

AMENDED ORDINANCE NO.13-10

By: Rick Weber

An Ordinance to amend Section 1264.15 of the Codified Ordinances granting to the City Planning Commission the authority to approve all Conditional Uses within the NC, OC, MUC, GC, CS, OS, MS, and CP Districts, and establishing the conditions which must be met for such approval.

Whereas, the Planning Commission approves Conditional Uses within all non-residentially-zoned districts within the city, and

Whereas, the Commission has heretofore had no guidelines by which to judge whether a Conditional Use should be approved or disapproved.

Whereas, Conditional Uses are those use not permitted in the Codified Ordinances by right, NOW THEREFORE,

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

Section 1: That Section 1264.15 of the Codified Ordinances is hereby amended to add the following: "The City Planning Commission shall have the power to grant Conditional Uses in all non-residentially zoned districts. Such uses shall only be approved based on consideration of the following factors; including but not limited to:

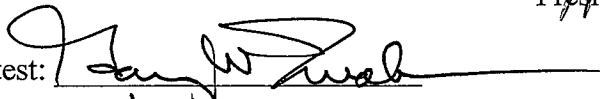
- a. Is the use consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines?
- b. Will the use have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community?
- c. Will the use be hazardous to or have a negative impact on existing or future surrounding uses?
- d. Will the use meet or satisfy the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted?
- e. Does the use create an undue burden on existing public facilities and services such as streets, utilities, schools or refuse disposal?
- f. Is the use consistent with and/or furthers the City's economic goals?
- g. Does the use result in a net increase in assessed value or tax revenue to the City?
- h. Does the use enhance economic development through job creation, tax revenues to the City, attraction of people, or increased economic activity?
- i. Does the use serve a compelling public need, regardless of its ability to meet economic development goals?

Section 2. That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: 4/13, 2010

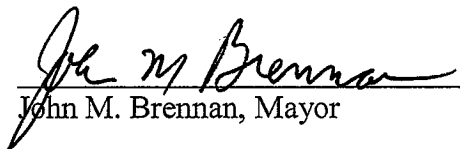


President of Council

Attest: 

Clerk

Approved: 4/13, 2010



John M. Brennan, Mayor

First Reading 3-9-10
Second Reading 3-16-10
Third Reading 4-13-10
PASSED