

ORDINANCE NO. 7 -05

By: **Richard F. Weber**

An Ordinance to amend the Official Zoning Map established by Chapter 1248 of the Planning and Zoning Code to redefine the boundaries of the Main Street District as the Mixed Used Commercial District and Zone 2 of the Campus Planning District, to amend Section 1224.03(c) and Section 1224.03(d) of the Planning and Zoning Code clarifying the applicability of the Main Street Guidelines to Zone 2 of the Campus Planning District, to amend Section 1252.03(j) of the Planning and Zoning Code expanding conditional uses to include drive-in facilities subject to Section 80 of the City Charter, and to amend Section 1252.03(p) of the Planning and Zoning Code expanding conditional uses in Zone 2 of the Campus Planning district to include all conditional uses in the Mixed Use Commercial District.

**WHEREAS**, beginning in 2004, Section 1224.03(f) of the Planning and Zoning Code requires the Main Street Redevelopment Commission (the "MSRC") to conduct a biennial review of the Main Street Design Guidelines (the "Guidelines"); and

**WHEREAS**, the MSRC has conducted such review and submitted a written report to this Council; and

**WHEREAS**, the MSRC has recommended certain changes to the Guidelines, and this Council has determined that such changes are desirable and in the public interest; NOW, THEREFORE,

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

**Section 1.** That the Official Zoning Map is hereby amended to redefine the boundaries of the Main Street District as set forth in the Exhibit A.

**Section 2.** That Section 1224.03(c) of the Planning and Zoning Code is hereby amended as follows:

(c) **Main Street Design Guidelines.** The Commission shall from time to time adopt and publish guidelines for the MAIN STREET District, INCLUDING ZONE 2 OF THE CAMPUS PLANNING DISTRICT, covering matters such as site planning, landscaping and screening, building design and materials, signage, parking lighting and use of the public right of way; provided, however, that such guidelines shall be subject to review and approval by Council. The Commission may grant variances from the design guidelines which shall be deemed to be in the nature of area variances.

**Section 3.** That Section 1224.03(d) of the Planning and Zoning Code is hereby amended as follows:

(d) Campus Planning District Plans. Capital University and Trinity Lutheran Seminary shall develop and submit to the Commission for its review and approval campus plans to guide development by each institution within the CAMPUS PLANNING District, INCLUDING DEVELOPMENT IN ZONE 2 WHICH SHALL ALSO BE SUBJECT TO THE MAIN STREET DESIGN GUIDELINES. Such plans may be amended or replaced, from time to time, upon review and approval by the Commission.

**Section 4.** That except as amended by Section 2 and Section 3 of this Ordinance, Section 1224.03 shall continue in full force and effect without further change.

**Section 5.** That, subject to Section 80 of the City Charter, Section 1252.03(j) of the Planning and Zoning Code is hereby amended as follows:

Conditional Uses	DRIVE-IN OR outdoor facility in association with A 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 the intent of THE district Dwelling units on first floor Public uses Quasipublic uses Public service facility
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**Section 6.** That, subject to Section 80 of the City Charter, Section 1252.03(p) of the Planning and Zoning Code is hereby amended as follows:

Conditional Uses

Zone 2	CONDITIONAL USES IN MUC
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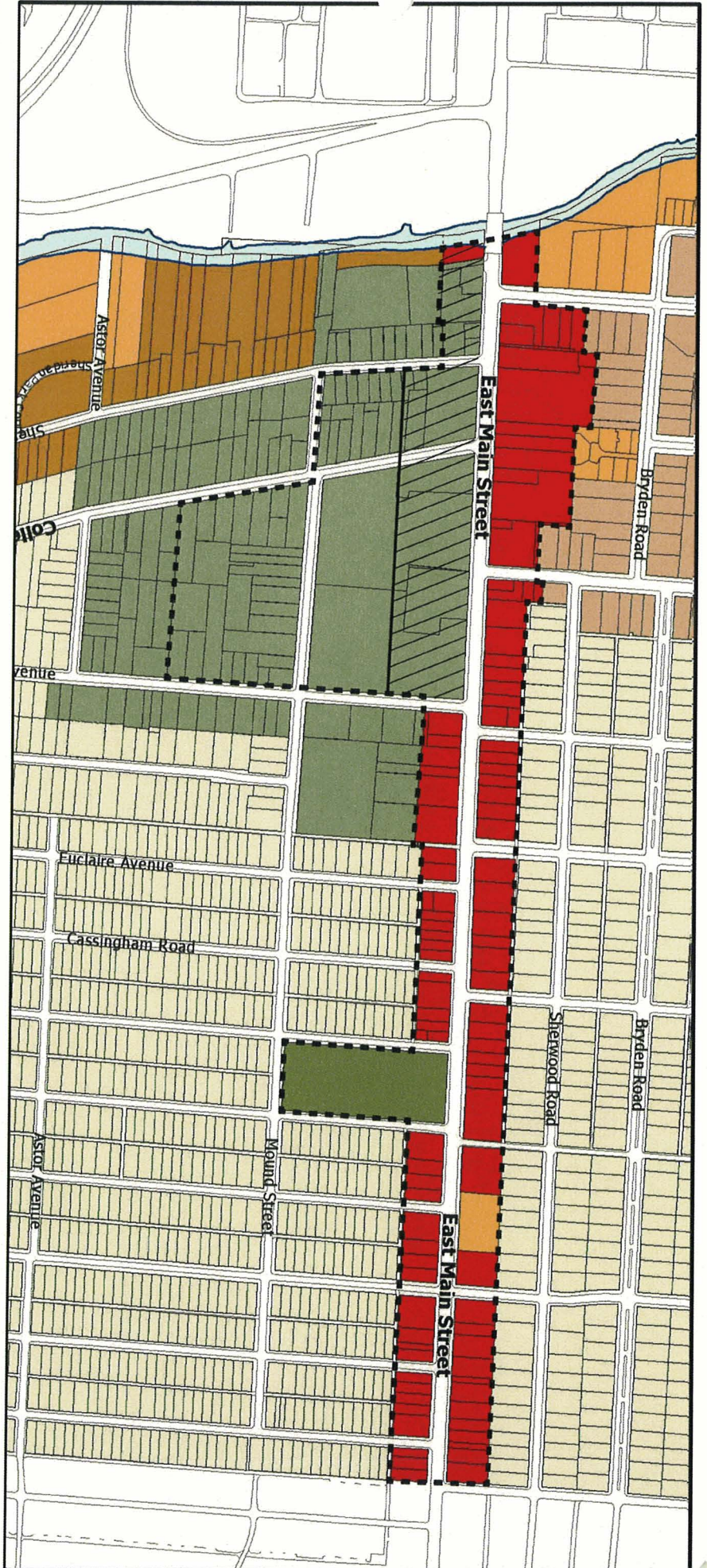
**Section 7.** That except as amended by Section 5 and Section 6 of this Ordinance, Section 1252.03 shall continue in full force and effect without further change.

**Section 8.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: April 12, 2005

  
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President of Council





- Single Family Residential**
- R-1 Low Density
  - R-2 Intermediate
  - R-3 Medium Density
  - R-6 High Density

- Commercial**
- MUC Mixed Use Commercial
  - CS Commercial Service
  - GC General Commercial
  - OC Office Commercial
  - NC Neighborhood Commercial

- Multi-Family Residential**
- R-12 Low Density Multi-Family Residential
  - PUR Planned Unit Residential
- Park & Institutional**
- OS Open Space District
  - CP Campus Planning District Zone 1
  - CP Campus Planning District Zone 2

