

**GROVE CITY, OHIO COUNCIL
AND PLANNING COMMISSION AGENDA**

April 22, 2019

6:30 – Special Meeting

Discussion Items (as time permits):

Presentation of Housing Study by BIA

Overview of DRAFT Zoning Code - Title 1

Town Center Framework

By 2050 Columbus' population is projected to grow by
1 MILLION

The problem? We are significantly
UNDERBUILDING
causing rent and housing costs to
INCREASE



To meet estimated demand we need to build more than
14,000 HOUSING UNITS PER YEAR
We are currently building about 8,000 per year.

The compounded yearly job growth rate from 1990-2017 is 1.1%.
At this rate, there will be a total housing need of

457,597
BY 2050



RENTER HOUSING NEEDS
233,350



OWNER HOUSING NEEDS
224,247

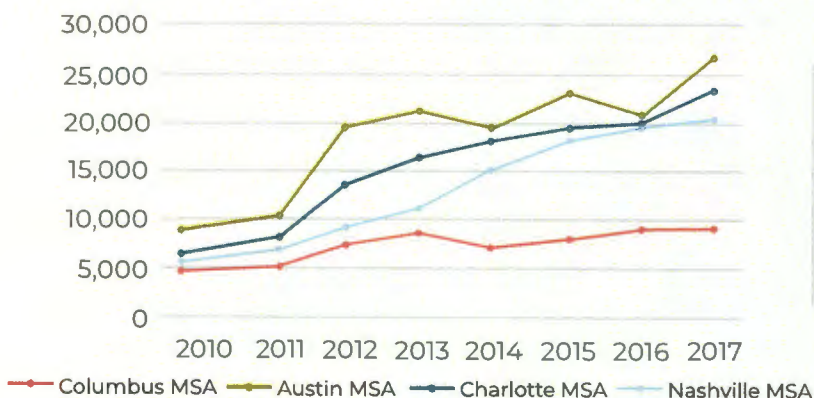
From 1991 to 2017, the number of building permits
issued and jobs added within the Columbus MSA
are nearly identical.

PERMITS ISSUED
276,169



JOBS ADDED
276,221

Building Permit Activity (2010-2017)



AREAS IMPEDING GROWTH

- Unfavorable density requirements
- Workforce and labor shortages
- Regulatory costs
- Material inflation

II. Executive Summary

Based upon a report issued by the Urban Land Institute and Mid-Ohio Regional Planning Commission, Central Ohio is expected to add as many as 1,000,000 people by 2050. The report concluded the area may not be able to accommodate the expected number of new households without reducing the land necessary to provide an adequate number of choices. Further, current housing production is only providing a small share of needed new housing.

The purpose of this report is to estimate the need for new residential housing (for-sale and multifamily rental) in the Columbus, Ohio Metropolitan Statistical Area (MSA) based on projected job growth scenarios for the region through year 2050.

This report concluded that the Columbus MSA and the 10 counties within are projected to gain a million more people from the significant number of jobs expected to be generated through year 2050. There will be a corresponding need for additional housing units to accommodate and realize this job growth. This report also concluded that there are indicators that the Columbus region may not be positioned to address the housing need to accommodate the projected job growth. These indicators included current permitting activity and challenges to affordability.

National peer cities were profiled to provide context to the housing need challenges the Columbus region may face if development activity does not keep pace with job growth projections.

A summary of our findings is detailed as follows:

Housing Need Estimates

The table below summarizes estimated housing need projections by tenure to year 2050 for all geographic areas of study. For detailed figures on projected housing need by income cohorts, see the individual MSA and County profiles detailed in Section VII.

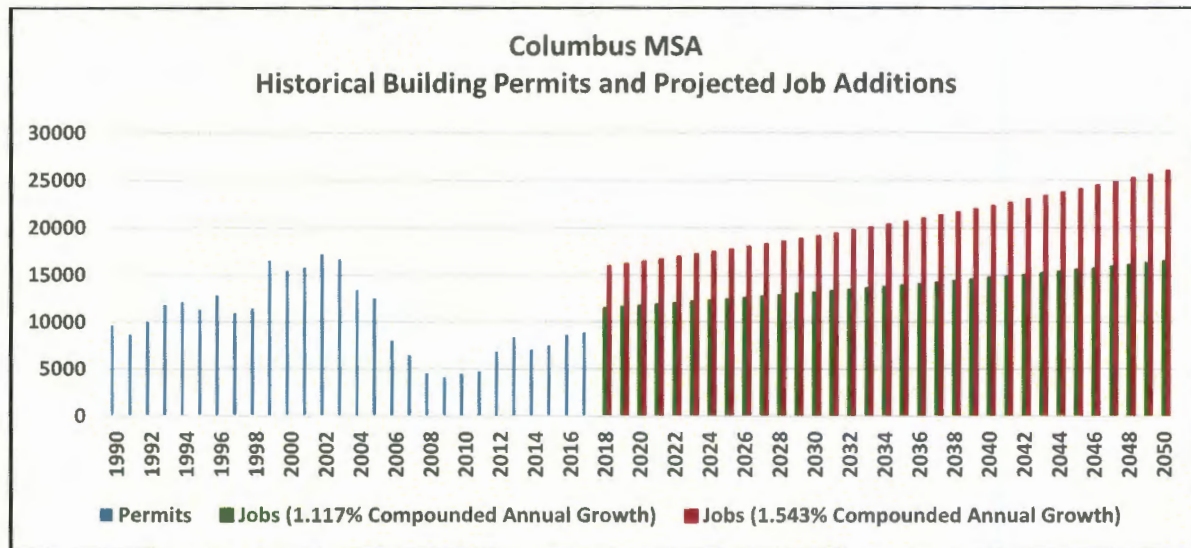
Housing Unit Need to Year 2050						
Geography	Renter		Owner		All	
	1990 to 2017 Historical Growth Trend	2010 to 2017 Historical Growth Trend	1990 to 2017 Historical Growth Trend	2010 to 2017 Historical Growth Trend	1990 to 2017 Historical Growth Trend	2010 to 2017 Historical Growth Trend
Columbus MSA*	233,351	346,392	224,246	332,877	457,597	679,269
Delaware County	63,320	24,734	195,918	76,530	259,238	101,264
Fairfield County	15,798	13,512	25,736	22,012	41,533	35,524
Franklin County	120,534	283,988	84,356	198,750	204,890	482,739
Hocking County	956	216	1,625	367	2,581	583
Licking County	16,033	14,334	23,745	21,229	39,778	35,563
Madison County	1,422	1,994	2,268	3,180	3,689	5,174
Morrow County	1,393	1,236	3,411	3,027	4,804	4,263
Perry County	1,373	1,367	2,212	2,202	3,585	3,569
Pickaway County	2,472	3,695	4,676	6,990	7,148	10,686
Union County	7,296	4,439	17,614	10,716	24,911	15,155

Source: Vogt Strategic Insights; Regionomics LLC; Department of Labor Statistics; ESRI

*The aggregate of individual county data does not equal the MSA data due to rounding carried through individual year-end calculations for each respective county.

Building Permit Trends

The following chart details historical building permits from 1990 to 2017 and the yearly job additions projected in the Columbus MSA to year 2050 under two compounded annual job growth scenarios (see Section VII for each individual county):

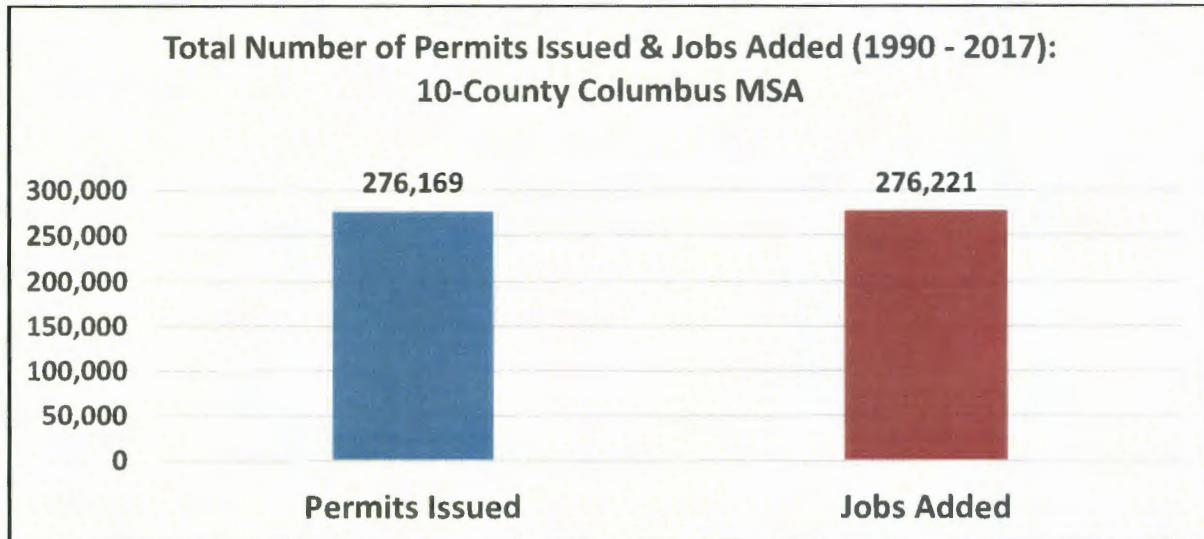


Source: Vogt Strategic Insights; Regionomics LLC; Department of Labor Statistics; State of the Cities Data Systems (SOCDS)

In the preceding chart, the **green** growth trend bars assume a compounded annual job growth rate of 1.117%. This is the historical compounded annual job growth rate in the Columbus MSA from 1990 to 2017. The **red** growth trend bars assume a compounded annual job growth rate of 1.543%. This is the historical compounded annual job growth rate in the Columbus MSA from 2010 to 2017.

Clearly, if historical building permit activity continues, the Columbus MSA will **not** meet the housing need based on the anticipated job growth projections through year 2050. In the Columbus MSA, the yearly average number of building permits from 1990 to 2017 was 10,205 (single-family and multifamily permits). If considering the time period from 2010 to 2017, the Columbus MSA averaged 7,077 building permits per year. Based on our job growth projections, the Columbus MSA will average 14,300 to 21,227 new jobs every year through year 2050. This further highlights the inadequate housing development in the Columbus MSA to meet the housing need that will be generated by new jobs added to the region over the next three decades. **Based on our estimates, permitting activity needs to increase two- to three-fold to meet the projected housing need over the next several decades.**

The following chart details the change in employment and reported permits issued in the Columbus MSA from 1990 to 2017.



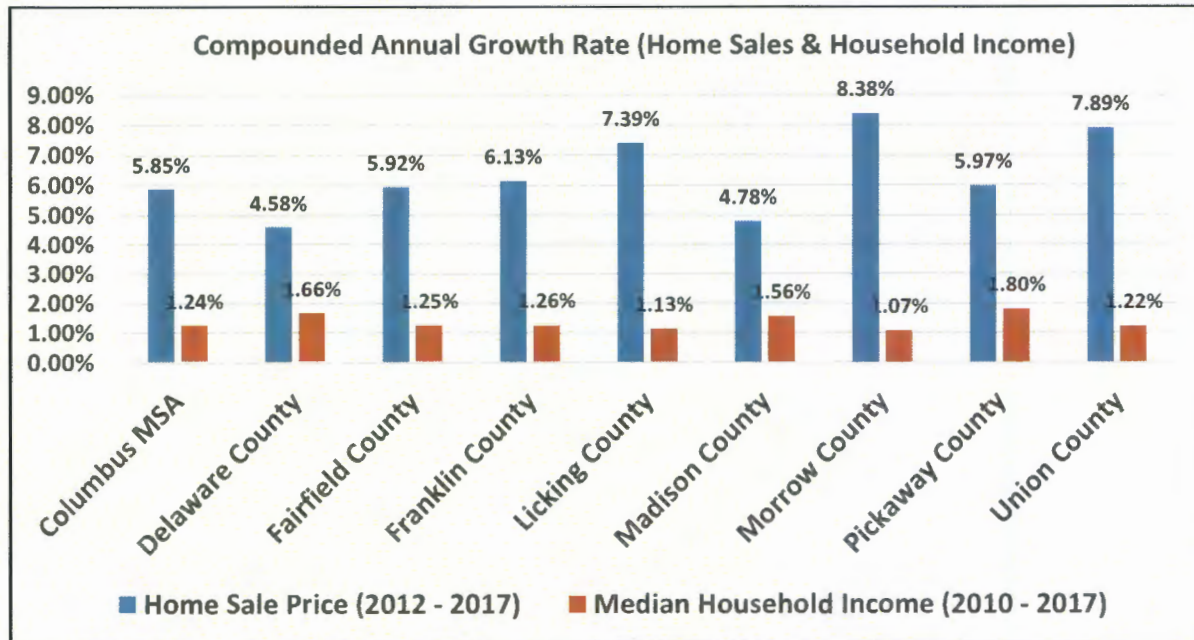
Source: Vogt Strategic Insights; Regionomics LLC; Department of Labor Statistics; State of the Cities Data Systems (SOCDS)

Within the Columbus MSA, the aggregate change in seasonally adjusted employment from 1990 to 2017 was 276,221 while the number of permits reported in the Columbus MSA during this same time period was 276,169. This is a deviation of less than 0.1%. **Based on the historical employment growth and permitting activity in the Columbus MSA from 1990 to 2017, the job growth to housing need ratio assumption to year 2050 is one-to-one (1:1).**

Affordability

A factor that impacts a region's ability to provide the housing to meet job growth expectations is affordability.

The chart on the following page details the compounded annual growth rates for home sales (years 2012 to 2017) and median household incomes (years 2010 to 2017) for the Columbus MSA and the 10 counties that comprise the MSA.

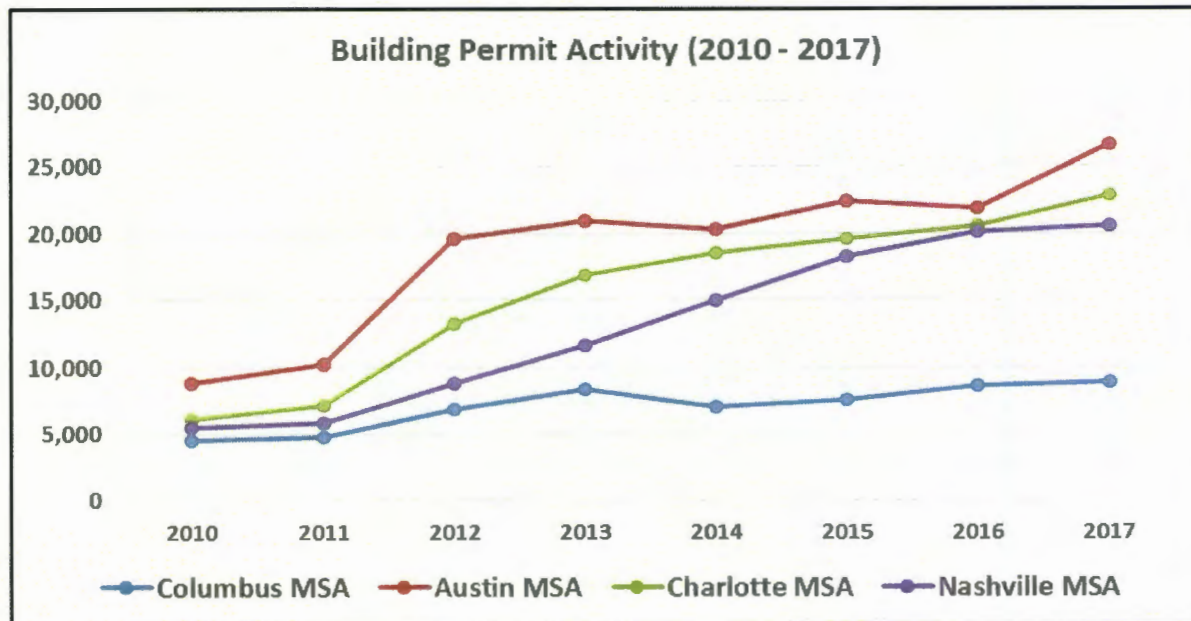


Source: U.S. Census; Vogt Strategic Insights; American Community Survey (ACS); ESRI; Urban Decision Group; Redfin

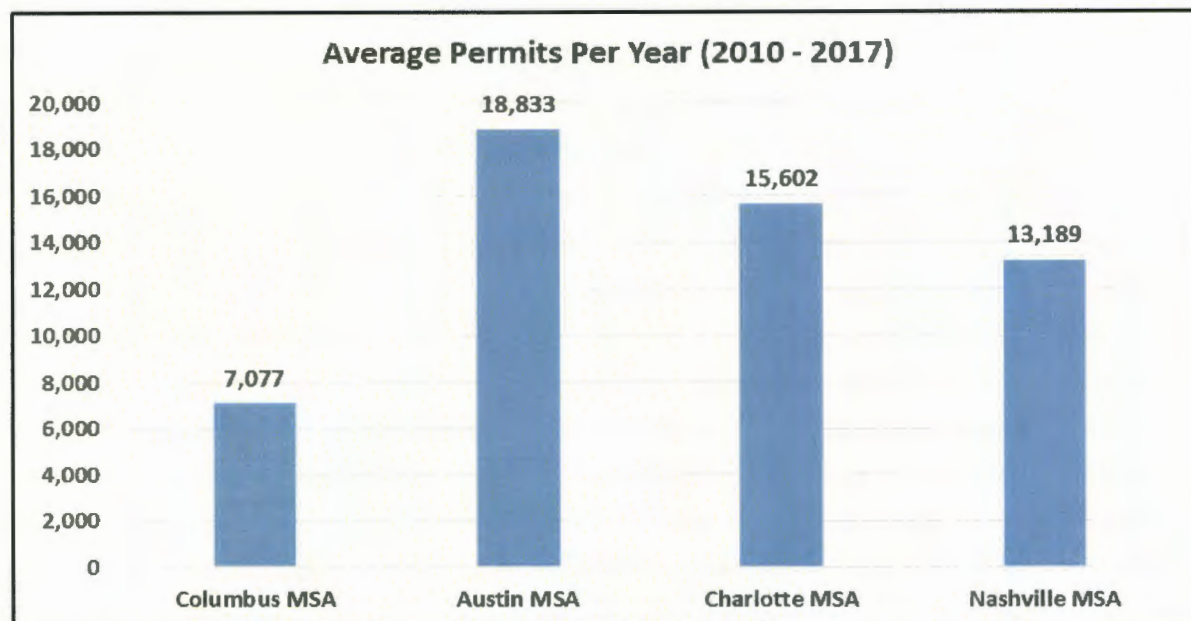
Within all geographic areas of study, the increases in median home sale prices have far outpaced the median household income growth. **In the Columbus MSA, the compounded annual growth rate in home price is nearly five times the compounded annual growth rate in the median household income.** These trends will further exacerbate affordability housing challenges in the Columbus region and will limit the Columbus market from realizing job growth projections.

