

By: William J. Schottenstein

An Ordinance to establish a new overlay zoning district, the Main Street District, and to grant exclusive planning and zoning authority with respect to such district to the Main Street Redevelopment Commission, by amending Chapter 1244 of the Zoning Code to add Section 1244.16 Main Street District (MS), by amending the Official Zoning Map established by Chapter 1248 to designate the district boundary lines of the Main Street District, by amending Section 1252.03 to add subdivision (o) establishing regulations for the Main Street District, by amending Section 286.03 of the Codified Ordinances and Chapter 1264 of the Codified Ordinances to add Section 1264.24 authorizing the Main Street Redevelopment Commission to exercise all powers of the Planning Commission and the Board of Zoning Appeals with respect to the Main Street District, and to amend Section 286.01 to expand the membership of the Main Street Redevelopment Commission.

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

Section 1. That Chapter 1244 of the Zoning Code is hereby amended by the addition of Section 1244.16 as follows:

1244.16 MAIN STREET DISTRICT (MS).

The MS District is an overlay district, the purpose of which is to facilitate the implementation of plans and vision for revitalization of the City's primary commercial area on Main Street. Although the Main Street District includes other Districts as sub-districts which permit a diverse mix of land uses, planning and administration of the Zoning Code by one commission is desirable to reinforce the overall uniqueness of Main Street. It is intended that the market place, and not regulations, should be the primary force that drives the redevelopment of Main Street and that the development and application of appropriate district standards and design review should be the principal tools to insure compatible, high quality private development and public amenities.

Section 2. That the Official Zoning Map established by Chapter 1248 of the Zoning Code is hereby amended by designating as the Main Street District the area indicated on the copy of such Map attached hereto as Exhibit A and incorporated herein by this reference.

Section 3. That Section 1252.03 of the Zoning Code is hereby amended by the addition of division (o) as follows:

(o) Main Street District.

Zoning Map Symbol	MS
Permitted Uses	See applicable sub-district
Conditional Uses	See applicable sub-district
Minimum Lot Requirements	See applicable sub-district
Minimum Yard Requirements	See applicable sub-district
Maximum Height of Principal Building	See applicable sub-district

Section 4. That existing Section 286.03 of Chapter 286 of the Codified Ordinances of the City is hereby repealed and that a new Section 286.03 is hereby enacted as follows:

286.03 PURPOSE.

The purpose for which the Commission is formed shall be to assist the City of Bexley, Ohio in the revitalization and betterment of Main Street and its environs, from the bridge over Alum Creek on the west to Gould Road on the east, by advising the City regarding, and initiating or reviewing and commenting on public and private proposals with respect to, the development and improvement thereof, by facilitating the implementation of such proposals by all means legally available with respect to both public and privately owned lands and by exercising all powers of the Planning Commission or the Board of Zoning Appeals with respect to the Main Street District.

Section 5. That Chapter 1264 of the Codified Ordinances of the City is hereby amended by the addition of Section 1264.24 as follows:

1264.24 MAIN STREET REDEVELOPMENT COMMISSION.

Notwithstanding any other provision of the Codified Ordinances of the City which is or may be deemed to the contrary, the Main Street Redevelopment Commission shall, for all purposes of the Planning and Zoning Code (Part 12 of the Codified Ordinances), be substituted for the Planning Commission or the Board of Zoning Appeals and shall exercise all powers thereof with respect to the Main Street District.

Section 6. That Section 286.01 of the Codified Ordinances is hereby amended as follows:

286.01 ESTABLISHMENT AND MEMBERSHIP.

(a) There is established in and for the City a Main Street Redevelopment Commission consisting of nine (9) voting members, appointed by the Mayor, subject to confirmation by Council, in accordance with Section 8(f) of the City Charter. One member of the Commission shall be a member of Council. In appointing members, consideration shall be given to including at least one member who has experience in each of the following disciplines: a developer or realtor with experience in the development, sale and management of commercial properties; an architect or landscape architect with experience in commercial projects, including renovation or historic rehabilitation; and a city planner or lawyer with land use experience.

(b) Members shall serve for a term of three years. Initially, three members shall be appointed for a term of one year, three members shall be appointed for a term of two years and three members shall be appointed for a term of three years. Members may serve successive terms.