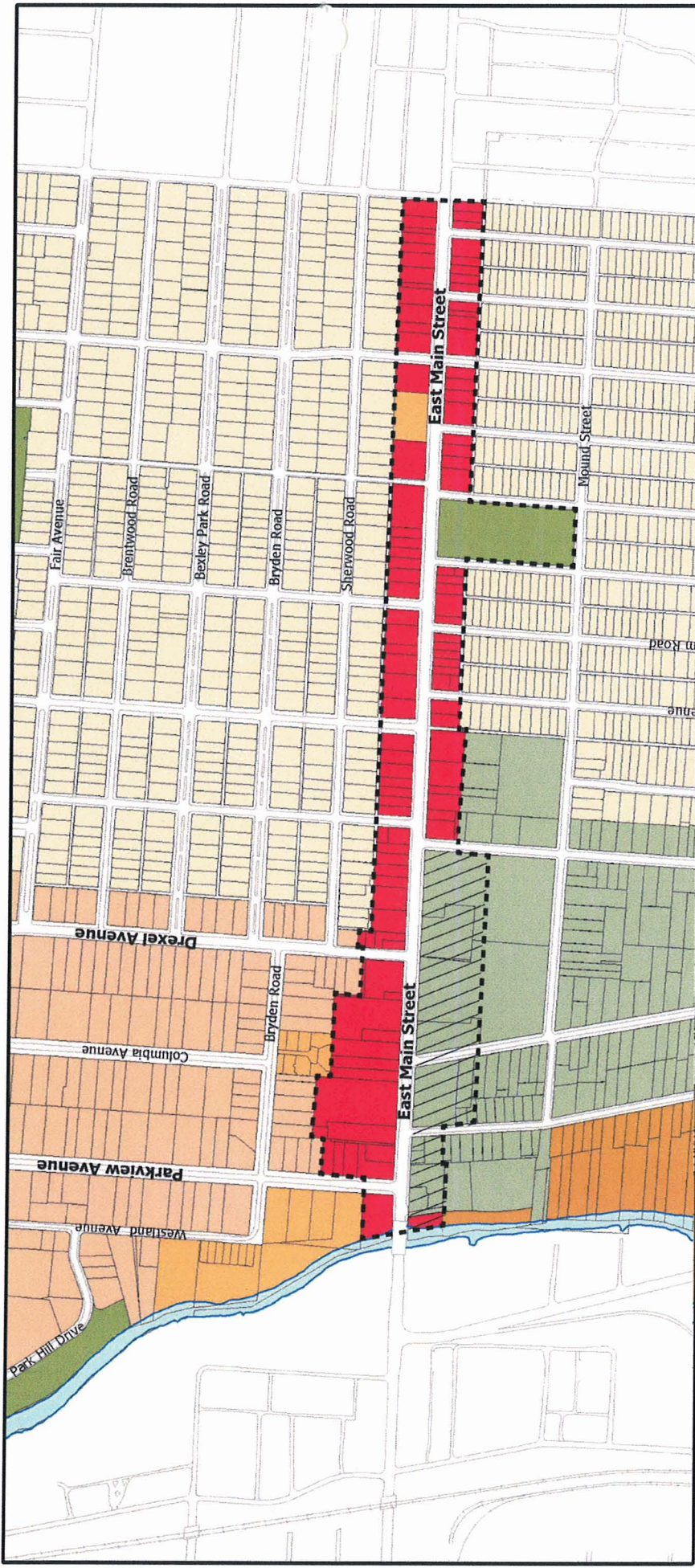
Main Street District

# City of Bexley Zoning



January 2005

Substituted 4/12/05 @ Third Reading -



# City of Bexley Zoning



January 2005

<b>Single Family Residential</b>	<b>Commercial</b>	<b>Multi-Family Residential</b>
R-1 Low Density	MUC Mixed Use Commercial	R-12 Low Density Multi-Family Residential
R-2 Intermediate	CS Commercial Service	PUR Planned Unit Residential
R-3 Medium Density	GC General Commercial	<b>Park &amp; Institutional</b>
R-6 High Density	OC Office Commercial	OS Open Space District
Main Street District	NC Neighborhood Commercial	CP Campus Planning District Zone 1
		CP Campus Planning District Zone 2