National Comparable Cities

We have compared Central Ohio permitting activity to other peer regions. VSI case studied three national MSAs that have relative socioeconomic similarities to Central Ohio. The three national MSAs evaluated are Austin, Charlotte and Nashville (see the charts on the following page).



Source: Vogt Strategic Insights; State of the Cities Data Systems (SOCDS)



Source: Vogt Strategic Insights; State of the Cities Data Systems (SOCDS)

Since 2010, the Columbus MSA has averaged just under 7,100 permits per year (single-family and multifamily) whereas the national peers have averaged two to three times more permitting activity during the same time period. Clearly, the Columbus MSA is not keeping pace with national peers. There are a multitude of factors that are contributing to this including, but not limited to, the following: zoning, land availability, regulatory guidelines, construction costs and availability of skilled workers. If permitting activity does not increase, Columbus will not realize its job growth projections and housing affordability challenges will be exacerbated.

DEVELOPMENT CODE

TITLE ONE – General Zoning Provisions

- Chap. _____ Purpose and Nature.
- Chap. _____ Application.
- Chap. _____ Definitions.
- Chap. _____ Administration and Enforcement.
- Chap. _____ Zoning Certificate.
- Chap. _____ Site Plans.
- Chap. _____ Amendments.
- Chap. _____ Conditional Uses.
- Chap. _____ Variances.
- Chap. _____ Nonconforming Uses.

TITLE TWO – Zoning District Regulations

- Chap. _____ RR Rural Residential District.
- Chap. _____ SF-1 Single Family District.
- Chap. _____ SF-2 Single Family District.
- Chap. _____ SF-3 Single Family District.
- Chap. _____ SF-4 Single Family District.
- Chap. _____ R-2 Two Family District.
- Chap. _____ R-3 Multiple Family District (Low Density).
- Chap. _____ R-4 Multiple Family District (High Density).
- Chap. _____ NC, Neighborhood Commercial District.
- Chap. _____ CC, Community Commercial District.
- Chap. _____ NO, Neighborhood Office District.
- Chap. _____ OI, Office Institutional District.
- Chap. _____ ID, Industrial District.
- Chap. _____ PD, Planned Development District.
- Chap. _____ TC, Town Center District.
- Chap. _____ TF, Technology Flex District.
- Chap. _____ CF, Community Facilities District.
- Chap. _____ Overlay Districts.

TITLE THREE – Additional Zoning Requirements

- Chap. _____ Off-Street Parking and Loading Facilities.
- Chap. _____ Landscaping.
- Chap. _____ Accessory Uses and Improvements.
- Chap. _____ Signs.
- Chap. _____ Wireless Telecommunication Facilities.
- Chap. _____ Exterior Lighting.
- Chap. _____ Exterior Building Alterations or Modifications.
- Chap. _____ Residential Appearance Standards.

TITLE FOUR – Land Planning and Subdivision Control

Chap. ____ Subdivision and Development Standards.

DRAFT

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DRAFT

CHAPTER _____ Purpose and Nature

- _____ Purpose.
- _____ Nature.
- _____ District regulations generally.

_____ **PURPOSE.**

The purpose of this Zoning Ordinance is to:

- (a) Promote and uphold the public health, safety, general welfare, and morals of the City through the regulation of the development and use of land and of the type, size, and use of structures.
- (b) Ensure and encourage the proper use of land to stabilize and preserve property values; to protect against congested and unsafe traffic conditions; to provide safety from hazards such as fire, flood, water, and air contamination; and to guarantee adequate light, air, and open space to all residents of the City.
- (c) Facilitate the development of land uses according to a comprehensive design that ensures the availability of and provision for adequate traffic capacity, water and sewer service, schools, public parklands, and other such public facilities.
- (d) Preserve unique historical and natural features of structures and land within the City.
- (e) Adopt development standards and implement processes to further the land-use goals of the GroveCity2050 Future Land Use recommendations illustrated on the Future Land Use and Character map, both as they exist now and as such goals may be modified with changing circumstances.
- (f) Encourage sustainable development as recommended in the GroveCity2050 plan.

_____ **NATURE.**

The nature of this Zoning Ordinance is to:

- (a) Carry out the stated purposes of this Zoning Ordinance by the arrangement of zoning districts that shall include all land within the boundaries of the City.
- (b) Specify and regulate uses of land and the type, size, and use of structures within each separate zoning district.
- (c) Delineate zoning district boundaries in a manner which is comprehensive and includes all land and structures similar in nature and circumstance to the extent feasible.

DISTRICT REGULATIONS GENERALLY.

(a) Standard District Regulations. The purpose of zoning regulations for the standard districts listed in Section _____ is to:

- (1) Delineate areas of permitted land uses and development standard regulations within a specific zoning district.
- (2) Protect and maintain the essential qualities of such areas by district regulations.
- (3) Provide a mechanism for amendments of zoning districts as necessary to address the transition of land use character.

(b) Planned Development District Regulations. The purpose of zoning regulations for the planned districts listed in Sections _____, in addition to the purpose set out in subsection (a) hereof is to:

- (1) Regulate, encourage, and provide for the coordinated and organized development of land.
- (2) Allow the maximum possible flexibility in the placement and design of uses and structures.
- (3) Ensure flexibility of design while maintaining a desirable relationship to adjacent property and to the community as a whole.
- (4) Provide a mechanism for mixed-use development consistent with the GroveCity2050 Future Land Use and Character map and objectives.

(c) Town Center District Regulations. The purpose of zoning regulations for the Town Center district listed in Chapter _____, in addition to the purpose set out in subsection (a) hereof, is to encourage and provide for the orderly development of vibrant mixed-use infill development focused on the way in which structures complement the historical character of the Town Center and contribute to the public realm.

CHAPTER _____ Application

_____ Conformance required.
_____ Zoning District Map.
_____ Zoning Districts.
_____ Definitions.
_____ Zoning of annexed territory.

_____ **CONFORMANCE REQUIRED.**

No structure or part thereof shall be placed upon or moved onto land, erected, constructed, reconstructed, enlarged, or structurally altered, nor shall any building or land be used or occupied which does not comply with the district regulations established by this Zoning Ordinance for the zoning district in which the building, structure, or land is located.

_____ **ZONING DISTRICT MAP.**

The boundaries of zoning districts are those as established by City Council through the adoption of zoning ordinances. The “Zoning Map of the City of Grove City,” adopted _____, and certified by the Clerk of Council (referred to throughout this Zoning Ordinance as the “Zoning Map”) is designed to reflect the zoning districts of the City of Grove City as established by zoning ordinances adopted by City Council. The Zoning Map, to the extent consistent with adopted ordinances of City Council together with subsequent amendments adopted by City Council and all explanatory matter thereon is hereby made a part of the Zoning Ordinance.

Any changes in zoning districts passed by City Council, conditional uses granted by the Planning Commission, or variances granted by the Board of Zoning Appeals or by the Planning Commission as part of the planned development process shall be noted on the Zoning Map by the Development Director. The zoning classifications of areas annexed to the City shall be certified by the Clerk of Council and noted on the Zoning Map by the Development Director. A copy of the Zoning Map and the Development Code may be obtained from the Development Department. Any person requesting copies shall pay a fee in accordance with the fee schedule adopted and approved by City Council to defray the cost of reproduction of the materials.

_____ **ZONING DISTRICTS.**

For the purpose of regulating and restricting the general location of structures and land to be used for trade, industry, residence, or other specified uses within the City and for the purpose of regulating the height of structures; for regulating the size and location of structures, including percentage of lot occupancy, setback, building lines, and the area of yards, courts, and other open spaces, the City is divided into zoning districts as set forth in this section and as established on the Zoning Map. If a previously established zoning district ceases to exist, the regulations of the closest applicable zoning district shall apply.

ZONING DISTRICTS

Standard

Planned

Residential:

RR Rural Residential

SF-1 Single Family

SF-2 Single Family

SF-3 Single Family

SF-4 Single Family

R-2 Two-Family

R-3 Multiple Family

R-4 Multiple Family

Commercial:

NC Neighborhood Commercial

NO Neighborhood Office

CC Community Commercial

Office-Institutional:

OI Office Institutional

Industrial:

ID Industrial

Mixed Use:

PD Planned District

TF Technology Flex District

Community Facilities:

CF Community Facilities

Town Center:

TC Town Center District

DEFINITIONS.

Except as specifically defined in this Zoning Ordinance, all words used shall carry their customary meanings.

ZONING OF ANNEXED TERRITORY.

All territory annexed to the City after the adoption of this Zoning Ordinance shall immediately upon annexation be rezoned to the most comparable district of this Zoning Ordinance and shall be subject to the regulations and standards of Chapter _____. Alternatively, City Council may provide for a different zoning classification in the ordinance accepting the annexation, as noted in Chapter _____.

CHAPTER _____

Definitions

_____ INTERPRETATION OF DEFINITIONS.

For the purposes of this Zoning Ordinance words and terms not specifically defined herein carry their customary meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word “shall” is intended to be mandatory; “occupied” or “used” shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied.” In case of any difference of meaning or implication between the text of this Zoning Ordinance and any caption or illustration, the text shall control. In case of any difference of meaning or implication between a specific definition found elsewhere in this Zoning Ordinance and the definition contained in this Chapter_____, the specific definition shall control.

_____ ACCESSORY STRUCTURE.

“Accessory Structure” means a subordinate building, the use of which is incidental to and customary in connection with the principal building or use and which is located on the same parcel with such principal building or use.

_____ ACCESSORY USE.

“Accessory Use” means a subordinate use that is incidental to and customary in connection with the principal building or use and that is located on the same parcel with such principal building or use.

_____ ADMINISTRATIVE AND BUSINESS OFFICES.

“Administrative and Business Offices” means offices that carry on no retail trade with the public and maintain no stock of goods for sale to customers.

_____ ADULT DAY CARE.

“Adult Day Care” means a non-residential program for six or more individuals of social- and health-related services provided during the day in a community group setting for the purpose of supporting frail, impaired elderly or other adults who can benefit from care in a group setting outside the home.

_____ AGRICULTURE.

“Agriculture” means the use of land for farming, dairying, pasturage, horticulture, floriculture, viticulture, nursery production, and animal and poultry husbandry and the necessary accessory uses for the packing, treating, or storing of goods produced on the premises, provided the operation of any such accessory use is secondary to that of normal agricultural activities.

“Agriculture” does not include the commercial feeding of garbage or offal to swine or other animals.

_____ **ALLEY.**

“Alley” means a public way not more than 25 feet wide affording secondary means of access to abutting property.

_____ **ARTERIAL STREET.**

See “Street, Arterial.”

_____ **AUTOMOTIVE SALES.**

“Automotive Sales” means the sale, lease, or rental of new or used vehicles.

_____ **AUTOMOTIVE SERVICES.**

“Automotive Services” means the repair, rebuilding, or reconditioning of vehicles or parts thereof, including collision service and the painting and steam cleaning of vehicles.

_____ **BASEMENT.**

“Basement” means a space with a floor level 2 feet or more below grade level but having less than half its clear height above grade level.

_____ **BED AND BREAKFAST.**

“Bed and Breakfast” means a home occupation in an owner-occupied residence wherein lodging and breakfast are provided to transient guests for compensation; such provision is subordinate to the principal residential use of the structure. A Bed and Breakfast facility shall obtain conditional use approval in accordance with the criteria established in Section _____ governing home occupation conditional uses.

_____ **BOARD OF ZONING APPEALS.**

“Board of Zoning Appeals” means the Board of Zoning Appeals of the City of Grove City.

_____ **BOARDING HOUSE, LODGING HOUSE, AND ROOMING HOUSE.**

“Boarding House,” “Lodging House,” and “Rooming House” mean dwellings in which at least three rooms are offered for rent.

_____ **BUFFERYARD.**

“Bufferyard” means a unit of land, together with a specified type and amount of planting thereon, which may be required to eliminate or minimize conflicts between land uses.

_____ **BUILDING.**

“Building” means any structure having a roof supported by columns or by walls and intended for shelter, housing, or the enclosure of persons, animals, or property of any kind.

(a) “Accessory Building” means a subordinate building located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.

(b) “Principal Building” means a building conducting the main or principal use of the property on which such building is situated.

_____ **BUILDING HEIGHT.**

“Building Height” means the vertical distance measured from the average elevation of the finished grade along the front of the building to the highest point of the building structure.

_____ **BUILDING LINE.**

“Building Line” means the front yard setback line established by this Zoning Ordinance generally parallel with and measured perpendicularly from the front lot line, defining the limits of a front yard in which no building or structure may be located except as may be provided by this Zoning Ordinance or district regulation, or as established by the Board of Zoning Appeals.

_____ **BUSINESS SERVICES.**

“Business Services” means any profit-making activity which renders services primarily to other commercial, institutional, or industrial enterprises or which services and repairs appliances and machines used in other businesses.

_____ **CAR WASH.**

“Car Wash” means a facility used for washing vehicles by self-service, attendant, or machine, which is operated for a charge to the customer.

_____ **CARRY-OUT BUSINESS.**

“Carry-out Business” means a retail business conducted in a structure having no more than 8,000 square feet of gross floor area and primarily engaged in selling products to short-term customers for consumption off the premises.

_____ **CHILD DAY CARE.**

“Child Day Care” means any child care arrangement that provides day care on a regular basis, typically run from the permanent residence of the administrator, and licensed through the Department of Job and Family Services.

_____ **CHILD DAY CARE CENTER.**

“Child Day Care Center” means a facility providing day care outside of the administrator’s home that cares for 13 or more children on a regular basis and is licensed through the Department of Job and Family Services.

_____ **CITY COUNCIL.**

“City Council” means the Council of the City of Grove City.

_____ **COLLECTOR STREET.**

See “Street, Collector.”

_____ **COMMERCIAL CENTER.**

“Commercial Center” means a commercial development containing two or more commercial uses on a site.

_____ **COMMERCIAL VEHICLE.**

“Commercial Vehicle” means a motorized vehicle which is used primarily for commercial purposes and not for personal or recreational purposes.

_____ **COMMUNITY PLAN.**

“Community Plan” means GroveCity2050 and amendments thereto as adopted by City Council; the long-range development plan for the desirable use of land and development of thoroughfares and public facilities, as adopted by City Council.

_____ **COMMUNITY RESIDENCE.**

“Community Residence” means a family-like residential living arrangement for five to 16 unrelated individuals in need of the mutual support furnished by other residents of the community residence as well as the support services provided by any staff of the community residence. Residents may be self-governing or supervised by a sponsoring entity or its staff, which provides habilitative or rehabilitative services related to the needs of the residents. A community residence seeks to emulate a biological family to normalize its residents and integrate them into the community. Its primary purpose is to provide shelter in a family-like environment; treatment is incidental, as in any home. Inter-relationships between residents are an essential component. A community residence shall be considered a residential use of property for purposes of all zoning and building codes. The term does not include any other group living arrangement for unrelated individuals nor residential facilities for prison pre-parolees or sex offenders. The term “Community Residence” includes “Family Community Residence” and “Transitional Community Residence.”

(a) “Family Community Residence” means a relatively permanent living arrangement with no limit on length of tenancy for five or more unrelated individuals with disabilities, licensed by the Department of Mental Health and Addiction Services.

(b) “Transitional Community Residence” means a temporary living arrangement, with a limit on length of tenancy, for five or more unrelated individuals with disabilities.

_____ **CONDITIONAL USE.**

“Conditional Use” means conditionally permitted in a Zoning District pursuant to the provisions of Chapter _____. A conditional use is considered to be a conforming use.

_____ **CROWN.**

“Crown” means the upper mass or head of a tree.

_____ **CULTIVAR.**

“Cultivar” means a cultivated variety of plant material grown for its special form and characteristics.

_____ **DAY.**

“Day” means calendar day unless otherwise specified.

_____ **DECIDUOUS.**

“Deciduous” means plant material which normally sheds its foliage at the end of the growing season.

_____ **DECK.**

“Deck” means a structure and is further defined as a horizontal platform supported by any combination of posts, beams, foundations, and/or joists with or without handrails, steps, or terraces and not covered by a permanent roof. “Terrace,” in this definition, means a portion of the deck stepping up or down with the grade and used in lieu of, or in combination with, more traditional steps.

_____ **DENSITY.**

“Density” is a unit of measurement; “Density” means the number of dwelling units per acre of land.

_____ **DEVELOPMENT DIRECTOR.**

“Development Director” means the Development Director of the City or his or her assistants, whose duties are outlined in Chapter _____, who shall be appointed by the Mayor.

_____ **DEVELOPMENT.**

“Development” means the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; the construction, expansion, or modification of any

parking areas, loading areas, access drives, or other paved surfaces; any mining, excavation, landfill, or other modification of the natural landscape; any changes to approved landscape plans, including plant materials or grading.