(c) All members shall be residents of the City.

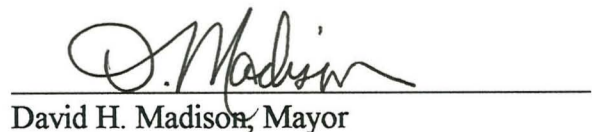
Section 7. That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: May 26, 1998


President of Council

Attest: Paul A. Lee
Clerk of Council

Approved: 5/26, 1998


David H. Madison, Mayor

ORDINANCE NO. 28 -98

By: William J. Schottenstein

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Passed: _____, 1998

President of Council

Attest:

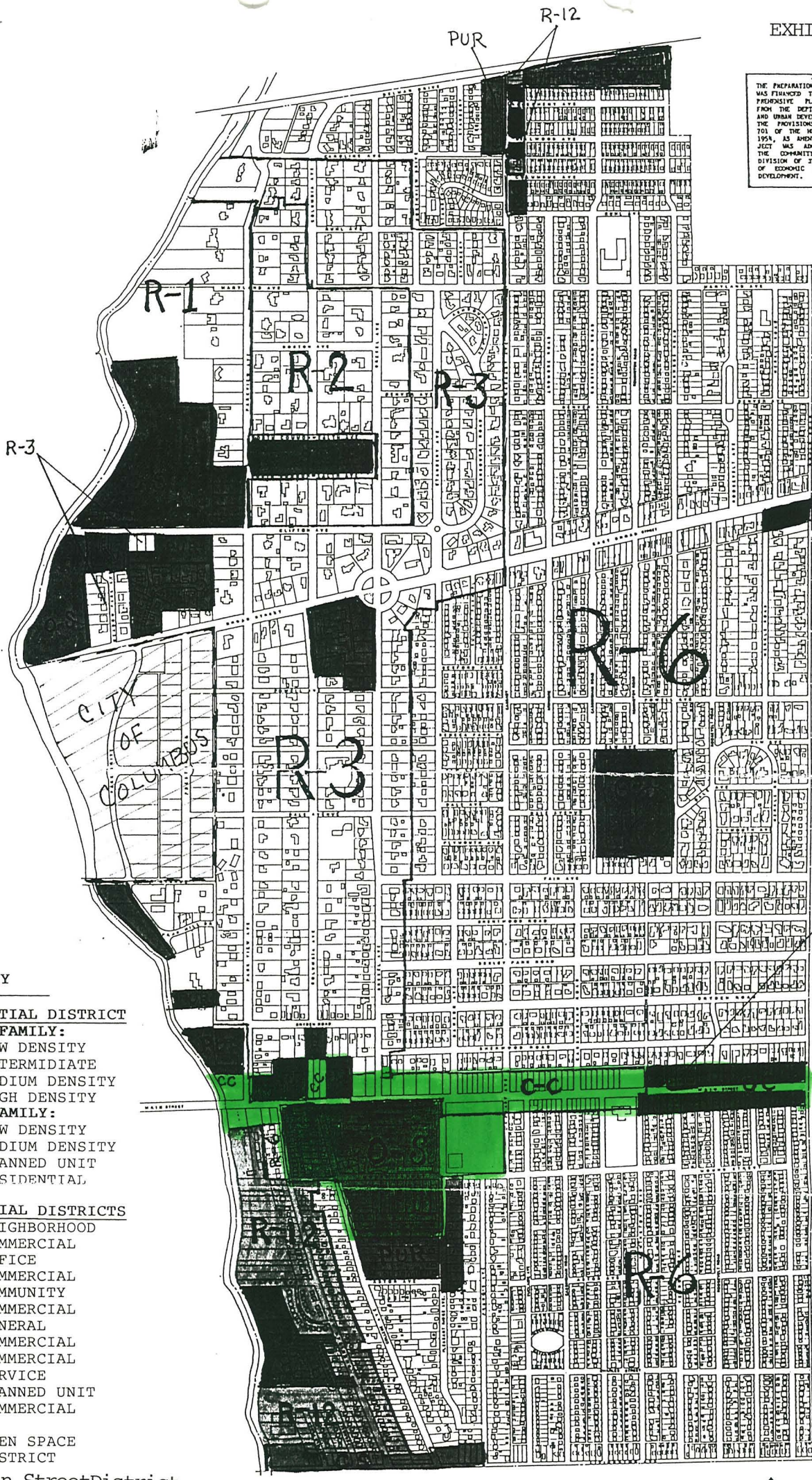
Richard A. Levin
Clerk of Council

Approved: _____, 1998

David H. Madison, Mayor

3-10-98 first reading
3-31-98 second reading
tabled

THE PREPARATION OF THIS MAP WAS FINANCED THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPT. OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED; THE PROJECT WAS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DIVISION OF THE OHIO DEPT. OF ECONOMIC AND COMMUNITY DEVELOPMENT.



