
Minimum Yard Requirements	
Front	30 feet
Rear	25 feet
Each Side	(no district requirement)

Maximum Height of
Principal Building 2 stories, and shall not
exceed 35 feet

(h) (J) COMMUNITY COMMERCIAL DISTRICT.

Zoning Map Symbol CC
Permitted Uses Retail sales to include general
merchandise, food, apparel and
accessories, home furnishings
and equipment, drug stores, gift
and specialty shops, sporting
goods, office supplies and
hardware
Retail services to include photo-
graphic studios, dry cleaners,
barber and beauty shops, eating
places and small item repair
services
Essential services
Accessory uses and structures
Conditional Uses Offices
Outdoor facility development in
association with permitted use
Commercial amusement and
recreation
Hotel or motor hotel
Commercial parking lot
Other commercial uses similar to
permitted uses and fulfilling
the intent of the district
Dwelling units on second and third
floors with a minimum lot area
of 1,200 square feet per
dwelling unit
Public uses
Quasipublic uses
Public service facility

Minimum Lot Requirements (no district requirement)

Minimum Yard Requirements
Front 10 feet
Rear 25 feet
Each Side (no district requirement)

Maximum Height of
Principal Building 3 stories, and shall not
exceed 45 feet

(i) (K) GENERAL COMMERCIAL DISTRICT.

Zoning Map Symbol GC
Permitted Uses Same as Community Commercial
Conditional Uses Same as Community Commercial

Minimum Lot Requirements
Area 10,000 square feet
Width 100 feet

Minimum Yard Requirements
Front 30 feet
Rear 25 feet
Each Side (no district requirement)

Maximum Height of
Principal Building 2 stories, and shall not
exceed 30 feet

(j) (L) COMMERCIAL SERVICE DISTRICT.

Zoning Map Symbol	CS
Permitted Uses	Retail services to include personal and repair services, automobile repair, service stations and eating places Essential Services
Conditional Uses	Accessory uses and structures Drive-in or outdoor facility developed in association with a permitted use Retail sales providing a special convenience service Offices Public uses Quasipublic uses Public service facility
Minimum Lot Requirements	
Area	10,000 square feet
Width	100 feet
Minimum Yard Requirements	
Front	30 feet
Rear	25 feet
Each Side	(no district requirement)
Maximum Height of Principal Building	2 stories, and shall not exceed 35 feet

(k) (M) PLANNED UNIT COMMERCIAL DISTRICT.

Zoning Map Symbol	PUC
Permitted Uses	With approval by Council as set for in Chapter 1264 All permitted and conditional uses of any zoning district in this Zoning Code provided that commercial uses occupy at least 50 percent of the gross floor area
Conditional Uses	(not applicable)
Minimum Lot Requirements	
Area	2 acres
Width	250 feet
Depth	250 feet
Minimum Yard Requirements	None, but must be approved by Council as set forth in Chapter 1264
Lot Coverage	A minimum of 20 percent of the lot area must be devoted to open pedestrian walkways and landscaping
Maximum Height of Principal Building	None, but must be approved by Council as set forth in Chapter 1264

(1) (N) OPEN SPACE DISTRICT.

Zoning Map Symbol	OS
Permitted Uses	Public uses Quasipublic uses Accessory uses and structures
Conditional Uses	Essential services Public service facility Dwelling units developed in association with a permitted use
Minimum Lot Requirements	
Area	5 acres
Width	(no requirement)
Minimum Yard Requirements	
Front	30 feet but shall not be less than 1/3 the sum of the height and length of the principal building as it faces each side
Rear and Each Side	20 feet but shall not be less than 1/4 the sum of the height and length of the principal building as it faces each side
Maximum Lot Coverage	45 percent average for all contiguous land under one ownership
Maximum Height of Buildings	3 stories or 45 feet, but with adequate yards may be waived with a special permit from the Board of Zoning Appeals.

Section 3. That the Official Zoning Map prescribed by Section 1248.01 of the Bexley Zoning Code is hereby amended in accordance with Exhibit A hereto.

Section 4. That Section 1248.03 of the Bexley Zoning Code is hereby amended as follows:

1248.03 ZONING OF NEWLY ANNEXED AREAS.

All areas which in the future may be annexed to the City by ordinances which become effective after the date of this section (Ordinance 29-73, passed November 27, 1973) shall be placed in and considered to be in the R-3 R-1 Zoning District, as the same is set forth in Section 1252.03, and shall be governed by all of the provisions thereof.