_____ **DISTINGUISHED OR CHARACTERIZED BY AN EMPHASIS UPON.**

“Distinguished or Characterized by an Emphasis Upon” means the dominant or principal theme of the object described by such phrase. For instance, when the phrase refers to films that are distinguished or characterized by an emphasis upon the exhibition or description of “specified sexual activities” or “specified anatomical areas,” the films so described are those whose dominant or principal character and theme are the exhibition or description of the enumerated sexual activities.

_____ **DRIVE-IN OR DRIVE-THROUGH BUSINESS.**

“Drive-in” or “Drive-through Business” means a retail or service establishment which provides a designated place from which persons can conduct the major portion of their business without leaving their vehicles.

_____ **DWELLING UNIT.**

“Dwelling Unit” means a building, or a portion thereof, designed for occupancy by one household for residential purposes and having cooking facilities.

(c) “Multiple-family Dwelling” means a building, or a portion thereof, designed exclusively for three or more households living independently of each other.

(d) “Single-family Dwelling” means a building designed exclusively for and occupied exclusively by one household.

(e) “Two-family Dwelling” means a building designed exclusively for and occupied exclusively by two separate households.

_____ **ENTERTAINMENT FACILITIES, COMMERCIAL.**

“Entertainment Facilities, Commercial” means any activity conducted for economic gain which is generally related to the entertainment field, including, but not limited to, theaters for showing motion pictures and theatrical performances.

_____ **EVERGREEN.**

“Evergreen” means plant material that has foliage that remains green throughout the year.

_____ **FARM IMPLEMENT SALES.**

“Farm Implement Sales” means an operation where the principal activity is the sale or rental of farm implements.

_____ **FARM MARKET.**

“Farm Market” means a business that derives at least 50% of its gross income from produce raised on farms owned or operated by the market owner in a normal crop year.

_____ **FLOOR AREA.**

“Floor Area” means the total area of a building measured by taking the outside dimension of the building at each floor level intended for occupancy, storage, and circulation.

_____ **GAMES OF SKILL.**

“Games of Skill” means games, contests, or other amusements engaged in by use of a skill-based amusement machine, as defined in Section 2915.01 of the Ohio Revised Code.

_____ **GARAGE.**

“Garage” means an accessory building to a dwelling intended to be used for the storage of noncommercial vehicles. Garages shall be a minimum of 400 square feet in size and a maximum of 900 square feet if attached to the principal structure and 700 square feet if detached from the principal structure.

_____ **GASOLINE SERVICE STATION.**

“Gasoline Service Station” means a building, structure, or land used for dispensing, sale, or offering for sale at retail any automobile fuels, oils, or accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories.

_____ **GROVE CITY 2050.**

“Grove City 2050” means the long-range planning document adopted by City Council January 19, 2018, and any subsequent amendments to such document adopted by City Council; see also “Community Plan.”

_____ **HOME FURNISHING SALES.**

“Home Furnishing Sales” means the sale of goods for equipping the home.

_____ **HOME OCCUPATION.**

“Home Occupation” means an occupation conducted in a dwelling unit subject to the provisions of Chapter _____.

_____ **HOSPITAL.**

“Hospital” means a building used for the diagnosis, treatment, or other care of human ailments unless otherwise specified that includes overnight in-patient stays.

_____ **HOTEL OR MOTEL.**

“Hotel” or “Motel” means a building in which lodging is provided or offered to the public for compensation and which is open to transient guests in contradistinction to a boarding house or lodging house operated on a membership basis or a Bed and Breakfast.

_____ **HOUSEHOLD.**

“Household” means one or more persons occupying a single dwelling unit, provided that unless all members are related by blood, adoption, or marriage no such household shall contain over five persons. Each household shall have separate and independent cooking facilities.

_____ **IMPERVIOUS SURFACE.**

“Impervious Surface” means any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks, decks, and paved recreational facilities.

_____ **IMPROVEMENT.**

“Improvement” means any addition to the natural state of land, including structures, street pavements with or without curbs and gutters, sidewalks, crosswalks, water mains, sanitary sewers, storm sewers, landscaping, street lighting, public utilities, and paved parking areas.

_____ **INSTITUTION.**

“Institution” means an organization providing social, cultural, educational, or health services to member agencies, organizations, and individuals or to the general public.

_____ **KENNEL.**

“Kennel” means a commercial operation that provides food, shelter, and/or breeding of animals.

_____ **LANDSCAPING.**

“Landscaping” means the use of natural plant materials, including, but not limited to, ground covers, shrubs, and trees (deciduous and evergreen). Landscaping also involves the placement, preservation, and maintenance of said plant materials in conjunction with associated improvements, such as fences, walls, lighting, earth mounding, and structures (principal or accessory).

_____ **LOADING SPACE.**

“Loading Space” means space within the principal building or on the same property or lot therewith, providing for the standing, loading, or unloading of trucks.

_____ **LOT.**

“Lot” means a division of land separated from other divisions for purposes of sale, lease, or separate use, described on a recorded subdivision plat, a recorded map, or by metes and bounds and includes the terms “plat” and “parcel.”

(f) “Corner Lot” means a lot located at the intersection of two or more streets. A lot abutting on a curbed street or streets shall be considered a corner lot if the side lot lines to the foremost depth of the lot meet at an interior angle of less than 135 degrees. Irrespective of building orientation, on a corner lot, the setback for the front yard for that use shall apply to all sides of a lot having frontage on publicly dedicated rights of way.

(g) “Interior Lot” means a lot other than a corner lot.

LOT AREA.

“Lot Area” means the area of horizontal plane bounded by the vertical planes through front, side, and rear lot lines.

LOT AREA (NET).

“Lot Area (Net)” means the lot area minus areas dedicated for public use or the area of private roadways.

LOT COVERAGE.

“Lot Coverage” means the ratio of enclosed ground floor area of all buildings and pavement areas on a lot to the horizontally projected area of the lot, expressed as a percentage.

LOT LINE.

“Lot Line” means the lines bounding a lot, as defined below.

(h) “Front Lot Line” means the lot line separating an interior lot from the street right of way upon which it abuts or the shortest lot line of a corner lot which abuts upon a right of way. Unless the context clearly indicates the contrary, it shall be construed as synonymous with street right-of-way line.

(i) “Rear Lot Line” means the lot line which is opposite and furthest removed from the front lot line. In such a lot where the side lot lines meet to the rear of the lot, or where the rear lot line is less than 10 feet, the minimum rear yard shall be computed from the point of intersection of the side lot lines on an imaginary line that is at equal angles from each side lot line. In the case of a corner lot, the rear lot line is opposite and furthest removed from the front lot line of least dimension.

(j) “Side Lot Line” means the lot line running from the front lot line to the rear lot line. This line is also the line dividing two interior lots.

LOT MEASUREMENT.

(a) “Lot Depth” means the horizontal distance of a lot measured between the front and rear lot lines.

(b) “Lot Width” means the width of a lot as measured along the building line.

(c) “Minimum Area of a Lot” means the area of a lot computed exclusive of any portion of the right-of-way public thoroughfare.

_____ **LOT OF RECORD.**

“Lot of Record” means any lot which, individually or as part of a subdivision, has been recorded in the office of the County Recorder.

_____ **MEDICAL MARIJUANA.**

“Medical Marijuana” has the same meaning as set forth in Section 3796.01 of the Ohio Revised Code.

_____ **NUDITY, NUDE, OR STATE OF NUDITY.**

“Nudity,” “Nude” or a “State of Nudity” means:

(a) The appearance of the cleft of the buttocks, anus, male genitals, female genitals, or areola of the female breast; or

(b) A state of dress which fails to opaquely cover the cleft of the buttocks, anus, male genitals, female genitals, or areola of the female breast; or

(c) The showing of the covered male genitals in a discernibly turgid state.

_____ **NURSING HOME.**

“Nursing Home” means a home licensed by the Ohio Department of Health that is used for the reception and care of senior and disabled individuals who by reason of illness or physical or mental disability require skilled nursing care and of individuals who require personal care services and/or skilled nursing care.

_____ **OPACITY.**

“Opacity” means the degree to which a structure, use, or view is screened from adjacent properties.

_____ **OPEN SPACE.**

“Open Space” means an area of land unoccupied by buildings or structures, except for recreational structures, and which is generally used for the purpose of active or passive recreation, environmental protection, preservation of scenic views, or similar purposes. Open space does not include street rights of way or easements or required yards.

_____ **ORGANIZATION AND ASSOCIATION.**

“Organization” and “Association” mean an entity organized on a profit-making or non-profit-making basis for the promotion of membership interests.

_____ **OVERLAY DISTRICT.**

“Overlay District” or “Overlay” means a special purpose zoning district that encompasses all or a portion of one or more underlying zones and imposes additional requirements beyond those of the underlying zones(s).

_____ **OWNER.**

“Owner” means the person, organization, or other entity listed as property owner by the records of the County Auditor.

_____ **PARCEL.**

“Parcel” means a tax parcel.

_____ **PARKING AREA.**

“Parking Area” means any part of a tract, site, or parcel of land used by vehicles not totally enclosed within a structure. This includes parking space and aisles, drives, loading areas, and vehicle storage areas. This does not include driveways and permitted off-street parking spaces for single-family residential uses.

_____ **PARKING SPACE.**

“Parking Space” means an area of appropriate dimensions for the parking of motor vehicles.

(a) “Enclosed Parking Space” means a structure or part of a structure consisting of a roof and walls covering an area to be used for parking a motorized vehicle.

(b) “Off-street Parking Space” means any parking space located wholly off any street, alley, or sidewalk either in a parking structure or on a lot and is exclusive of access aisles or drives.

_____ **PATIO.**

“Patio” means an impervious surfaced area, at or within 30 inches of the finished grade and not covered by a permanent roof.

_____ **PEDESTRIAN AREAS.**

“Pedestrian Areas” means those areas of a parcel of ground set aside to be used for a person or persons walking from one location to another.

PERSONAL SERVICES.

“Personal Services” means any enterprise conducted for gain which primarily offers services to the general public, such as shoe repair, watch repair, barber shops, beauty shops, and similar activities.

PLANNING COMMISSION.

“Planning Commission” means the Planning Commission of the City of Grove City.

PLAT.

“Plat” means a plan of a tract or parcel of land made by a surveyor registered in the State of Ohio showing public dedications, property lines, lot lines, and/or such other information as is required herein.

PLOT PLAN.

“Plot Plan” means a scale drawing of property that shows the size and configuration of the property and the size and location of manmade features (i.e., buildings, driveways, and sidewalks) on the property. The plot plan shows both what currently exists and what physical changes are planned to be made.

PORCH.

“Porch” means an unenclosed and unscreened roofed permanent projection in which the roof is supported by piers, posts, or columns generally located adjacent to the entrance of a principal building.

PRINCIPAL STRUCTURE.

“Principal Structure” means a structure in which the principal use of the lot on which it is situated is conducted.

PROFESSIONAL OFFICES.

“Professional Offices” means offices which engage in providing to the general public services of a professional nature, such as legal, engineering, medical, accounting, and architectural services.

PUBLIC SERVICE FACILITY.

“Public Service Facility” means the erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage lift stations (but not sewage treatment plants), communication equipment, and other similar public service structures by a public utility, by a quasi-public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water, and sewage services.

_____ **PUBLIC USE FACILITY.**

“Public Use Facility” means government-owned facilities to which the public has access, such as public parks, schools, school administrative buildings, and cultural and service buildings but does not include public land or buildings devoted solely to the storage and maintenance of equipment and material or the disposal of refuse.

_____ **RECORD OF ACTION.**

“Record of Action” means a document prepared by the Development Director formalizing the actions of a public board or commission on an application.

_____ **RECREATIONAL FACILITIES.**

“Recreational Facilities” means any of the following:

- (a) Private and semi-public recreational facilities which are not operated for commercial gain;
- (b) Public recreational facilities which are open to the public, established and operated for a profit; and
- (c) Public recreational facilities which are open to the public with or without charge.

_____ **RECREATIONAL VEHICLE SALES.**

“Recreational Vehicle Sales” means the sale or rental of vehicles used principally for recreation.

_____ **REGULARLY APPEARS, REGULARLY FEATURES, OR REGULARLY SHOWN.**

“Regularly Appears,” “Regularly Features,” or “Regularly Shown” means, with respect to a sexually oriented business, a consistent course of conduct such that the films, materials, or performances exhibited constitute a substantial portion of the films, materials, or performances offered as a part of the regular business of the sexually oriented business.

_____ **REPAIR SERVICE.**

“Repair Service” means any business activity which services and repairs appliances and machines.

_____ **RESTAURANT.**

“Restaurant” means eating establishments, excluding fast food and carry-out operations.

_____ **RETAIL STORES.**

“Retail Stores” means stores primarily engaged in selling merchandise for personal or household consumption and in rendering services incidental to the sale of goods.

RIGHT OF WAY.

“Right of Way” means land dedicated for use as a public way. In addition to the roadway, it incorporates the curbs, lawn strips, sidewalks, paths or trails, lighting and drainage facilities, utility lines, and other essential services. It may also include special features required by the topography or treatment, such as grade separation, landscaped areas, viaducts, and bridges.

SATELLITE SIGNAL RECEIVER.

“Satellite Signal Receiver” means dish-type satellite signal-receiving antennas, Earth stations, or ground stations with one or a combination of two or more of the following:

- (a) A signal-receiving device, such as a dish antenna, whose purpose is to receive communications or signals from Earth-orbiting satellites or similar services.
- (b) A low-noise amplifier (LNA) whose purpose is to boost, magnify, store, transfer, or transmit signals.
- (c) A coaxial cable whose purpose is to convey or transmit signals to a receiver.

SEMI-NUDE OR STATE OF SEMI-NUDITY.

“Semi-nude” or a “State of Semi-nudity” shall mean a state of dress in which opaque clothing covers no more than the genitals, pubic region, and areola of the female breast as well as portions of the body covered by supporting straps or devices.

SENIOR CITIZEN.

“Senior Citizen” means any person who is 55 years of age or older.

SEXUALLY ORIENTED BUSINESS.

“Sexually Oriented Business” means an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult entertainment out-call service (in the form of semi-nude dancing or exhibition), adult motion picture theater, adult theater, semi-nude model studio, or sexual encounter establishment as defined below.

- (a) Adult Arcade. “Adult arcade” shall mean any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by their emphasis upon matter exhibiting or describing “specified sexual activities” or “specified anatomical areas.”

(b) Adult Bookstore, Adult Novelty Store, Adult Video Store. “Adult bookstore,” “adult novelty store,” or “adult video store” means a commercial establishment which has as a significant or substantial portion of its stock-in-trade or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising or maintains a substantial section of its sales or display space to the sale or rental, for any form of consideration, of any one or more of the following:

(1) Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of “specified sexual activities” or “specified anatomical areas.”

(2) Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.

(3) An establishment may have other principal business purposes that do not involve the offering for sale, rental, or viewing of materials exhibiting or describing “specified sexual activities” or “specified anatomical areas” and still be categorized as adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store, or adult video store so long as one of its principal business purposes is offering for sale or rental, for some form of consideration, the specified materials which exhibit or describe “specified anatomical areas” or “specified sexual activities.”

(c) Adult Cabaret. “Adult cabaret” means a nightclub, bar, juice bar, restaurant bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: (1) persons who appear in a state of nudity or a state of semi-nudity, (2) live performances which are characterized by “specified sexual activities” or the exposure of “specified anatomical areas,” or (3) films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of “specified sexual activities” or “specified anatomical areas.” The reference above to appearing in a “state of nudity” is not intended and should not be construed or interpreted to allow persons to appear in a state of nudity in an adult cabaret.

(d) Adult Motel. “Adult motel” means a motel, hotel, or similar commercial establishment which: (1) offers public accommodations, for any form of consideration, which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of “specified sexual activities” or “specified anatomical areas” and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right of way or by means of any off-premises advertising, including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio, or television; or (2) offers a sleeping room for rent for a period of time

less than 10 hours; or (3) allows a tenant or occupant to sub-rent the sleeping room for a time period of less than 10 hours.

(e) Adult Motion Picture Theater. “Adult Motion Picture Theater” means a commercial establishment where films, motion pictures, video cassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the exhibition or description of “specified sexual activities” or “specified anatomical areas” are regularly shown for any form of consideration.

(f) Adult Theater. “Adult theater” means a theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or a state of semi-nudity or live performances which are characterized by their emphasis upon “specified sexual activities” or “specified anatomical areas.” The reference above to appearing in a “state of nudity” is not intended and should not be construed or interpreted to allow persons to appear in a state of nudity in an adult theater.

(g) Semi-Nude Model Studio. “Semi-nude model studio” means any place where a person, who regularly appears in a state of nudity or a state of semi-nudity, is provided, for money or any form of consideration, to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. The reference above to appearing in a “state of nudity” is not intended and should not be construed or interpreted to allow persons to appear in a state of nudity in a semi-nude modeling studio.

A modeling class or studio is not a semi-nude modeling studio and is not subject to the provisions of this Chapter if it is operated:

- (1) By a college, junior college, or university supported entirely or partly by taxation;
- (2) By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
- (3) In a structure:
 - A. Which has no sign visible from the exterior of the structure and no other advertising that indicates that a person appearing in a state of nudity or semi-nudity is available for viewing; and
 - B. Where, in order to participate in a class a student must enroll at least three days in advance of the class; and
 - C. Where no more than one nude or semi-nude model is on the premises at any one time.

(h) Sexual Encounter Establishment. “Sexual encounter establishment” means a business or commercial establishment that, as one of its principal business purposes, offers

for any form of consideration a place where two or more persons may congregate, associate, or consort for the purpose of “specified sexual activities” or when one or more of the persons appears in a state of nudity or in a state of semi-nudity. The definition of sexual encounter establishment shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

SIDEWALK.

“Sidewalk” means a paved portion of a street lying outside the curb lines or edge of pavement of a roadway, intended for pedestrian use.

SIGN.