KEY

RESIDENTIAL DISTRICT

- SINGLE-FAMILY:**
 R-1 LOW DENSITY
 R-2 INTERMEDIATE
 R-3 MEDIUM DENSITY
 R-6 HIGH DENSITY
MULTI-FAMILY:
 R-12 LOW DENSITY
 R-24 MEDIUM DENSITY
 PUR PLANNED UNIT RESIDENTIAL

COMMERCIAL DISTRICTS

- NC NEIGHBORHOOD COMMERCIAL
 OC OFFICE COMMERCIAL
 CC COMMUNITY COMMERCIAL
 GC GENERAL COMMERCIAL
 CS COMMERCIAL SERVICE
 PUC PLANNED UNIT COMMERCIAL
 OS OPEN SPACE DISTRICT

MS Main Street District

BEXLEY NEIGHBORHOOD STABILIZATION PLAN

FEINKNOPF MACIOCE AND SCHAPPA

ARCHITECTURE PLANNING URBAN DESIGN

COLUMBUS, OHIO



THE COLUMBUS DISPATCH
PROOF OF PUBLICATION

STATE OF OHIO, FRANKLIN COUNTY. SS:

Carla Daniel,
Voluntary Sales Supervisor

The Columbus Dispatch, a newspaper published at Columbus, Franklin County, Ohio, with a daily paid circulation of more than 25,000 copies, personally appeared and made oath that the notice of which a true copy is hereunto attached was published in The Columbus Dispatch for 1 Time(s) on

April 17, 1998

and that the rate charged therefore is the same as that charged for commercial advertising for like services.



Subscribed and Sworn on this 17th day of April 1998, as witness my hand and seal of office.



NOTARY PUBLIC - STATE OF OHIO



MELANIEANN RICE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 29, 2000

NPUBLIC HEARING
In accordance with Section 1264.20 of the Bexley Planning and Zoning Code, notice is hereby given that a public hearing will be held by Bexley City Council at 7:00 pm on Tuesday, May 19, 1998, at Bexley City Hall, 2242 East Main Street, Bexley, Ohio 43209. This hearing is to consider Ordinance No. 28-98 which would establish a new overlay zoning district, the Main Street District, and would grant exclusive planning and zoning authority with respect to such district to the Main Street Redevelopment Commission by amending Chapter 1244 of the Zoning Code to add Chapter 1244.16, Main Street District (MS), by amending the Official Zoning Map established by Chapter 1248 to designate the district boundary lines of the Main Street District, by amending Section 1252.03 to add subdivision (o) establishing regulations for the Main Street District by amending Section 286.03 of the Codified Ordinances and Chapter 1264 of the Codified Ordinances to add Section 1264.24 authorizing the Main Street Redevelopment Commission to exercise all powers of the Planning Commission and

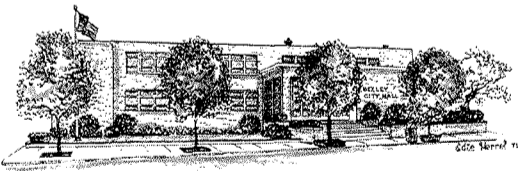
the Board of Zoning Appeals with respect to the Main Street District. A copy of the Ordinance and map of the proposed overlay zoning district are available for public inspection in the Service Department between 8:00 am and 4:00 pm weekdays. A copy of the written recommendation of the Planning Commission will be on file for public inspection in the Service Department at least seven (7) days prior to the hearing.
4/17

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COLUMBUS DISPATCH

Please publish Friday, April 17, 1998



2242 EAST MAIN STREET • BEXLEY, OHIO 43209 • PHONE (614) 235-8694