

ORDINANCE NO. 38 - 21

By: Jessica Saad

An Ordinance to amend Chapter 1230.42, Impervious Cover definition; Chapter 1230.49, Lot Coverage, Overall definition; and 1252.10 Additional Yard Requirements; in order to regulate the installation of artificial turf at residential properties.

WHEREAS, The Bexley zoning code does not provide for clear regulation of artificial turf installations on private residential property; and

WHEREAS, Natural grass and live ground cover promotes stormwater retention by naturally helping to absorb and retain stormwater runoff; and

WHEREAS, Stormwater retention is of increasing concern as the City endeavors to improve sewer design and capacity;

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

Section 1.

That Chapter 1230.42 is hereby amended as follows:

1230.42 IMPERVIOUS COVER.

"Impervious Cover" means that portion of a lot or parcel of land which is covered by any material with a runoff coefficient greater than that assigned to the land in its natural state in Exhibit 5-2 of the Mid-Ohio Regional Planning Commission's Stormwater Design Manual, dated June, 1977. (Larger coefficients produce increased rates of runoff within a given time period. This increased volume increases the possibility that the design capacity of a given storm sewer will be overextended). **Artificial Turf is presumed to be Impervious Cover, unless otherwise proven by engineering specifications to satisfy the runoff coefficient requirement above.**

Section 2.

That Chapter 1230.49 is hereby amended as follows:

1230.49 LOT COVERAGE, OVERALL.

"Lot coverage, overall" means the ratio of "Lot coverage, building area" plus the ground area of all swimming pools, patios, driveways, all impervious surfaces **including artificial turf**, required off-street parking and loading spaces to the horizontally projected area of the lot, expressed as a percentage.

Section 3.

That Chapter 1252.10 is hereby amended as follows:

1252.10 ADDITIONAL YARD REQUIREMENTS.

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

(1) In residential districts, the side yard requirement from the street side property line shall be:

- lots of 40 feet or less it shall be 10 feet
- lots over 40 to 50 feet it shall be 15 feet
- lots over 50 to 100 feet it shall be 20 feet
- lots over 100 to 150 feet it shall be 25 feet
- lots over 150 feet it shall be 30 feet

(2) In residential districts, accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure is allowed.

(b) On through lots, no structure or accessory use shall be permitted within twenty feet of the rear lot line.

(c) On a corner lot in any residential district, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of two and one-half and ten feet above the centerline grades of the intersecting streets in the area bounded by the curb lines of such corner lot and a line joining points along such curb lines thirty feet from the corner curb point of where the streets intersect.

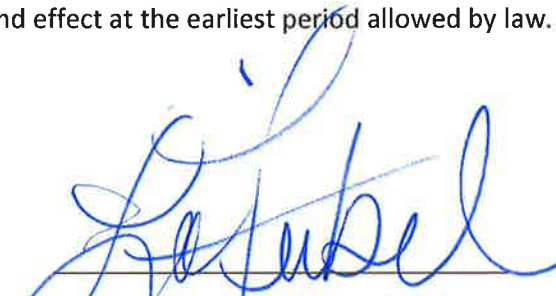
(d) The installation of artificial turf shall be limited to the rear yard of a residential property.

Section 3.

That this Ordinance shall go into full force and effect at the earliest period allowed by law.

Passed Oct 12, 2021

Attest: Oct 12, 2021

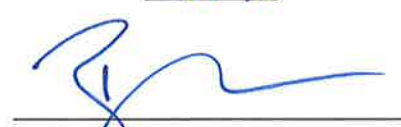


Lori Ann Feibel, President of Council



William Harvey, Clerk of Council

Approved: Oct 12, 2021



Benjamin Kessler, Mayor

First Reading: September 14, 2021
Second Reading: September 28, 2021
Third Reading: October 12, 2021
Passed: October 12, 2021