“Sign” means a name, identification, description, display, or illustration which is free-standing or affixed to, painted, or represented, directly or indirectly, upon a building, structure, or property and which directs attention to an object, product, place, activity, person, institution, organization, or business and as further defined and regulated in Chapter _____.

SPECIFIED ANATOMICAL AREAS.

“Specified Anatomical Areas” means (a) the human male genitals in a discernibly turgid state; (b) the appearance of the cleft of the buttocks, anus, male or female genitals, or areola of the female breast; or (c) a state of dress which fails to opaquely cover the cleft of the buttocks, anus, male or female genitals, or areola of the female breast.

SPECIFIED SEXUAL ACTIVITY.

“Specified Sexual Activity” shall have the same meaning as “sexual activity,” as defined in Ohio Revised Code Section 2907.01(C).

STREET AND THOROUGHFARE.

“Street” and “Thoroughfare” mean a public or private way for vehicular travel, including the entire area within the right of way.

(a) “Arterial Street,” “Major Arterial,” and “Minor Arterial” mean any road having the character type of Parkway, Boulevard, or Avenue as defined in the GroveCity2050 Community Plan.

(b) “Collector Street” means any road having the character type of Neighborhood Connector as defined in the GroveCity2050 Community Plan.

STRUCTURAL ALTERATION.

“Structural Alteration” means any change in the structural members of a building.

STRUCTURE.

“Structure” means anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground, including, but not limited to, walls, buildings, patios, and backstops for sports. “Structure” does not include fences.

SUBDIVISION.

“Subdivision” means:

- (a) The division of any parcel of land into two or more parcels, sites, or lots or
- (b) The development of one or more parcels of land for multi-family uses or any use other than a residential use or an improvement involving the division or allocation of land for street opening, widening, or extension; the division or allocation of land as open space for common use by owners, occupants, or leaseholders; or an easement for extension and maintenance of sewer, water, drainage, and other public facilities.

SWIMMING POOL.

“Swimming Pool” means a pool, pond, lake, or open tank containing at least one and one-half feet of depth of water at any point, maintained as a swimming facility for humans by an owner or manager and includes:

- (a) Private swimming pools which are intended exclusively for use by the residents and guests of a single household, a multi-family development, or the patrons of a motel or hotel and
- (b) Community or public swimming pools which are operated with or without charge, for general admission, for a community or for the members and guests of a club.

TEMPORARY USE PERMIT.

“Temporary Use Permit” means any of the following:

- (a) A document allowing the use of a building during periods of construction of the principal building or use, as permitted by the Board of Zoning Appeals;
- (b) A document issued by the City Administrator or his or her designee for special events;
- (c) A document issued by the Development Director consistent with section _____ of the Zoning Code.

THOROUGHFARE MAP.

“Thoroughfare Map” means the official plan of the City of Grove City identifying principal highways and streets in the City, together with all amendments thereto.

_____ **USE.**

“Use” means the specific purposes for which land or a building is designated, arranged, or intended or for which it is or may be occupied or maintained.

_____ **VARIANCE.**

“Variance” means a modification of the provisions of this Zoning Ordinance.

_____ **VETERINARY HOSPITAL.**

“Veterinary Hospital” means a structure or building set up for the medical care of animals, including offices, clinic space, and indoor kennels for detaining animals, but not expressly allowing outdoor kennel areas.

_____ **WIRELESS TELECOMMUNICATIONS FACILITY.**

“Wireless Telecommunications Facility” includes, but is not limited to, any tower, pole, cable, wire, line, wave guide, antenna, microwave dish, or any other equipment or facilities associated with the transmission or reception of communications; “wireless telecommunications facility” does not include: (1) any satellite Earth station antenna two meters or less in diameter or diagonal measurement located in a non-residential district; (2) any satellite Earth station antenna one meter or less in diameter or diagonal measurement that is designed to receive direct broadband satellite service, including direct-to-home satellite services, or to receive or transmit fixed wireless signals via satellite; (3) any antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming service via broadband video services or to receive or transmit fixed wireless signals other than via satellite; (4) antennas used by amateur radio operators; (5) towers, structures, antennas, or other equipment used for the purposes of operating a public safety voice or data radio network or an outdoor early warning system within the city limits. This includes directional and omnidirectional antenna equipment as well as microwave point-to-point equipment.

_____ **YARD.**

“Yard” means the open space on a lot or parcel located between a structure and a lot line.

(a) “Front Yard” means that portion of a lot extending across the front of the lot between the side lot lines and being the horizontal distance between the street right of way and the front of the building or structure.

(b) “Rear Yard” means that portion of a lot extending across the rear of a lot between the side lot lines and being the horizontal distance between the rear lot line and the rear of the building or structure.

(c) “Side Yard” means that portion of a lot which is located between a side lot line and the nearest building or structure.

_____ **ZERO LOT LINE.**

“Zero Lot Line” means a condition where regulations for side yards can be modified or waived to allow structures or dwellings to share a common wall that is placed on the side lot line that separates individual lots in a subdivided plat.

_____ **ZONING CERTIFICATE.**

“Zoning Certificate” means an official statement issued by the Development Director certifying the approval of a modification to the use of a building or site.

_____ **ZONING DISTRICT.**

“Zoning District” means a portion of the City within which certain regulations and requirements or various combinations thereof apply under the provisions of this Zoning Ordinance.

_____ **ZONING DISTRICT MAP.**

“Zoning District Map” means the Zoning District Map or maps of the City, together with all amendments subsequently adopted by City Council.

_____ **ZONING ORDINANCE.**

“Zoning Ordinance” means Ordinance _____ passed _____, as amended, which is codified as Titles ____ through _____ of this Development Code.

CHAPTER _____

Administration and Enforcement

_____	Development Director; appointment.
_____	Board of Zoning Appeals.
_____	Planning Commission.
_____	Role of City Council in zoning matters.
_____	Penalty.

_____ DEVELOPMENT DIRECTOR.

The Development Director shall:

- (a) Administer and enforce the Zoning Ordinance;
- (b) Maintain the Zoning District Map;
- (c) Serve as liaison to the Planning Commission and Board of Zoning Appeals;
- (d) Issue Zoning Certificates;
- (e) Issue Records of Action on behalf of the Planning Commission and Board of Zoning Appeals;
- (f) Inspect structures and land to determine compliance with this Zoning Ordinance and the Zoning District Map;
- (g) Notify violators of this Zoning Ordinance in writing, stating the nature of violations. Notification shall be complete upon mailing the notice to the owner of the property at the owner's last known address or, where no address is known, by posting the notice in a conspicuous place on the property;
- (h) Maintain accurate records of all proceedings of the Board of Zoning Appeals, Planning Commission, administrative approvals, and notices of violations issued;
- (i) Recommend to the Board of Zoning Appeals the revocation of Conditional Use Approvals for conditional uses where he or she believes terms of permits have been violated;
- (j) Issue sign permits;
- (k) Approve or deny lot split requests;
- (l) Review, approve, approve with conditions, or disapprove Minor Site Plans;

- (m) Review, approve, approve with conditions, or disapprove minor adjustments to Major Site Plans and Final Development Plans;
- (n) Review, approve, approve with conditions, or disapprove Certificates of Appropriateness for improvements in the Town Center District pursuant to Chapter ____;
- (o) Perform such other duties as are designated by this Code.

BOARD OF ZONING APPEALS.

(a) Organization. The Board of Zoning Appeals shall consist of three qualified residents of the City appointed by the Mayor. The term for each member shall be for four years, and the terms of the three members shall be overlapping. The Mayor shall appoint qualified residents of the City to fill such vacant unexpired terms as may be created from time to time by the resignation, removal, or death of members of the Board of Zoning Appeals.

The Board of Zoning Appeals may adopt rules and regulations governing the conduct of its affairs that are consistent with this Zoning Ordinance. All rules and regulations shall be filed with the Clerk of Council and made available for public inspection. The Board of Zoning Appeals shall annually choose from its membership a chair and vice-chair.

(b) Meetings. The Board of Zoning Appeals shall meet upon a schedule determined by the Board of Zoning Appeals or at special meetings as provided for in the Board's rules. All meetings are public meetings, and records of all proceedings shall be kept, including the vote of each member on each issue, members present or absent, the facts of each matter considered, and other minutes of the meeting. All records of proceedings shall be made available for public inspection.

The Chair, or in his or her absence, the vice-chair, shall advise the Mayor by letter if any Board of Zoning Appeals member is absent from all meetings held during any period of 90 consecutive days or is absent from a total of one-fourth of the regular meetings during a calendar year. The Mayor may consider removing such a member.

(c) Procedure. Two members shall constitute a quorum of the Board of Zoning Appeals.

(d) Powers and Duties. The Board of Zoning Appeals shall:

- (1) Determine appeals from decisions of the Development Director disapproving applications for Zoning Certificates or applications for sign permits;
- (2) Grant or deny applications for variances from the development standards of this Zoning Ordinance. The Board of Zoning Appeals may attach such binding conditions and reservations to the variance as it deems necessary to satisfy the objectives of this Zoning Ordinance;

- (3) Grant or deny applications for the expansion, substitution, or reconstruction of a non-conforming use;
- (4) Perform such other duties as are designated by this Code.

PLANNING COMMISSION.

- (a) Organization. The Planning Commission shall consist of five residents of the City appointed by the Mayor for four-year overlapping terms and shall not hold any other office or employment with the City.

The Planning Commission may adopt rules and regulations governing the conduct of its affairs that are consistent with this Zoning Ordinance. All rules and regulations shall be filed with the Clerk of Council and made available for public inspection. The Planning Commission shall designate from its membership a chair and a vice-chair at the first meeting of the Planning Commission in January of every year.

- (b) Meetings. The Planning Commission shall meet upon a schedule determined by the Planning Commission or may call special meetings in accordance with rules adopted by the Planning Commission.

All meetings shall be open to the public, except for those exemptions set forth in the Ohio Revised Code, and records of all proceedings shall be kept, including the vote of each member on each issue, members present or absent, the facts of each matter considered, and other minutes of the meeting. All records of proceedings shall be made available for public inspection.

- (c) Quorum and Voting. Three members shall constitute a quorum of the Planning Commission. All matters may be decided by a majority of the quorum.

- (d) Powers and Duties. The Planning Commission shall:

- (1) Review proposed amendments to this Zoning Ordinance or the Zoning District Map and make recommendations to City Council;
- (2) Review proposed preliminary and final plats and make recommendations to City Council;
- (3) Grant or deny applications for conditional uses;
- (4) Review preliminary development plans and make recommendations to approve, approve with conditions, or disapprove to City Council;
- (5) Review, approve, approve with conditions, or disapprove final development plans for Planned District applications;

- (6) Review appeals of administrative decisions of the Development Director on Certificates of Appropriateness within the Town Center District;
- (7) Review appeals of administrative decisions of the Development Director on Minor Site Plans;
- (8) Review, approve, approve with conditions, or disapprove Major Site Plans;
- (9) Adopt and/or recommend Planning studies and reports;
- (10) Grant or deny minor deviations from an approved development standards text as part of the final development plan review process;
- (11) Review proposed modifications to approved zoning and development standards texts and make recommendation to City Council;
- (12) Make a recommendation to City Council as to whether a proposed use fits within the parameters of a permitted or conditional use authorized by this Zoning Code, which shall be a question of fact and decided after public notice and hearing;
- (13) Perform such other duties as are designated by this Code.

ROLE OF CITY COUNCIL IN ZONING MATTERS.

City Council shall:

- (a) Act upon recommendations of the Planning Commission to amend the Zoning Ordinance or the Zoning District Map;
 - (b) Initiate amendments to this Zoning Ordinance or the Zoning District Map and submit its recommendation to the Planning Commission;
 - (c) Review, approve, approve with conditions, or disapprove preliminary and final plats;
 - (d) Review, approve, approve with conditions, or disapprove preliminary development plans, including zoning and development standards texts and modifications to these texts;
 - (e) Decide appeals of administrative decisions of the Planning Commission and the Board of Zoning Appeals.
- (1) Filing an Appeal – An appeal of any decision which is appealable under this subsection may be filed by:

A. The applicant or property owner of the subject parcel;

- B. Anyone who is an aggrieved party within 250 feet of the subject property's boundaries;
- C. The Mayor or City Administrator; or
- D. Any City Council member.

The appeal must be in writing and filed with the Clerk of Council no later than 20 days after the decision complained of is issued. The appeal must provide a statement of reasons for the appeal, including any alleged errors. The filing of an appeal that complies with this Section shall suspend the effective date of the decision appealed until Council issues its decision on the appeal.

(2) The Clerk of Council shall submit the appeal to City Council by the next regularly scheduled meeting following the filing of the appeal. City Council shall hear the appeal at the following regularly scheduled meeting. At the hearing of the appeal before City Council, the person(s) filing the appeal may be required to present the appeal. The applicant and persons both in favor of and opposed to the appeal shall be granted the opportunity to address City Council. In the case a City Council member brought the appeal, that member shall abstain from discussion and voting on the appeal. The concurrence of a majority of City Council is required to reverse or modify a decision of the Planning Commission, Board of Zoning Appeals, or Development Director. All such appeals shall be decided at the following regularly scheduled meeting after City Council approves consideration of the appeal.

PENALTY.

Any person, firm, or corporation violating any regulation, prohibition, or provision of this Zoning Ordinance, or failing to obey any lawful order of the Development Director issued pursuant to the provisions of this Zoning Ordinance, shall be fined not more than one hundred dollars (\$100.00) for each offense. Each day during which such violation continues shall be deemed a separate offense.

CHAPTER _____ Zoning Certificate

- _____ Zoning Certificates.
- _____ Application procedure for Sexually Oriented Business Zoning Certificate.
- _____ Design Standards.
- _____ Penalty.

_____ ZONING CERTIFICATES.

(a) Zoning Certificate Required.

- (1) No change shall be made in the use of any premise or land, or part of a structure until a Zoning Certificate has been issued establishing that such change in use is a permitted use, or an approved conditional use, within the zoning district where the land or structure is located.
- (2) No structure shall be placed upon or moved onto land, erected, constructed, reconstructed, converted, enlarged, or structurally altered, nor shall any work be started upon the same, until a Zoning Certificate has been issued establishing compliance with the development standards of this Zoning Ordinance.
- (3) The exterior of a structure shall not be modified or in any way altered until a Zoning Certificate has been issued establishing that such change is appropriate for the structure and character of the surrounding area. No Zoning Certificate is required for ordinary maintenance and repairs, including painting, repairing, and replacing existing elements of an existing structure. The Development Director shall determine whether a Zoning Certificate is required.
- (4) A Zoning Certificate shall not be required when approval for a use or improvement to property has been obtained from a legislative or administrative body of the City of Grove City.

(b) Application Fee. In order to defray the cost of the examination of plans and inspections necessary to provide for compliance with this Zoning Ordinance and the issuance of Zoning Certificates, an applicant seeking a Zoning Certificate shall pay a fee in accordance with the fee schedule adopted and approved by City Council.

(c) Application for Zoning Certificate. Application for a Zoning Certificate shall be made to the Development Director on a form signed by the applicant stating that the information provided is accurate and truthful.

- (1) An applicant for a Zoning Certificate required by subsection (a)(1) hereof shall provide with this application:

- A. The name, address, and telephone number of the applicant and of the owner of the property;
- B. An accurate legal description of the property;
- C. The existing use and proposed use for the property and the zoning district in which the property is located; and
- D. Means of traffic access and provisions for parking.

(2) An applicant for a Zoning Certificate required by subsection (a)(2) hereof shall provide with this application:

- A. The name, address, and telephone number of the applicant and of the owner of the property;
- B. An accurate legal description of the property;
- C. The existing use and proposed use for the property and the zoning district in which the property is located;
- D. Elevations of the building exterior with all proposed material changes, dimensions, and other relevant information labeled; and
- E. Any additional information required by the Development Director to determine compliance with this Zoning Ordinance.

(3) The applicant shall submit the number of application copies deemed appropriate by the Development Director. This may include an electronic filing in a format compatible with Grove City technology requirements.

(d) Approval or Disapproval of Application.

(1) The Development Director shall either approve or disapprove all applications for Zoning Certificates within 30 days of their filing.

(2) A Zoning Certificate is valid for 12 months from the date it is issued. Authority to proceed pursuant to a Zoning Certificate shall lapse unless the action authorized by the Zoning Certificate is commenced within 12 months after the Zoning Certificate is issued.

(3) Disapproval of an application for a Zoning Certificate shall be accompanied by written findings of fact by the Development Director explaining the reasons for disapproval. The decision of the Development Director shall be delivered by certified mail or personal service to the applicant. The right to appeal a decision of the Development Director in issuing or denying a Zoning Certificate shall be governed by Section ____.

(4) An applicant may appeal the decision of the Development Director directly to the Board of Zoning Appeals. If the applicant desires to appeal the Development Director's decision, the applicant shall file a Notice of Appeal with the Development Director within five days of the applicant's receipt of such decision.

**APPLICATION PROCEDURE FOR SEXUALLY ORIENTED BUSINESS
ZONING CERTIFICATE.**

(a) Zoning Certificate Required for Sexually Oriented Business.

(1) No structure shall be placed upon or moved onto land, erected, constructed, reconstructed, converted, enlarged, or structurally altered, nor shall any work be started upon the same, nor shall such a building be occupied or used in whole or in part for any purpose, until a Zoning Certificate has been issued establishing compliance with the development standards and use requirements of this Zoning Ordinance.

(2) No material change shall be made in the use of any land or structure or part of a structure until a Zoning Certificate has been issued establishing that such change in use is a permitted use or approved conditional use within the zoning district where the land or structure is located, and any required site plans, development plans, or variances have been approved.

(b) Application Fee. In order to defray the cost of the examination of plans and inspections necessary to provide for compliance with this Development Code and the issuance of a Zoning Certificate for a sexually oriented business, an applicant seeking a Zoning Certificate for a sexually oriented business shall pay a fee in accordance with the fee schedule adopted and approved by City Council.

