

ORDINANCE NO. 66-02

By: Jeffrey L. McClelland

An Ordinance to amend Section 1252.03(j),(k) and (o) of the Planning and Zoning Code to delete the Community Commercial District, create the Mixed Use Commercial District and amend the terms of the General Commercial District and the Main Street District, and to amend the Official Zoning Map established by Chapter 1248 of the Planning and Zoning Code to designate the district boundaries of the Mixed Use Commercial District.

WHEREAS, by Ordinance No. 28-98 passed on May 26, 1998, the Main Street District was established to facilitate the implementation of plans and vision for revitalization of the City's primary commercial area on Main Street; and

WHEREAS, the Main Street District will benefit from the development and application of appropriate physical design guidelines to supplement development standards already in effect under current zoning and environmental review laws and to facilitate quality redevelopment of the Main Street corridor; and

WHEREAS, the Bexley Development Office in conjunction with the Main Street Guidelines Steering Committee has studied, planned and prepared with Myers-Schmalenberger and Associates the Main Street Design Guidelines as the principal tools to insure and encourage compatible, high quality private development, restoration, rehabilitation and redevelopment within or adjacent to the Main Street District; and

WHEREAS, the Main Street Guidelines Steering Committee on June 26, 2002, Bexley Area Chamber of Commerce on July 10, 2002, Tree & Public Gardens Commission on July 17, 2002 and Main Street Redevelopment Commission on August 7, 2002 endorsed the Main Street Design Guidelines with the recommendation this Ordinance be submitted by the Development Office to the Council for passage; and

WHEREAS, City Council has adopted the Main Street Design Guidelines, and certain changes to the Planning and Zoning Code are required to implement the Guidelines;

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

Section 1. That Section 1252.03(j) of the Planning and Zoning Code is hereby amended as follows:

(j) Mixed Use Commercial District

Zoning Map Symbol

MUC

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 photographic studios, dry cleaners, barbers and beauty shops, eating places and small item repair services
Administrative, business, professional and similar office uses
Dwelling units above first floor
Essential services
Accessory uses and structures
Outdoor display or use in association with other permitted use as specified in Main Street Guidelines

Conditional Uses

Outdoor facility in association with permitted use other than outdoor display
Commercial amusement and recreation
Hotel or motor hotel
Commercial parking lot
Other commercial or office uses similar to permitted uses and fulfilling intent of district
Dwelling units on first floor
Public uses
Quasipublic uses
Public service facility

Minimum Lot Requirements

None

Minimum Yard Requirements

None specified, but must be approved by the Main Street Redevelopment Commission under Main Street Guidelines

Maximum and Minimum Height of Principal Building

None specified, but must be approved by the Main Street Redevelopment Commission under Main Street Guidelines

Section 2. That Section 1252.03(k) of the Planning and Zoning Code is hereby amended as follows:

(k) General Commercial District

Zoning Map Symbol

GC

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 photographic studios, dry cleaners, barbers and beauty shops, eating places and small item repair service
Administrative, business, professional and similar office uses
Essential services
Accessory uses and structures

Conditional Uses

Outdoor facility in association with permitted use
Commercial amusement and recreation
Hotel or motor hotel
Commercial parking lot
Other commercial or office uses similar to permitted uses and fulfilling intent of district
Dwelling units
Public uses
Quasipublic uses
Public service facility

Minimum Lot Requirements

Area 10,000 square feet
Width 100 feet

Minimum Yard Requirements

Front 10 feet
Rear 25 feet
Each Side No district requirement

Maximum Height of Principal Building

2 stories, and shall not exceed 30 feet

Section 3. That Section 1252.03(o) is hereby amended 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
Height of Principal Building	See applicable sub-district

Section 4. That the Official Zoning Map established by Chapter 1248 of the Planning and Zoning Code is hereby amended by designating as the Mixed Use Commercial District the area on East Main Street currently designated as Community Commercial District and Office Commercial District as more particularly described and indicated on the copy of such Map attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. That existing subsections (j), (k) and (o) of Section 1252.03 are hereby repealed.

Section 6. That this Ordinance shall go into full force and effect from and after the earliest date allowed by law.

Passed: 9-24, 2002



 President of Council

Attest: 

 Clerk of Council

7-23-02 First Reading
 9-10-02 Second Reading
 9-24-02 Third Reading
 Passed

Approved: 9/24, 2002



 David H. Madison, Mayor