Section 5. That Section 1256.04 of the Bexley Zoning Code is hereby amended as follows:

1256.04 LOCATION 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 by special permit of the Board of Zoning Appeals.
- (b) No spaces or aisles shall be located in the required front yard in an R-1, R-2, R-3, R-6, R-12, R-24 or OS District.
- (c) In the OC and CC Districts, no spaces or aisles shall be located in front of the principal building or use.
- (d) In the NC, GC and CS Districts, parking spaces and aisles in the front yard must be set back ten feet.

This set-back may be reduced with appropriate screening by special permit of the Board.

- (e) 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 with special permit of the Board.

Section 6. That Section 1260.03 of the Bexley Zoning Code is hereby amended as follows:

1260.03. YARD REQUIREMENTS FOR CORNER LOTS.

Yard requirements along the side street of a corner lot shall be as follows:

- (a) In residential districts, the yard requirement shall be ~~twenty-feet, except that~~ for lots of forty feet or less it shall be ten feet, for lots of ~~forty-one to fifty feet it shall be fifteen feet, and for lots of forty-feet-or-less-it-shall-be-ten-feet,~~ FOR LOTS OF FIFTY TO ONE HUNDRED FEET IT SHALL BE TWENTY FEET, FOR LOTS OF ONE HUNDRED TO ONE HUNDRED FIFTY FEET IT SHALL BE TWENTY-FIVE FEET, AND FOR LOTS OVER ONE HUNDRED FIFTY FEET IT SHALL BE THIRTY FEET, and except that in the R-24 District it shall not be less than one-fourth the sum of the height and length of the principal building as the building faces the side street.
- (b) In residential districts, accessory uses and detached structures shall be located a minimum of five feet farther back from the side street than the principal structure is allowed.
- (c) In commercial districts, the yard requirement shall be ten feet.

Section 7. That Section 1260.08 of the Bexley Zoning Code shall be deleted in its entirety as follows and the remaining sections in Chapter 1260 shall be renumbered accordingly:

~~1260.08--YARDS-NOT-OTHERWISE-REQUIRED-
Yard-space-not-otherwise-required-but-provided-shall-be
five-feet-or-more-in-width.~~

Section 8. That Section 1260.09 of the Bexley Zoning Code is hereby amended as follows:

1260.09 ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT.

In any district EXCEPT DISTRICTS R-1, R-2, R-3 AND R-6, more than one structure containing a principal use may be erected on a single lot, provided that yard and other requirements of this Zoning Code shall be met for each structure as though it were on an individual lot except as allowed in PUR and PUC Districts.

Section 9. That Section 1264.06 of the Bexley Zoning Code is hereby amended as follows:

1264.06 ZONING OFFICER.

~~The-Superintendent-of-Buildings-shall-serve-as-the-Zoning
Officer-and-administer-this-Zoning-Code-until~~ UNTIL such time as Council authorizes the employment of a separate Zoning Officer, AN ADMINISTRATIVE EMPLOYEE OF THE CITY DESIGNATED BY THE MAYOR, AND CONFIRMED BY COUNCIL, SHALL SERVE AS THE ZONING OFFICER AND SHALL ADMINISTER THE ZONING CODE. An appeal from a decision of the Zoning Officer may be made to the Board of Zoning Appeals, as provided in Section 1264.13.

Section 10. That Section 1264.99 of the Bexley Zoning Code is hereby amended as follows:

1264.99 PENALTY; EQUITABLE REMEDIES.

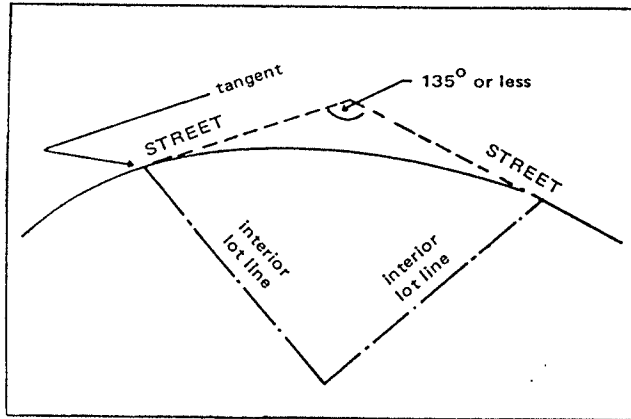
Whoever violates or fails to comply with any of the provisions of this Zoning Code, including violations of conditions and safeguards established in various sections of this Zoning Code, shall be fined not more than TWO HUNDRED AND fifty dollars ~~(\$50.00)~~ (\$250.00). A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues after receipt of a violation notice. The owner or tenant of any building, structure, premises or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in or maintains such violation or noncompliance may be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 11. That Section 1268.09 of the Bexley Zoning Code is hereby amended as follows:

1268.09 CORNER LOT.

"Corner lot" means a lot located at the intersection of two or more streets, as well as a lot abutting on a curved street 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 THE INTERIOR ANGLE FORMED BY THE TANGENTS OF THE CURVE IS 135 degrees OR LESS AS DEPICTED IN FIGURE 1 BELOW. The front of a corner lot shall be determined on the basis of an ~~established-street-address~~ THE RECORDED PLAT, but it may be determined otherwise by the Board of Zoning Appeals in unusual circumstances IF REQUIRED TO ACCOMPLISH THE INTENT OF THE ZONING CODE.

Figure 1.



Section 12. That Chapter 1244 and Sections 1252.03, 1248.03, 1256.04, 1260.03, 1260.09, 1264.06, 1264.99 and 1268.09 of the Bexley Zoning Code as presently in effect are hereby repealed in their entirety.

Section 13. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

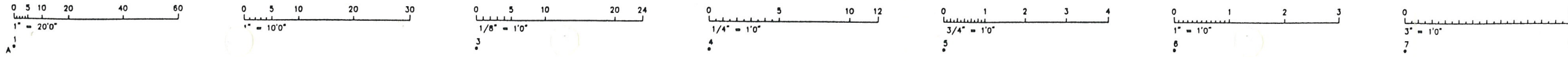
Passed: _____, 1989.

President of Council

Attest: _____
Clerk of Council

Approved: _____, 1989

David H. Madison, Mayor



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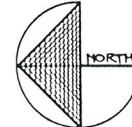
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NOTES:

EXHIBIT A



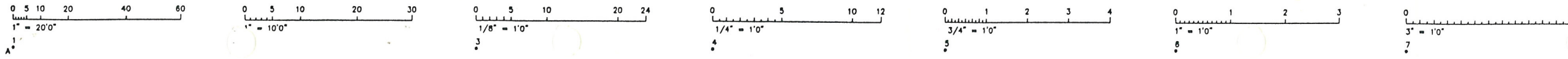
* NOTE: ALL BOUNDARIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE NOT TO BE TAKEN AS A LEGAL DESCRIPTION. INFORMATION SHOWN IS FROM 1900 FRANKLIN COUNTY PLAT MAPS.

- = POSSIBLE R-1. MIN. LOT SIZE = 150' x 240'
- = POSSIBLE R-2 MIN. LOT SIZE = 120' x 200'
- = CURRENT R-3



DRAWN BY	

NO.	REVISION DESCRIPTION	DATE
Feinknopf Macioce Schappa Architects 274 Marconi Blvd. Columbus, Ohio 43215 614/221-3192		
EXHIBIT A		JOB NUMBER 88009 DATE 19 DEC 00 SCALE 1" = 200' PRINT DATE
BEXLEY REZONING (PROPOSAL)		



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NOTES:

EXHIBIT B



* NOTE: ALL BOUNDARIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE NOT TO BE TAKEN AS A LEGAL DESCRIPTION. INFORMATION SHOWN IS FROM 1988 FRANKLIN COUNTY PLAT MAPS.

- = POSSIBLE R-1. MIN. LOT SIZE = 150' x 240'
- = POSSIBLE R-2 MIN. LOT SIZE = 120' x 200'
- = CURRENT R-3



DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PRINT DATE	

NO.	REVISION DESCRIPTION	DATE
Feinknopf Macioce Schappa Architects 274 Marconi Blvd. Columbus, Ohio 43215 614/221-3192		
EXHIBIT A		JOB NUMBER 88009 DATE 19 DEC 88 SCALE 1" = 200' PRINT DATE
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