(c) Application for Sexually Oriented Business Zoning Certificate. Application for a Zoning Certificate pursuant to this Section shall be made to and on a form provided by the Development Director and shall be signed by the applicant stating that the information provided is accurate and truthful to the best of their knowledge.

(1) An applicant for a sexually oriented business Zoning Certificate required by subsection (a)(1) hereof shall provide with his or her application:

- A. The name, address, and telephone number of the applicant and of the owner of the property;
- B. An accurate legal description of the property;
- C. The existing use and proposed use of the property and the zoning district in which the property is located;
- D. Two copies of the site plan drawn to scale and showing:

1. The shape and dimensions of the property with front, rear, and side yard dimensions;
2. The location and dimensions of existing structures and proposed structures or alterations;
3. Means for traffic access and provisions for parking;
4. The location and description of trees and shrubs;

E. A site plan if required by Chapter _____ of the Development Code.

(2) An applicant for a sexually oriented business Zoning Certificate required by subsection (a)(2) hereof shall provide with their application:

- A. The name, address, and telephone number of the applicant and of the owner of the property;
- B. An accurate legal description of the property;
- C. The existing use and proposed use for the property and the zoning district in which the property is located;
- D. Means of traffic access and provisions for parking.

(3) An applicant for a sexually oriented business Zoning Certificate is entitled to an expedited review and appeal process as set forth in subsections (d) through (f) of this Section. To select the expedited review and appeal process, the applicant must include the following language in bold, capital letters at the top of the first page of the application: "EXPEDITED APPLICATION." If such language is not included, the application will be subject to the standard review and appeal procedures as set forth in all other relevant sections of this Chapter, and subsections (d) through (f) below are not applicable.

(d) Approval or Disapproval of Expedited Application for Sexually Oriented Business Zoning Certificate.

(1) The Development Director shall either approve, approve with conditions, or disapprove an expedited application for a Zoning Certificate within 10 days of its proper filing. The decisions of the Development Director shall be delivered by personal service or certified mail, return receipt requested, to the applicant at the address listed on the application. Disapproval of an application for a Zoning Certificate shall be accompanied by written findings of fact by the Development Director explaining the reasons for disapproval. The Development Director shall also send a copy of the decision to the City Administrator, Law Director, and Safety Director.

(2) A sexually oriented business Zoning Certificate is valid for 12 months from the date it is issued. Authority to proceed pursuant to a sexually oriented business Zoning Certificate shall lapse unless the action authorized by the Zoning Certificate is commenced within 12 months after the Zoning Certificate is issued.

(3) An applicant may appeal the decision of the Development Director directly to the Board of Zoning Appeals. If the applicant desires to appeal the Development Director's decision, the applicant shall file a Notice of Appeal with the Development Director and with the City Clerk within five days of the applicant's receipt of such decision.

(e) Expedited Appeal to Board of Zoning Appeals.

(1) Notice, hearing. Within 10 business days of the receipt of the Notice of Appeal, the Board of Zoning Appeals shall conduct a hearing at which the applicant shall have the opportunity to appear and be heard in person, or by the applicant's attorney, in opposition to the denial of the sexually oriented business Zoning Certificate, and do any and all of the following: (i) present the applicant's position, arguments and contentions; (ii) offer and examine witnesses and present evidence; (iii) cross-examine witnesses, including, but not limited to, the Development Director and/or his or her designee, purporting to refute the applicant's position, arguments, and contentions; (iv) offer evidence to refute evidence and testimony offered in opposition to the applicant's position, arguments, and contentions; and (v) proffer any such evidence into the record if the admission is denied by the Board of Zoning Appeals. The Board of Zoning Appeals may grant reasonable continuances upon motion of the parties, or upon its own motion. All testimony shall be given under oath. The Board of Zoning Appeals shall have the power to subpoena witnesses or evidence and shall make such power available to the applicant. The Board of Zoning Appeals shall have a complete record of the adjudication kept, including any evidence admitted or proffered. The Clerk of Council shall notify the applicant, in writing, by personal delivery, or by certified mail, return receipt requested, of the hearing date within three days of the receipt of the applicant's Notice of Appeal. If a Notice of Appeal is not received from the applicant by the Clerk of Council in the time stated or if after the hearing the Board of Zoning Appeals finds that grounds as specified in the Development Code exist for denial of the Zoning Certificate, then such action shall become final, and the Clerk of Council shall send notice of such to the applicant, by written decision describing the basis for the denial, within five business days of the hearing. Such notice shall be sent by personal delivery, or by certified mail, return receipt requested. Such notice shall include a statement advising the applicant of the right to appeal such decision to a court of competent jurisdiction. If the Board of Zoning Appeals finds that no grounds exist for the denial of a Zoning Certificate, then the Clerk of Council shall so notify the applicant in writing by personal delivery, or by certified mail, return receipt requested, of such action, and the Development Director shall immediately issue the applicant a Zoning Certificate.

(f) Appeal to Court of Competent Jurisdiction; Issuance of Temporary Zoning Certificate. When a decision to deny a sexually oriented business Zoning Certificate becomes final, the applicant whose application for a Zoning Certificate has been denied shall have the right to appeal such action to a court of competent jurisdiction pursuant to Ohio Revised Code Chapter 2506. Upon the filing of an appeal of a final denial of an application for a sexually oriented business Zoning Certificate by the applicant, the Development Director shall, within two business days of notification thereof, issue a temporary Zoning Certificate to the applicant. Such temporary Zoning Certificate shall be effective pending the entry of a final judgment on the appeal by a court of competent jurisdiction. The temporary Zoning Certificate shall be in all other respects subject to the applicable provisions of the Development Code.

(g) Site Location. The development shall be located according to the standards below:

- (1) The development shall not be located within 1,000 feet of the property line of any residentially zoned property, church, day care facility, public or private school, library, public park land, or any premises that sell or distribute alcoholic beverages.
- (2) The development shall not be located within 1,000 feet of another Sexually Oriented business.

DESIGN STANDARDS.

The following design standards are provided as: (1) guidelines for consideration by applicants in preparing Zoning Certificates and (2) as decision considerations by the Development Director in reviewing Zoning Certificates.

(a) Purpose. The purpose of good design is to create a functional and attractive development, to minimize adverse environmental and physical impacts, and to ensure a project will be an asset to the City of Grove City. To promote this purpose, the Zoning Certificate shall conform to the design standards and related goals and objectives of the City of Grove City, which together are designed to result in a well-planned community without adding unnecessarily to development costs. The structure's architecture shall meet the character of the surrounding area.

(b) Site Analysis. An analysis may be required of the environmental and built characteristics of the development site, including, but not limited to, site context, geology and soils, topography, drainage, climate, ecology, vegetation, existing structures, road networks and access, visual features and urban design, and past and present use of the site.

(c) Site Design.

- (1) Design of the development shall take into consideration all existing local plans of the City of Grove City and the Development Standards of the Development Code.

(2) Development of the site shall be based upon the site analysis. To the maximum extent possible, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features.

(3) The development shall be laid out to provide adequate access to lots and sites and to mitigate adverse effects of shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

(4) The design treatment of the site and all proposed structures shall ensure compatibility and sensitivity to adjacent properties and structures.

PENALTY.

Any person, firm, or corporation violating any regulation, prohibition, or provision of this Zoning Ordinance, or failing to obey any lawful order of the Development Director issued pursuant to the provisions of this Zoning Ordinance, shall be fined not more than one hundred dollars (\$100.00) for each offense. Each day during which such violation continues shall be deemed a separate offense.

CHAPTER _____ Site Plans

- _____ Purpose and intent.
- _____ Definitions.
- _____ Minor Site Plan.
- _____ Major Site Plan.
- _____ Design standards.

_____ **PURPOSE AND INTENT.**

The requirements provided for in this Chapter are intended to manage and direct the built environment as private investment decisions are made within the public planning and zoning arena to promote good planning and site development; to reduce and mitigate environmental and service impacts resulting from development; and to protect the public health, safety, and general welfare.

_____ **DEFINITIONS.**

The following definitions apply to this Chapter.

(a) Major Site Plan. Any development that meets one or more of the following criteria shall be considered significant and shall require application for a Major Site Plan:

- (1) A development involving any new residential construction other than a one (1) or two (2) family structure;
- (2) A development involving an addition of more than 20% of the gross floor area of a structure or more than 5,000 square feet of impervious surface;
- (3) A development on or adjacent to a historical, archaeological, or environmentally sensitive feature;
- (4) A development on a non-residential site adjacent to and impacting a residential zoning district;
- (5) A development that generates sufficient volumes of traffic, unusual patterns, or types of traffic that result in lowering the level of service of affected streets or intersections; or
- (6) Other unusual or unique impacts which, in the professional opinion of the Development Director, warrant public review.

(b) Minor Site Plan. Any development which does not qualify as significant shall be considered incidental and shall submit for a Minor Site Plan. The development of a one (1) or two (2) family structure does not require a Minor Site Plan.

MINOR SITE PLAN.

(a) Application. An application for a Minor Site Plan shall be filed by the applicant with the authorization of the property owner on a form provided by the Development Director. The applicant shall submit the number of application copies deemed appropriate by the Development Director. This may include an electronic filing in a format compatible with Grove City technology requirements. In order to defray the cost of examination of plans and inspection, the applicant shall pay a fee in accordance with the fee schedule adopted and approved by City Council.

(b) Submittal Requirements.

(1) A sketch plan showing boundary information, existing and proposed development, existing and proposed easements, rights of way, and utilities, including storm water drainage.

(2) The sketch plan shall indicate buildings, service areas, parking, fencing, landscaping, and all required setbacks.

(3) All parking and loading areas shall be shown, including typical dimensions of parking stalls, aisles; and loading spaces.

(4) All driveways and curb cuts shall be indicated, including major aisle ways and service routes. Pedestrian circulation shall also be indicated.

(5) The manner of handling all waste and refuse materials shall be indicated.

(6) Proposed landscaping shall be shown, as per the Development Code.

(7) Signs may be required to be shown, as per the Development Code.

(8) All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated.

(9) Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall also be made available for inspection.

(c) Procedure.

(1) Any applicant requesting approval of a Minor Site Plan as defined herein shall submit to the Development Director the application and the prescribed fee.

(2) Within 30 days of filing a complete application, the Development Director shall review and approve or deny the application for site plan review based upon adopted regulations, standards, and design guidelines contained herein.

(3) Any applicant whose completed Minor Site Plan application has been denied by the Development Director has the right to appeal said decision to the Planning Commission. Such appeal shall be filed with the Development Director within ten (10) days of the issued denial and shall be placed on the next agenda for a regular or special meeting of the Planning Commission in accordance with the submission and hearing schedule established by the Commission.

(d) Action and Effect. Upon approval of a Minor Site Plan, the Development Director shall issue a Minor Site Plan Approval, which includes any conditions imposed with the approval and modifications ordered by Planning Commission on appeal. The Minor Site Plan Approval shall be valid for 12 months from the date it is issued. When required, if Construction Plans, Grading Plans, and specifications have not been submitted to the applicable city department within 12 months, and if a Building Permit has not been issued within 18 months of the approval of the Minor Site Plan, such approval shall be null and void.

MAJOR SITE PLAN.

(a) Application. An application for a Major Site Plan shall be filed by the applicant with the authorization of the property owner on a form provided by the Development Director. The applicant may file a zoning map amendment concurrently with the application for Major Site Plan approval. The applicant shall submit the number of application copies deemed appropriate by the Development Director. This may include an electronic filing in a format compatible with Grove City technology requirements. In order to defray the cost of examination of plans and inspection, the applicant shall pay a fee in accordance with the fee schedule adopted and approved by City Council.

(b) Submittal Requirements.

(1) A sketch plan showing boundary information, existing and proposed development, existing and proposed easements, rights of way, and utilities, including storm water drainage.

(2) The sketch plan shall indicate buildings, service areas, parking, fencing, landscaping, and all required setbacks.

(3) All parking and loading areas shall be shown, including typical dimensions of parking stalls, aisles, and loading spaces.

(4) All driveways and curb cuts shall be indicated, including major aisle ways and service routes. Pedestrian circulation shall also be indicated.

(5) The manner of handling all waste and refuse materials shall be indicated.

(6) Proposed landscaping shall be shown, as per the Development Code.

(7) Signs may be required to be shown, as per the Development Code.

(8) All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated.

(9) Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall also be made available for inspection.

(10) A list of all property owners, including their mailing addresses, contiguous to or directly across the street from the property.

(11) A narrative explaining any variances that will be required from the Development Code and copies of the application for variance submitted to the Board of Zoning Appeals.

(12) Any other information that may be required by the Development Director or the Planning Commission.

(b) Procedure.

(1) Any applicant requesting approval of a Major Site Plan as defined herein shall submit to the Development Director the application and the prescribed fee, in accordance with the submission schedule of the Planning Commission.

(2) Should variances be required or requested, application shall be made to the Board of Zoning Appeals for said variances. The Board of Zoning Appeals shall not act on variances prior to Planning Commission action, but an application may be in process with the Board of Zoning Appeals prior to Planning Commission action on the Major Site Plan.

(3) The Planning Commission shall review and approve, approve with conditions, or deny the Major Site Plan application based upon adopted regulations and standards and design guidelines contained herein. Such determination shall be made within a reasonable time at a regular or special meeting of the Planning Commission in accordance with the submission and hearing schedule established by the Commission.

(c) Action and Effect. Upon approval of a Major Site Plan, the Development Director shall issue to the applicant a Major Site Plan Approval, which includes any conditions imposed by the Planning Commission and modifications ordered by City Council on appeal. The Major Site Plan Approval shall be valid for 12 months from the date it is issued. When required, if Construction Plans, Grading Plans, and specifications have not been submitted to the applicable city department within 12 months, and if a Building Permit has not been issued within 18 months of the issuance of the Major Site Plan Approval, such approval shall be null and void.

(d) Administrative Approval for Minor Adjustments. The Development Director may authorize minor design modifications that are consistent with the purpose of the approved Major Site Plan. Such modifications shall not allow increases in intensity of development or additions to the list of permitted or conditional uses and shall be limited to:

- A. Minor adjustments in the location of building footprints and parking lots provided the perimeter setbacks, yards, and buffers remain in compliance;
- B. Minor adjustments in building height(s);
- C. Substitution of landscaping materials;
- D. Redesigning and/or relocating utility facilities, including storm water;
- E. Redesigning and/or relocating mounds;
- F. Minor modifications to the design of signs, including the sign face, and sign lighting, provided the color palette, maximum sign area, and maximum sign height approved in the Major Site Plan are not exceeded;
- G. Minor changes in building material that are similar to and have the same general appearance as the material approved in the Major Site Plan.

DESIGN STANDARDS.

The following design standards are provided as: (1) guidelines for consideration by applicants in preparing Major and Minor Site Plans and (2) as decision considerations by the Development Director and Planning Commission in reviewing Major and Minor Site Plans.

(a) Purpose. The purpose of good site design is to create a functional and attractive development, to minimize adverse environmental and physical impacts, and to ensure a project will be an asset to the City of Grove City. To promote this purpose, the Site Plan shall conform to the design standards and related goals and objectives of the City of Grove City, which together are designed to result in a well-planned community without adding unnecessarily to development costs. The architecture illustrated as part of the Development Plan shall meet the character of the surrounding area.

(b) Site Analysis. An analysis may be required of the environmental and built characteristics of the development site, including, but not limited to, site context, geology and soils, topography, drainage, climate, ecology, vegetation, existing structures, road networks and access, visual features and urban design, and past and present use of the site.

(c) Site Design.

(1) Design of the development shall take into consideration all existing local plans of the City of Grove City and the Development Standards of the Development Code.

(2) In evaluating the design of the development, the following shall be considered:

A. The development shall enhance the attractiveness and desirability of the district in keeping with its purpose and intent;

B. The development shall encourage the orderly and harmonious development of the district in a manner in keeping with the overall character of the district;

C. The development shall promote connectivity to improve the function of the street network and create safe opportunities to walk, bike, and, where applicable, access public transportation;

D. The development shall enhance and protect the public and private investment in the value of all land and improvements within the district.

(3) Development of the site shall preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historical preservation. The following areas shall be preserved to the maximum extent possible as open space to minimize negative impacts and alteration of natural features:

A. Unique and/or fragile areas, including wetlands;

B. Significant trees or stands of trees;

C. Property within the 100-year floodplain as mapped by the National Flood Insurance Program;

D. Steep slopes in excess of 20% as measured over a 10-foot interval unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken.

(4) The development shall be laid out to provide adequate access to lots and sites and to mitigate adverse effects of shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

(5) The design treatment of the site and all proposed structures shall ensure compatibility and sensitivity to adjacent properties and structures.

CHAPTER _____

Amendments

- _____ Amendment of Zoning Ordinance and Zoning District Map.
- _____ Form of application for amendment.
- _____ Review procedure.

_____ **AMENDMENT OF ZONING ORDINANCE AND ZONING DISTRICT MAP.**

The provisions of this Zoning Ordinance and the district boundaries as established by the Zoning Map may be amended to meet changing conditions or to better conform to good zoning practices. Amendments may be initiated:

- (a) By request of the Planning Commission directed to City Council to prepare an ordinance embodying an amendment to this Zoning Ordinance, the Zoning District Map, or the Subdivision Regulations. City Council shall either direct preparation of the ordinance requested or deny the request of the Planning Commission;
- (b) By voting action of City Council directing the preparation of an ordinance to amend this Zoning Ordinance, the Zoning District Map, or the Subdivision Regulations;
- (c) By the filing of an application by one (1) or more owners of property requesting that the Zoning District Map for the area in which the applicants' own property be amended.

_____ **FORM OF APPLICATION FOR AMENDMENT.**

- (a) An application by property owners pursuant to Section _____ for a change of district boundaries shall be filed in writing with the Development Director. The applicant shall submit the number of application copies deemed appropriate by the Development Director. This may include an electronic filing in a format compatible with Grove City technology requirements. The applicant shall pay a fee in accordance with the schedule adopted and approved by City Council to defray the cost of advertising, staff review, and other costs incidental to the application. The application shall contain the following:
 - (1) Names, addresses, and phone numbers of the applicants and owners;
 - (2) A current and accurate legal description of the area for which the amendment is sought;
 - (3) The existing use and zoning district and the proposed use and zoning district for the property within the area;

- (4) A narrative stating compliance with the Community Plan, area plans, or other applicable planning documents;
- (5) A list of all property owners contiguous to and directly across the street(s) from the area sought to be zoned, together with their mailing addresses;
- (6) Any deed restrictions, easements, covenants, and encumbrances to be imposed to control the use, development, and maintenance of the area to be zoned;
- (7) In appropriate cases, at the request of the Development Director, an estimate of the utility requirements of the area, should the amendment be adopted, including sewer and water;
- (8) In appropriate cases, at the request of the Development Director, an estimate of potential traffic generation in the area should the amendment be adopted;
- (9) A vicinity map drawn to reasonable scale, showing property lines, ownership, street addresses when known, streets, and existing and proposed zoning within the area sought to be zoned. The vicinity map shall also depict all land within 300 feet of the boundaries of the area to be zoned, showing property lines, ownership, streets, and street addresses when known, and shall be subject to later amendments at the request of the Planning Commission to supply such additional information as it may require.

(b) When an amendment is initiated by the Planning Commission or City Council pursuant to Section _____ or ____, a copy of the proposed ordinance shall be filed with the Development Director and the Clerk of Council.

REVIEW PROCEDURE.

(a) Hearing Before and Recommendations of Planning Commission. The Planning Commission shall review during public hearings all proposed amendments to this Zoning Ordinance or the Zoning District Map initiated pursuant to Section _____, ____, or ____ and make recommendations to City Council on each proposed amendment pursuant to the following procedures:

- (1) Setting hearing date. Upon the initiation of an amendment to this Zoning Ordinance or the Zoning District Map, the Development Director shall fix a date for a public hearing before the Planning Commission for review of the proposed amendment.
- (2) Publication of notice of hearing. Notice of the hearing before the Planning Commission shall be published on the City's website, or such other forum reasonably calculated to provide public notice, at least seven days prior to the date fixed for the hearing. The notice shall include the place, time, and date of the hearing and the nature of the proposed amendment.

(3) Notice to property owners. A notice containing the information required by subsection (a)(2) hereof shall be sent via regular U.S. mail to all owners of parcels any part of which is within a 250-foot area measured from the parcel boundaries of the area which is the subject of the proposed amendment not less than seven days prior to the date fixed for the hearing for any zoning amendment request. The cost of this notice shall be borne by the applicant. The applicant shall, in a form determined by the Development Director, submit with the application the names and addresses of the property owners required to receive notice under this section and shall attest with such submission that the applicant has provided the names and mailing addresses of all property owners within the 250-foot area prescribed by this section. If a parcel containing a condominium development is within the 250-foot area specified in this section, the applicant shall send the required notice to all owners of individual condominium units within the 250-foot area. The owner, for purposes of this section, is as defined in Section _____, the person, organization, or other entity listed as the property owner by the records of the Franklin County Auditor. Failure of any such property owners to receive mail notice does not invalidate adoption of the proposed amendment as an amending ordinance.

(4) Posting notice of hearing. For a zoning amendment request that is not initiated by the Council or Planning Commission, notice of the public hearing shall be posted prominently on the property that is subject of the application not less than seven days prior to the date fixed for the initial hearing. The Development Director shall prescribe the contents of the sign(s) providing this notice.

(5) Hearing. In reviewing the proposed amendment and arriving at its recommendation, the Planning Commission shall consider the following factors:

- A. Compatibility of the amendment sought with the use of adjacent land, adjacent zoning, and with land use plans for the general area;
- B. Impact of the adoption of an amendment sought on vehicle access and traffic flow in the general area;
- C. Impact of the adoption of the proposed amendment upon the public health, safety, and general welfare of the residents of the City;
- D. Impact of the adoption of the proposed amendment on available public facilities, general expansion plans of the City, and the City's schedule for improvement of capital facilities.

(6) Recommendations. Within a reasonable time following the last public hearing on the proposed amendment, the Planning Commission shall make one of the following recommendations to City Council:

- A. That the proposed amendment be adopted;
- B. That the proposed amendment be adopted with modifications recommended by the Planning Commission;

C. That the proposed amendment not be adopted.

(b) Hearings Before and Consideration of City Council. City Council shall consider at public hearings all proposed amendments to this Zoning Ordinance and the Zoning District Map and the recommendations of the Planning Commission concerning proposed amendments and act on the proposed amendments and recommendations, pursuant to the following procedures:

(1) Setting hearing date. Following receipt of the recommendation of the Planning Commission, and upon introduction of the proposed amendment at a regular meeting of City Council as an amending ordinance, City Council shall fix a date for a public hearing before City Council for consideration of the amending ordinance.

(2) Publication of notice of hearing. Notice of the hearing before City Council shall be published on the City's website, or such other forum reasonably calculated to provide public notice in the City, at least 20 days prior to the date fixed for the hearing. The notice shall include the place, time, and date of the hearing and the nature of the amending ordinance.

(3) Notice to property owners. A notice containing the information required by subsection (b)(2) hereof shall be sent by regular U.S. mail to all owners of parcels any part of which is within a 250-foot area measured from the parcel boundaries of the area which is the subject of the proposed amendment not less than 20 days prior to the date fixed for the public hearing for any zoning amendment request. The cost of this notice shall be borne by the applicant. The applicant shall, in a form determined by the Development Director, submit with the application the names and addresses of the property owners required to receive notice under this section and shall attest with such submission that the applicant has provided the names and mailing addresses of all property owners within the 250-foot area prescribed by this section. If a parcel containing a condominium development is within the 250-foot area specified in this section, the applicant shall send the required notice to all owners of individual condominium units within the 250-foot area. The owner, for purposes of this section, is as defined in Section ____, the person, organization, or other entity listed as the property owner by the records of the Franklin County Auditor. Failure of any such property owners to receive mail notice shall not invalidate the adoption of the amending ordinance.

(4) Posting notice of hearing. For a zoning amendment request that is not initiated by the Council or Planning Commission, notice of the public hearing shall be posted prominently on the property that is subject of the application not less than 20 days prior to the date fixed for the initial hearing. The Development Director shall prescribe the contents of the sign(s) providing this notice.

(5) Hearing. At the time fixed for the public hearing, City Council shall allow testimony from all persons interested in the proposed amendment. City Council

may consider the proposed amendment notwithstanding the failure of the Planning Commission to make one of the recommendations required by Section (a)(6).

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CHAPTER _____ Conditional Uses

- _____ Purpose.
- _____ Application for Conditional Use.
- _____ Criteria for approval.
- _____ Procedure.
- _____ Violation of conditions of approval; permit revocation; appeal.

_____ **PURPOSE.**

Under some unusual circumstances, a use which more intensely affects an area than those uses permitted in the zoning district in which it is located may nevertheless be desirable and also compatible with permitted uses within the zoning district if that use is properly controlled and regulated. The Planning Commission may allow such a use to exist as a conditional use where these unusual circumstances exist and where the conditional use will be consistent with the general purpose and intent of this Zoning Ordinance.

_____ **APPLICATION FOR CONDITIONAL USE.**

- (a) Application to Be Made. Written application for a Conditional Use Approval shall be made to the Planning Commission and filed with the Development Director, who shall transmit the application to the Planning Commission. The application shall be signed by the owner of the property affected and shall state that the information provided is accurate and truthful.
- (b) Application Fee. The applicant shall pay a fee in accordance with the schedule adopted and approved by City Council to cover advertising, review, publishing, and reporting the proceedings of the Planning Commission. The applicant shall submit the number of application copies deemed appropriate by the Development Director. This may include an electronic filing in a format compatible with Grove City technology requirements.
- (c) Contents of Application. The application shall include:
 - (1) The name, address, and telephone number of the owner of the property;
 - (2) An accurate legal description of the property;
 - (3) The existing use, proposed conditional use, and the zoning district in which the property is located;
 - (4) A statement of the relationship and general compatibility of the proposed use to adjacent land use in terms of traffic, parking, noise, and other nuisances;

- (5) A list of all owners of property, including their mailing addresses, which is within 250 feet of the parcel boundaries;
- (6) An appropriate number of copies of a plot plan, as designated by the Development Director, showing:
 - A. Boundaries and dimensions of the property and the size and location of all proposed or existing structures;
 - B. Traffic access, traffic circulation, existing and proposed utility easements, parking, location of trees and shrubs, signs, and refuse and service areas;
 - C. Any supplemental standards for the conditional use noted within the specific zoning district requirements of Title II;
 - D. Any additional information required by the Development Director to establish the advisability of granting the conditional use.

CRITERIA FOR APPROVAL.

The following criteria shall be considered for each application for a conditional use:

- (a) Whether the proposed conditional use is a listed conditional use in the appropriate chapter of this Zoning Ordinance for the zoning district in which the property is located;
- (b) Whether the development standards of the zoning district in which the property is located are being complied with;
- (c) Whether the proposed use will create an undue burden on public facilities and services such as streets, utilities, schools, and refuse disposal;
- (d) Whether the proposed use will be compatible with and not detrimental to existing and future neighboring uses;
- (e) Whether the proposed use will involve a use, structure, or condition of operation that constitutes a nuisance or hazard to any persons or property.

PROCEDURE.

- (a) Setting Hearing. The Development Director shall set a public hearing to review applications for a conditional use.
- (b) Notice of Hearing and Time for Consideration.
 - (1) Notice of the hearing before the Planning Commission shall be published on the City's website, or such other forum reasonably calculated to provide public notice, at least seven days prior to the date fixed for the hearing. The notice shall

include the place, time, and date of the hearing; the location of the property; and the nature of the proposed conditional use.

(2) A notice containing the information required by subsection (b)(1) hereof shall be sent via regular U.S. mail to all owners of parcels any part of which is within a 250-foot area measured from the parcel boundaries of the area which is the subject of the proposed amendment not less than seven days prior to the date fixed for the initial hearing. The cost of this notice shall be borne by the applicant. The applicant shall, in a form determined by the Development Director, submit with the application the names and addresses of the property owners required to receive notice under this section and shall attest with such submission that the applicant has provided the names and mailing addresses of all property owners within the 250-foot area prescribed by this section. If a parcel containing a condominium development is within the 250-foot area specified in this section, the applicant shall send the required notice to all owners of individual condominium units. The owner, for purposes of this section, is as defined in Section ____, the person, organization, or other entity listed as property owner by the records of the Franklin County Auditor. Failure of any such property owners to receive mail notice does not invalidate the grant or denial of a conditional use.

(3) Notice of the public hearing shall be posted prominently on the property that is subject of the application not less than seven days prior to the date fixed for the initial hearing. The Development Director shall prescribe the contents of the sign(s) providing this notice.

(c) Public Hearing. The Planning Commission shall grant or deny the conditional use following the public hearing and after considering the criteria listed in Section _____. Its decision shall be accompanied by written findings of fact and impose such conditions as are reasonably necessary to secure the purpose and objectives of this Zoning Ordinance.

(d) Right to Appeal. The right to appeal a decision of the Planning Commission involving an application for a conditional use to City Council shall be governed by Section _____.

(e) Issuance of Conditional Use Approval. Upon approval by the Planning Commission or upon appeal and approval by City Council, the Development Director shall issue to the applicant a written Conditional Use Approval, which includes any conditions imposed by the Planning Commission and any modifications ordered by City Council on appeal. Such approval shall become effective ten (10) days after its issuance or upon appeal and affirmation by City Council. Each Conditional Use Approval shall authorize only one particular conditional use, and such Conditional Use Approval shall automatically expire if, for any reason, the Conditional Use shall cease for more than 180 days after the conditional use begins.

**VIOLATION OF FINDINGS OF FACT OR CONDITIONS OF
APPROVAL; PERMIT REVOCATION; APPEAL**

- (a) Violation of Conditions of Approval. If by act or omission of the holder of a Conditional Use Approval the subject property does not comply with conditions of approval of the conditional use permit, the Development Director may issue a notice of violation to the holder of the Conditional Use Approval. Such notice shall state the nature of the violation and state that the holder has 30 days from receipt of the notice in which to appeal the notice of violation. The notice of violation may be served either by certified mail, personal service, or by posting in a conspicuous location on the property.
- (b) Approval Revocation. If the holder of a Conditional Use Approval that is subject to a notice of violation does not appeal the notice of violation, or does not remedy the violation, within 30 days of receipt of the notice of violation, the Conditional Use Approval shall be revoked.
- (c) Appeal. The holder of a Conditional Use Approval who has received a notice of violation may appeal such notice by serving a notice of appeal upon the City Council Clerk. The appeal shall be heard by the Board of Zoning Appeals.

CHAPTER ____

Variances

- _____ Purpose.
- _____ Application for variance.
- _____ Criteria for approval.
- _____ Procedure.

_____ **PURPOSE.**

Under some circumstances, due to the peculiar size, shape, or topography of land, full and strict compliance with all development standards of this Zoning Ordinance could result in practical difficulty or injustice to the owner of the land and could even result in undesirable development of the land. The Board of Zoning Appeals may grant a variance to permit limited deviation from the development standards of this Zoning Ordinance under the criteria of Section _____, where the development resulting from granting the variance will be consistent with the general purpose and intent of this Zoning Ordinance.

_____ **APPLICATION FOR VARIANCE.**

- (a) Filing. Written application for a variance shall be made to the Board of Zoning Appeals and filed with the Development Director who shall transmit the application to the Board of Zoning Appeals. The application shall be signed by the owner of the property affected and shall state that the information provided is accurate and truthful.
- (b) Fee. The applicant shall pay a fee in accordance with the fee schedule adopted and approved by City Council to cover advertising, review, publishing, and reporting the proceedings of the Board of Zoning Appeals. The applicant shall submit the number of application copies deemed appropriate by the Development Director. This may include an electronic filing in a format compatible with Grove City technology requirements.
- (c) Contents of Application. The application shall include:
 - (1) The name, address, and telephone number of the owner of the property;
 - (2) An accurate legal description of the property;
 - (3) The exact nature of the variance requested, including reference to the development standard code provision from which the applicant seeks deviation;
 - (4) A statement explaining the relation of the requested variance(s) to the criteria for approval, as listed in Section _____;
 - (5) A list of all owners of property, including their mailing addresses, within, contiguous to, or directly across the street or streets from the property;

(6) An appropriate number of copies of a plot plan, as designated by the Development Director, showing:

- A. Boundaries and dimensions of the property, the size and location of all proposed or existing structures, and the location of trees and shrubs;
- B. The nature of the special conditions or circumstances;
- C. The proposed use of all parts of the lot and structures;
- D. The use of land and location of structures on adjacent property.

(7) Any additional information required by the Development Director or the Board of Zoning Appeals to establish the advisability of granting the variance.

CRITERIA FOR APPROVAL.

(a) The following factors shall be considered and weighed in the review and the public hearing of an application for variance:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;
- (2) Whether the variance is substantial;
- (3) Whether the character of the area would be adversely affected or whether adjoining properties would suffer an adverse impact as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services (e.g., utilities and refuse collection);
- (5) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
- (6) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

(b) No single factor shall be considered a determinative factor, and the factors shall be weighed and balanced in determining whether a variance is warranted. The applicant shall bear the burden of proof that the criteria for a variance have been met and that application of the zoning requirement to the applicant's property would be inequitable.

PROCEDURE.

(a) Setting Hearing. The Development Director shall set a public hearing to review applications for variances.

(b) Notice of Hearing and Time for Consideration.

(1) Notice of the hearing before the Board of Zoning Appeals shall be published on the City's website, or such other forum reasonably calculated to provide public notice, at least seven days prior to the date fixed for the hearing. The notice shall include the place, time, and date of the hearing; the location of the property; and the nature of the proposed variance.

(2) A notice containing the information required by subsection (b)(1) hereof shall be sent via regular U.S. mail to all owners of parcels any part of which is within a 250-foot area measured from the parcel boundaries of the area which is the subject of the proposed amendment not less than seven days prior to the date fixed for the initial hearing. The cost of this notice shall be borne by the applicant. The applicant shall, in a form determined by the Director, submit with the application the names and addresses of the property owners required to receive notice under this section and shall attest with such submission that the applicant has provided the names and mailing addresses of all property owners within the 250-foot area prescribed by this section. If a parcel containing a condominium development is within the 250-foot area specified in this section, the applicant shall send the required notice to all owners of individual condominium units and to the condominium association. The owner, for purposes of this section, is as defined in Section ____, the person, organization, or other entity listed as property owner by the records of the Franklin County Auditor. Failure of any such property owners to receive mail notice does not invalidate the granting or denial of a variance.

(3) Notice of the public hearing shall be posted prominently on the property that is subject of the application not less than seven days prior to the date fixed for the initial hearing. The Development Director shall prescribe the contents of the sign(s) providing this notice.

(c) Public Hearing. The Board of Zoning Appeals shall grant or deny the variance following the public hearing and after considering the requirements listed in Section _____. Its decision shall be accompanied by written findings of fact specifying the reasons for the decision reached. The Board of Zoning Appeals shall impose such conditions as are reasonably necessary to serve the purpose and objectives of this Zoning Ordinance.

(d) Right of Appeal. The right to appeal a decision of the Board of Zoning Appeals involving an application for a variance to City Council shall be governed by Section _____.

(e) Issuance of Variance Approval. Upon approval of the variance by the Board of Zoning Appeals, the Development Director shall issue to the applicant a written Variance Approval which states all terms of the variance as granted, including any conditions imposed by the Board of Zoning Appeals and any modifications ordered by City Council on appeal. The Variance Approval shall be effective ten (10) days after its issuance or upon appeal and affirmation by Council. A Variance Approval shall expire automatically if, for

any reason, construction has not begun within 12 months of approval of the variance on the project for which the variance was granted. Once initiated, construction must proceed in a typical, conscientious, and continuous manner toward completion.

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CHAPTER _____ Nonconforming Uses

- _____ Continuation, expansion, elimination, and reconstruction.
- _____ Nonconforming lots of record.
- _____ Nonconforming structures.
- _____ Repairs and maintenance.
- _____ Continuation of certain existing uses.

_____ **CONTINUATION, EXPANSION, ELIMINATION, AND RECONSTRUCTION.**

- (a) Intent. Within the City of Grove City there exist:
- (1) Lots,
 - (2) Structures,
 - (3) Uses of land and structures, and
 - (4) Development Standards of uses, which were lawful before this Zoning Ordinance was passed or amended but which would be prohibited, regulated, or restricted under the terms of this Zoning Ordinance. It is the intent of this section to permit these nonconformities to continue until they are removed but not to encourage their survival. It is further the intent of this section that nonconformities shall not be enlarged upon, expanded, or extended.
- (b) Extension of Nonconforming Uses. The Board of Zoning Appeals shall have the authority to grant an extension of a building or the expansion of the use of a lot devoted to a nonconforming use where such extension is necessary and incidental to the existing use of such building or lot. However, the floor areas or lot areas of such extensions shall not exceed, in all, 100% of the area of the existing building or lot devoted to a nonconforming use. The decision of the Board of Zoning Appeals may be appealed to City Council pursuant to the provisions of Section _____.

_____ **NONCONFORMING LOTS OF RECORD.**

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption of this Zoning Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Zoning Appeals.

If two (2) or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Zoning Ordinance and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Zoning Ordinance, and no portion of such parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Zoning Ordinance, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Zoning Ordinance. The Planning Commission may permit the development of two (2) or more contiguous, non-conforming lots if it is determined that the proposal is consistent with the development pattern in the site area, will not have an adverse effect on adjacent properties, and is consistent with City plans or objectives for the area.

NONCONFORMING STRUCTURES.

- (a) Where a lawful structure exists at the effective date of adoption of this Zoning Ordinance, or amendments thereto, that could not be built under the terms of this Zoning Ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (b) No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity without approval from the Board of Zoning Appeals, but any structure or portion thereof may be altered to decrease its nonconformity;
- (c) Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than 50% of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Zoning Ordinance;
- (d) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

NONCONFORMING USES.

The nonconforming use of a lot and/or a structure may be continued, expanded, or changed subject to the following:

- (a) On approval of an appeal to the Board of Zoning Appeals, a nonconforming use may be changed to a use closer in character with the zoning district in which the nonconforming use is located or may be reestablished;
- (b) On approval of an appeal to the Board of Zoning Appeals, a nonconforming use may be expanded within an existing structure that is obviously arranged or developed for such use;
- (c) No nonconforming use may be reestablished where such nonconforming use has been discontinued for a period of at least 12 months. The nonconforming use of any

structure damaged by fire, explosion, flood, riot, or other unforeseen calamity may be continued and used as before any such calamity, provided the building or structure has not been destroyed to an extent of more than one-half of its fair value and provided such reconstruction is started within 12 months of such calamity and is continued in a reasonable manner until completed.

REPAIRS AND MAINTENANCE.

On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs or on repair or replacement of nonbearing walls, fixtures, wiring, heating, air conditioning, or plumbing, provided that the cubic content existing when it became nonconforming shall not be increased.

Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

CONTINUATION OF CERTAIN EXISTING USES

The long-range implementation of the Zoning Ordinance requires sensitive treatment of existing uses that represent significant investments in the city. While it is the intent of the Zoning Ordinance for development ultimately to meet the building and use requirements of this Ordinance, it is the intent of this section to permit existing uses to continue and to be considered conforming to this Code, even if the use or the building type is not otherwise permitted in the district, provided that the following requirements are met.

(a) All uses that were permitted uses or granted conditional uses under the zoning of a property immediately prior to its rezoning into a zoning district by Ordinance No. _____ shall continue to be allowed as permitted or conditional uses on the property. Expansions of uses within existing structures as permitted by § ____ shall be permitted on the property, provided that at least one of the permitted or conditional uses under the prior zoning has been operated continuously in an existing structure and/or associated use areas on the property within the 12 months prior to the rezoning of the property into the zoning district by Ordinance No. ____.

(b) Once a use that complies with the new zoning district is established on a lot or parcel and all existing uses have been abandoned or voluntarily discontinued, no use that is not either permitted or an approved conditional use of the new zoning district may be re-established.

(1) For parcels with a single existing structure configured as a multi-tenant building, once the entire multi-tenant building is abandoned, demolished, and/or all tenant spaces have established uses under the applicable zoning district, no use that is not either permitted or an approved conditional use of the new zoning district may be re-established on the parcel.

(2) For parcels with multiple existing structures, only after all buildings have been abandoned, demolished, and/or all buildings have established uses under the applicable new zoning district, no use that is not either permitted or an approved conditional use of the new zoning district may be re-established on the parcel.

(c) Abandonment of an existing use.

(1) If an existing use is abandoned for any reason for a period of more than 12 months, only those uses allowed in the zoning district in which the property is located may be established. With regard to a multi-tenant building, the term “existing use” shall mean all of the existing uses in that building.

(2) An existing use shall be determined by the Director to be abandoned if one or more of the following conditions exist:

- A. Utilities, such as water, gas, or electricity to the property, have been disconnected;
- B. The property, buildings, or grounds have fallen into disrepair;
- C. Signs or other indications of the presence of the use have been removed;
- D. Equipment or fixtures necessary for the operation of the use have been removed; or
- E. Other actions which, in the opinion of the Director, constitute an intention on the part of the property owner or lessee to abandon the use.

(3) Once a use has been determined to be abandoned, any subsequent use shall comply with the provisions of the new zoning district.

(d) Expansions of existing uses. An existing use may be enlarged, increased, or extended to occupy a greater area of buildings and lands only after a finding by the Board of Zoning Appeals that the enlargement, increase, or extension meets all of the following standards:

(1) The expansion does not have a substantial detrimental effect on, or materially impair the use and enjoyment of, adjacent uses or lots and does not limit the ability for adjacent lots to develop in accordance with this Chapter;

(2) The buildings and area encompassing the expansion of the existing use complies with all parking, sign, or other regulations applicable to the area affected by the proposed enlargement, increase, or extension of use area, as required by the applicable provisions of §§ _____; and

(3) The buildings and area encompassing the expansion of the existing use complies with any reasonable conditions imposed by the Director that are necessary

to ensure that the proposed enlargement, increase, or extension of use area will not prove detrimental to adjacent properties or the surrounding community.

(e) Any existing use may be extended throughout any existing building or parts of a building which were manifestly arranged or designed for that use at the time of adoption of this amendment, but the existing use shall not be extended to occupy any land outside the existing building except as permitted by division (B)(5)(d) of this section and as approved by the Planning Commission.

(f) Existing structures. Refer to § _____ for requirements related to existing structures.

(g) Refer to § _____ for requirements related to nonconforming sites.

(h) Existing planned development districts. All planned developments that are effective on the date of adoption of the applicable rezoning shall continue in effect and be considered conforming under this Code in addition to the permitted and conditional uses under the applicable zoning district. This provision shall only apply to planned developments where no construction has commenced. The procedures for the implementation of these developments, including time limits for approval of final development plans or other time limits, must conform to the requirements of this Chapter, to the extent the approved planned unit development text does not address the requirements.



* DRAFT *

Town Center Conceptual Framework

2019



ACKNOWLEDGEMENTS

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Resolution:

Prepared by the
Grove City Development Department
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PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE



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INTRODUCTION

Central Ohio is a desirous region that is anticipated to grow by more than one million people and 300,000 jobs by 2050. Grove City, being one of the fastest growing communities in the region, is anticipated to realize its share of that growth; however, this growth will not be the same as that experienced in the past. Combined with the changing demographics and shifts in consumer trends, future growth will not be primarily concentrated in single-family homes but rather a mixture of housing types. Additionally, with preferences of aging populations and young adults being centered more on urban environments, Grove City's Town Center will be a sought-after area for future development.

As the heart of the community, the Town Center of Grove City is a high priority for residents, local businesses, and owners, as well as the City and many civic groups. In recent years, numerous plans and studies have been completed to ensure the area maintains its unique historic character while taking advantage of opportunities to improve and expand this exceptional community asset. These include:

- *Town Center Plan (Lincoln Street Studio, 2008)*
- *Town Center Parking Study (Desman Associates, 2009)*
- *Town Center Plan Supplement (Lincoln Street Studio, 2011)*
- *Town Center Parking Summary (Braun & Steidl, 2015)*
- *Town Center Public Realm Vision (Edge Group, 2016)*

The Grove City Town Center Framework builds upon the recommendations of these planning studies, with new strategies and objectives based on current development opportunities in the Town Center. The key objectives of the framework were identified as strategic priorities, as indicated in the *GroveCity2050 Community Plan* to achieve the community's vision for the future of the Town Center.



PURPOSE

The Town Center Framework will serve as a policy guide for the implementation of public realm enhancements, contextual economic development initiatives and infill development proposals that preserve and contribute to the history and unique character of the Town Center. The framework is not an exhaustive inventory of the potential opportunities for improvements to the Town Center, and is not intended to be a static document. As a tool to inform and guide both near-term and future infill development and redevelopment proposals, the framework should be updated periodically to capitalize on future opportunities to ensure the continued vitality of the Town Center.



OBJECTIVES

The recently adopted GroveCity 2050 Community Plan received extensive public input indicating that the community views the Town Center as a tremendous asset that should be further promoted and prioritized for investment. Through the analysis conducted in support of the Community Plan, as well as the other recent planning efforts for the Town Center, four key objectives with specific goals were recommended.

Objective 1:

Preserve and Strengthen the Unique Character of the Town Center

Goals:

- A. Pursue National Register of Historic Places status for the Town Center and A. G. Grant's Beulah Subdivision
- B. Implement the pertinent recommendations of the Town Center Public Realm Plan for urban open spaces, streetscape enhancements and pedestrian connections
- C. Create a street tree master plan
- D. Update standards for outdoor seating in the Town Center
- E. Ensure that areas will exhibit strong neighborhood qualities including walkable blocks, integrated open space and a variety of housing options

Objective 2: Enhance the Economic Vitality of the Town Center

Goals:

- A. Eliminate regulatory barriers to promote a mixed-use, walkable development
 - Complete area-wide rezoning of appropriate properties into a consistent Town Center District
 - Encourage investment in the community by updating the City's regulations for clear development standards to allow for the administrative approval of appropriate projects in the Town Center for a more streamlined and predictable review process
 - Ensure that the zoning code defines and permits a wide range of housing types, aligned with demographic trends for housing preferences, to bring energy and vitality to the Town Center economy
- B. Foster and grow the local entrepreneurial spirit by adopting policies to encourage and support a variety of development and business types
 - Conduct biennial reviews of Town Center plans and initiatives such as the district parking strategy, business mix and needs, and visitor experience as redevelopment in the area continues to progress
 - Continue to encourage more amenities and entertainment options in the Town Center, including restaurants

Objective 3: Improve Context, Connectivity, Circulation and Wayfinding to and within the Town Center

Goals:

- A. Enforce low traffic speeds to prioritize bicycle and pedestrian comfort over the conveyance of vehicular traffic
- B. Review an alternate route for truck traffic to bypass the Town Center in order to enhance pedestrian mobility
- C. Implement pedestrian connections recommended in the Town Center Public Realm Plan and other appropriate locations
- D. Manage and consolidate access points along thoroughfares to eliminate unneeded curb cuts that create gaps along the streetscape and introduce vehicle/pedestrian conflict points
- E. Examine the possibility to convert three strategic street segments from one-way to two-way traffic in the Town Center to improve circulation and wayfinding for Town Center residents, businesses and visitors

TOWN CENTER FRAMEWORK

Within the past five years, approximately \$33 million in public and private money have been injected into the Town Center area. Notable successes include the Grove City Library, Broadway Station Apartments, Hop Yard 62, Cultivate, Zassy's Tap Room and the Grove City Brewing Co., as well as the Gold Star Families Memorial plaza and relocation of Columbus Street. There remain several additional opportunities for infill development that are pending or being contemplated. This Framework is not intended to spur or entice development in the Town Center; rather, it serves to formalize the policies and expectations of future investment.



- Former Library: While the existing structure is obsolete and planned for demolition, the underlying site and surrounding area remains an integral piece of Town Center, being approximately 3-acres. It presents a significant opportunity for future development.
- Beulah Park Redevelopment: This site, consisting of a 210-acre former horse racing track located directly adjacent to the Town Center, has been approved to contain approximately 900 dwelling units of different sizes, as well as almost 60 acres of public open space.
- Columbus Street Extension/Plaza: The planned extension of Columbus Street across the railroad tracks connecting to the Beulah Park redevelopment has been approved. The street extension will be designed to function as a pedestrian plaza intermittently based on planned events at this location.
- Other Private Development Interest: Several property owners at the north end of the Town Center have expressed interest in developing or redeveloping their properties.



The Town Center Framework has translated these development opportunities, along with the broader Town Center objectives and goals, into a cohesive Illustrative Plan with site-specific descriptions of the key design elements.

TOWN CENTER ILLUSTRATIVE PLAN - KEY DESIGN ELEMENTS

A. Infill Building Placement

Where opportunities for additional development are present in the Town Center, the placement of new buildings continues the historic development pattern established along Broadway. New buildings are of a complementary scale and character to the adjacent existing development and are placed close to the edge of the public right of way. Parking and other service functions are located to the rear of the building. This relationship of the building facade to the adjacent street frontage is the key organizing principle of the Town Center Form-Based Code, currently under production for future incorporation into the Zoning Code. To the maximum extent possible, new development should contribute to the creation of a continuous “architectural edge” of building facades along the block frontage. This relationship of buildings to the street complements the character of the public realm, provides a physical enclosure creating a well-defined public space, calms traffic speeds along the roadways and limits potential points of conflict between pedestrians and motor vehicles for a positive, walkable environment.

B. Urban Open Space Network

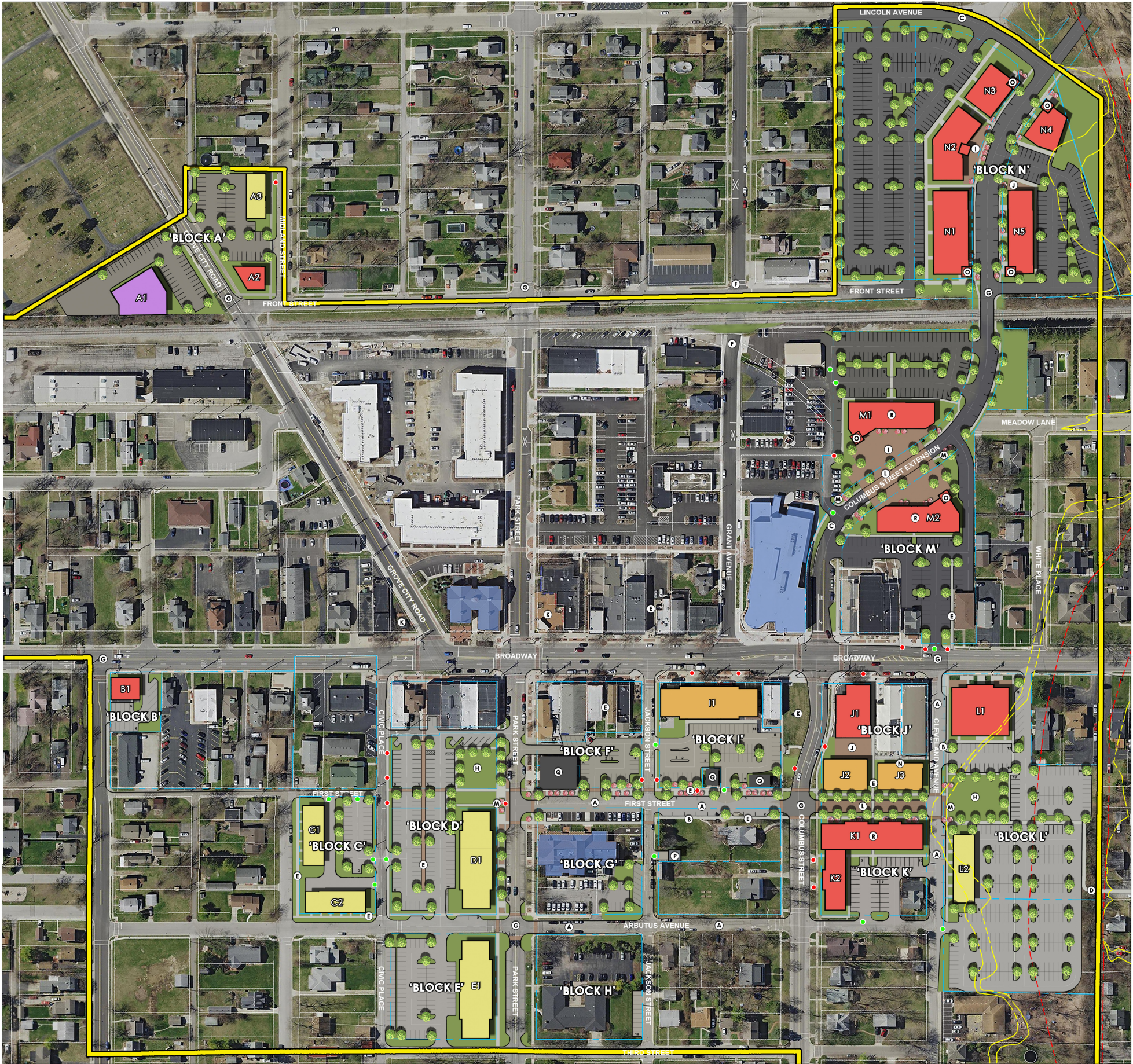
In urban environments like the Town Center, the pedestrian realm of the streets is the most prevalent and functionally critical form of open space. Sidewalks within the streetscape provide pedestrian connectivity from the Town Center to the rest of the community. Within the Town Center, the streetscape functions as a linear open space network, linking together a wide variety of easily accessible passive gathering spaces of different sizes. Located immediately adjacent to the walk, these spaces provide areas of respite, socialization and relaxation. Parks and plazas are thoughtfully distributed along the streetscape throughout the Town Center, providing semi-active areas designed to accommodate larger groups of people and activities. A variety of open space types connected by a robust pedestrian realm encourages walkability and exploration, which in turn creates vitality in the Town Center and cultivates a sense of community.

Illustrative Plan Demonstration:

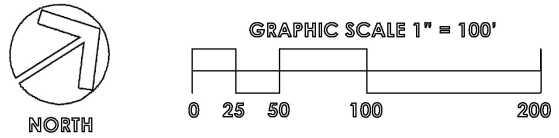
First Street Promenade and Public Parks—A key element of the Town Center Framework proposed in the Illustrative Plan is the implementation of public realm enhancements along First Street between Park Street and Cleveland Avenue. As shown, a redesigned First Street streetscape provides an attractive and functional pedestrian and vehicular link between potential public parks at the north and south ends of the Town Center.



Enlargment of First Street Promenade and Public Parks from Town Center Illustrative Plan



- CODED NOTES**
- GENERAL**
- Town Center Framework Study Area Boundary
 - Floodway
 - Floodplains
 - Residential
 - Residential/Commercial Mixed
 - Mixed Commercial
 - Public/Institutional
 - Flex Technology/Research & Development/Light Manufacturing
- PEDESTRIAN AND VEHICULAR CIRCULATION/ACCESS MANAGEMENT**
- Proposed Conversion of One-Way Street to Two-Way Street
 - Additional Right-of-Way Required for Proposed Improvements
 - Proposed Existing Street Extension
 - Proposed Shared Use Path Connection
 - Proposed Pedestrian Connections
 - Elimination of Existing Railroad Crossing
 - Gateway
 - Proposed Eliminated Curb Cut
 - Proposed New Curb Cut
- PARKS AND OPEN SPACES**
- Proposed Public Park Space
 - Proposed Public Plaza Space
 - Proposed Patio Space
 - Existing Public Open Space
 - Proposed Intermittent Pedestrian Street
 - Potential Public Art Location
- ARCHITECTURE**
- Site Infill Buildings to Screen Rear Facades/Service Areas of Existing Buildings
 - Architectural Element to Terminate Vista
 - Relocated Garage from First Street Frontage
 - Preserve Existing Buildings along First Street Frontage
 - Pass-Through in Building for Pedestrian Connections Between Parking, Street, Open Spaces



TOWN CENTER ILLUSTRATIVE PLAN



Birdseye View of Existing First Street Streetscape
Source: [Google Maps 3D View](#). 2019. February 22, 2019.

- The First Street Promenade features:
 - New sidewalks similar in design character to the promenade between Park Street and Grant Avenue, which links the Broadway Station Apartments and City Hall to the Grove City Library
 - On-street parking defined by landscaped curb extensions for traffic calming and a buffer between pedestrians and vehicular traffic
 - The segment of First Street between Columbus Street and Cleveland Avenue features an enhanced streetscape in conjunction with redevelopment of the block. This portion of First Street could be closed intermittently for events to function as a pedestrian street.
 - Aesthetic improvement of the area by undergrounding existing overhead utility lines
- New public parks:
 - Two easily accessible public parks, each approximately a quarter acre in size, are proposed at the north and south ends of First Street and will serve to physically extend Town Center east of Broadway.
 - The design and programming of the parks should respond to the recreational needs of the park patrons in the immediate vicinity, as well as the larger Grove City community.



Birdseye View of Proposed First Street Promenade and Streetscape
Source: [Google Maps 3D View](#). 2019. February 22, 2019.



Existing First Street Streetscape at Intersection with Park Street
Source: [Google Maps Streetview](#). July 2016. December 19, 2018.



Proposed First Street Promenade and Streetscape at Intersection with Park Street
Source: [Google Maps Streetview](#). July 2016. December 19, 2018.

- **Columbus Street Extension and Plaza**— The approved extension of Columbus Street west of Broadway and across the railroad tracks to the site of the Beulah Park redevelopment is a critical link between the Town Center and this new neighborhood.
- Columbus Street features:
 - A gateway can be created through design enhancements at the intersection of First Street and Columbus Street, signaling to motorists and pedestrians that they have arrived at the Town Center.
 - Along Columbus Street are the existing Gold Star Families Memorial Plaza and other gathering spaces such as the COTA transit stop and the Grove City Library.
 - On the north side of Columbus Street across from the Gold Star Families Memorial Plaza, a ±4,000 square-foot patio space is proposed. This patio space would be framed by existing and new buildings and could be programmed as a large outdoor bistro in support of existing and future eating and drinking uses.
- Columbus Street Extension Plaza features:
 - The public plaza is approximately one-half acre in size and will be defined by gateway features along Columbus Street at the north and south and by new mixed-use buildings to the east and west.
 - The plaza and travel lanes of Columbus Street are proposed to be paved with colored pavers to signal to pedestrians and motorists their arrival to the public plaza.
 - This segment of Columbus Street could be closed intermittently for public events on the plaza. For these occasions, bypass routes can be incorporated into the design of the adjacent off-street parking lots for the maintenance of traffic into and through the Town Center.

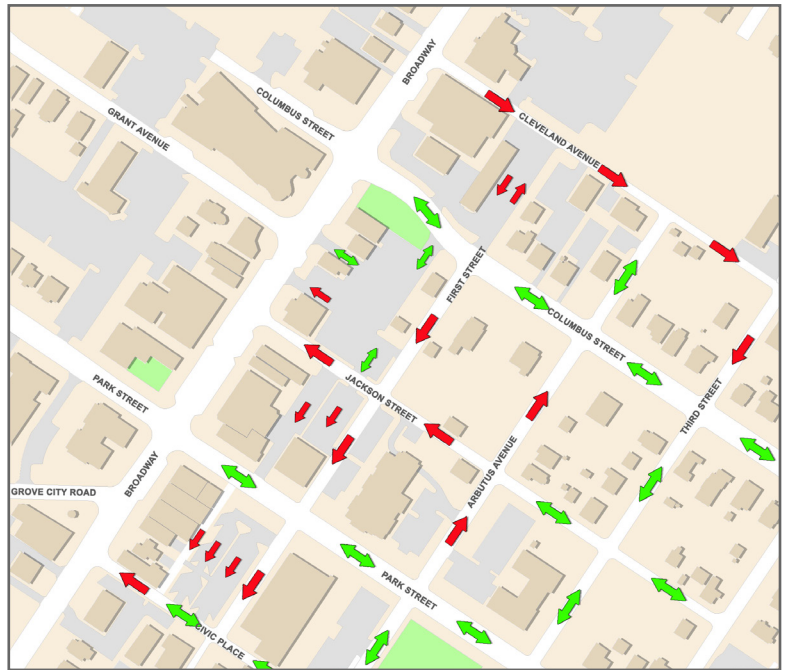
C. Vehicular Circulation and Wayfinding

Cleveland Avenue east of Broadway, First Street and Arbutus Street vary from one-way to two-way traffic flow along the same street. The inconsistent direction of traffic flow on these local streets limits motorists' mobility options and reduces the effectiveness of the street grid. The Illustrative Plan proposes to modify several street segments from one-way to two-way traffic flow to improve connectivity overall, reduce travel speeds and better facilitate the efficient movement of motorists to destinations in the Town Center.

Illustrative Plan Demonstration:

- **Cleveland Avenue east of Broadway**—To achieve improved, two-way vehicular circulation along Cleveland Avenue between Broadway and Arbutus Avenue, additional right-of-way on the north side of the street will be required.
- Cleveland Avenue modification features/benefits:
 - Creation of a four-way intersection with full turning movements and gateway elements at Broadway will capture visitor attention arriving to the Town Center from the north and provide easy access to larger, off-street parking facilities on the north side of Cleveland Avenue

- Strong connectivity and vehicular circulation will be provided between Block M and Block L across Broadway.
 - On-street parking is proposed on the north side of Cleveland Avenue.
 - Cleveland Avenue will transition from two-way traffic flow back to the existing one-way traffic flow at Arbutus Avenue.
- **First Street**—To implement the proposed promenade and improved vehicular circulation, additional right-of-way on the east side of First Street between Park Street and Columbus Street will be required. The existing garage in this area may require relocation from First Street to Jackson Street.
- **First Street modification features/benefits:**
 - The existing head-in parking on the west side of the Safety Complex will be preserved.
 - On-street parallel parking is proposed along the promenade and between Jackson Street and Columbus Street on the east side of First Street.
- **Arbutus Avenue**—Between Park Street and Columbus Street, the existing pavement can be restriped to accommodate the desired two-way circulation pattern.
- **Arbutus Avenue features/benefits:**
 - With two-way traffic flow, Arbutus Avenue will provide a consistent circulation loop for motorists in combination with First Street, Park Street and Cleveland Avenue.



Existing Directional Traffic Flow East of Broadway



Proposed Directional Traffic Flow and Vehicular Access Modifications East of Broadway

Traffic Flow Diagram Legend

-  One-Way Public Street
-  Two-Way Public Street
-  One-Way Parking Circulation
-  Two-Way Parking Circulation
-  Existing Vehicular Access to be Removed
-  Proposed Vehicular Access Location

D. Vehicular Access to the Block and Pedestrian Safety

While making the Town Center more navigable for vehicles is important, pedestrian movement should be prioritized in the Town Center. Pedestrian-oriented streets minimize areas of potential conflict between pedestrians and turning vehicles by locating vehicular access points in safe, predictable locations. Vehicular access to parking and service areas on the interior of the block should be from the side and rear service streets, with the front of the block uninterrupted by vehicular access points. Relocating vehicular access away from areas of high pedestrian activity results in fewer pedestrian conflicts and safer crossing.

Pedestrian activity in the Town Center will increase as the number of people living in and around the Town Center grows with future development proposals. Identifying the safest and most efficient locations for pedestrian street crossings will be key to ensuring the health of the Town Center. In several locations of the Town Center Illustrative Plan, existing vehicular access points to parking and service areas have either been relocated or eliminated as part of potential redevelopment projects.

Illustrative Plan Demonstration:

- *Columbus Street and Broadway*— The Illustrative Plan depicts the elimination of a number of vehicular access points along Broadway and Columbus Street on Blocks I, J, K and M. On the west side of Broadway, opposite from the intersection of Cleveland Avenue, three existing curb cuts are proposed to be consolidated to one curb cut that aligns with Cleveland Avenue. The existing vehicular access next to the COTA stop is proposed to be relocated off of Columbus Street to First Street. These modifications will make these streets safer and more predictable for vehicular navigation while improving the pedestrian environment.
- *Blocks F and I*—The existing public parking lot on Block F and the parking lot associated with the potential redevelopment of Block I are proposed to be significantly reconfigured. Block F and Block I currently have a total of nine vehicular access points around their perimeter. The Illustrative Plan proposes reconfiguration of the internal circulation of both parking lots, with access to each from First Street and also aligned from each other across Jackson Street. This proposed reconfiguration allows for easier vehicular circulation within and between the two parking lots and reduces the points of potential vehicle/pedestrian conflict from nine to five total locations.



E. Off-Street Parking in Historic, Town Center Environments

Off-street parking facilities, whether public or private, should be placed to the rear of the lot, behind the primary structures, to maintain the character of the Town Center. Ideally, small off-street surface parking lots would be evenly and unobtrusively distributed throughout the Town Center. However, given the amount of parking needed to adequately serve businesses and residences in the Town Center, it is not practical or possible to provide all of the parking necessary on the same block without damaging the historic development pattern with large areas of surface parking consuming the block.

The Illustrative Plan for the Town Center Framework proposes to capitalize on areas of the Town Center where modestly scaled and efficiently designed off-street parking can be incorporated without being detrimental to the development pattern in the core of the Town Center.

Illustrative Plan Demonstration:

- *Block F & I Off-Street Parking Facilities*—As previously described, these existing parking lots are proposed to be reconfigured to eliminate the inefficient, one-way circulation of Block F and align the vehicular circulation of this lot with the parking on Block I.

Larger off-street parking facilities should be located at the periphery of the Town Center but within a convenient walking distance. The Illustrative Plan maximizes opportunities to incorporate larger off-street parking facilities at the periphery of the Town Center consistent with these criteria.

Illustrative Plan Demonstration:

- *Block D & E Off-Street Parking Facilities*—South of Park Street, between First Street and Third Street, the Illustrative Plan recommends the existing public parking lot be reconfigured and expanded to the east on the former library site.
 - Block D & E Off-Street Parking features/benefits:
 - Parking will be located behind two new residential buildings along Park Street and existing businesses along Broadway.
 - By reconfiguring the existing public parking to a more efficient layout with two-way circulation, the number of spaces can be maintained while also creating public open space within the same amount of space as the existing public parking lot.
 - The existing pedestrian walkway out to Broadway between the existing buildings, will be maintained and extended further east to provide an attractive pedestrian connection.
 - A north/south pedestrian walkway will be provided between Block C public parking and the First Street Promenade through the proposed public park on Block D.
- *Block L Off-street Parking Facilities*—North of Cleveland Avenue at the terminus of First Street, the Illustrative Plan recommends redevelopment of the existing funeral home with parking located behind new mixed-use and townhouse buildings.
 - Block L Off-Street Parking features/benefits:
 - The parking lot will be sited to back up to the Republican Run, an existing natural buffer to the neighborhoods to the north.
 - A portion of the parking will be located within areas of the existing floodway/floodplain,

where building construction would be problematic under floodplain regulations. Further analysis of potential compensatory stormwater storage requirements is needed for the proposed parking area. Permeable pavement/paver options may be recommended for portions of this parking facility.

- A public park will connect the parking lot to the First Street Promenade and west toward Broadway along redesigned Cleveland Avenue.
- A shared-use path connection will be provided between the proposed public park and across Republican Run to the existing subdivisions to the north.
- *Block M Off-street Parking Facilities*—The Illustrative Plan reflects the Columbus Street extension and plaza/infill development project between Broadway and the railroad tracks, with two parking areas proposed behind the new mixed-use buildings that enclose the plaza.
 - Block M Off-Street Parking features/benefits:
 - The east parking lot will integrate with existing parking for businesses along Broadway with a mid-building pedestrian connection from the rear of new mixed-use buildings to the plaza.
 - The west parking lot will back up to the railroad tracks and integrate with existing parking behind the library. A mid-building pedestrian connection is proposed from the rear of the new mixed-use building to the plaza.
 - Fencing and/or landscape buffering is recommended along the north side of the proposed parking behind the existing residences along White Place.
- *Block N Off-street Parking Facilities*—A proposed off-street parking layout is recommended in conjunction with the mixed-use commercial subarea of the larger Beulah Park redevelopment. Parking will be located between buildings proposed along the Columbus Street extension and Republican Run to the north, as well as the existing alley behind Grant Avenue east of Lincoln Avenue to the south.

F. Minimum Off-Street Parking Requirements

Parking standards should respond to the specific functional needs of the environment they are intended to regulate. The objective is to ensure that an appropriate amount of parking is provided, designed in the most efficient and aesthetically responsive manner possible to the surrounding area.

Requirements that result in too much parking can be just as detrimental as those resulting in too little parking. In addition to the aesthetic and environmental impacts of excessive expanses of asphalt is the financial cost for underlying land acquisition, construction, ongoing maintenance and management of parking. When more parking is constructed than necessary in an urban area, the excess parking has long-term opportunity costs because it prevents the land from being used in a manner that could better stimulate economic growth.

The Town Center is a “park once” environment that provides visitors the ability to reach multiple destinations on foot because these urban areas feature a mix of uses in a relatively compact area. With multiple uses sharing the same parking spaces, parking requirements can be considerably lower in these areas compared to suburban, auto-oriented environments where uses are separated over greater distances.

- Existing Parking Requirements:

Currently, the parcels in the Town Center are comprised of a variety of zoning districts, with the majority being zoned CBD—Central Business District. In the CBD, parking ratios are the same as those required in other Commercial and Professional Services zoning districts, with standards applicable to more suburban auto-oriented commercial areas of the city. However, the Planning Commission may permit existing offsite parking to meet the requirements for new CBD uses. As it is impractical for new commercial uses to provide on-site parking at these suburban standards in the urban context of the Town Center, the Planning Commission has consistently permitted existing parking to meet the requirement. Given the increased interest in residential and mixed-use development, a new standard is needed that will better respond to the development pattern of the Town Center.

A comprehensive update of the zoning code is currently ongoing and includes the evaluation of the existing minimum parking requirements for various land uses in different zoning districts. To assist in developing parking standards appropriate to the Town Center, a survey was conducted of parking requirements in Old Hilliard, the Short North of Columbus and Historic Dublin. These precedent areas share development patterns similar to the Town Center.

- Illustrative Plan Analysis of Parking Requirement Precedents:

As a means to compare the parking standards for each of the identified precedents, the minimum parking requirement was calculated for the conceptual uses proposed for each block of the Town Center Illustrative Plan.

These calculations were compared to the net amount of new parking depicted on each block in the Illustrative Plan to determine the resulting overall parking surplus or deficit. The existing uses in the Town Center and parking currently serving these uses were removed from the calculations under the understanding that the existing parking needs are currently being adequately met. These calculations can be found in the appendix of this document. Based on the combination and square footage of the uses proposed, and the amount of new parking provided in the Illustrative Plan, the following results were found:

- | | |
|--|---------------------------------------|
| ▪ Short North parking requirements: | surplus of +371 parking spaces |
| ▪ Old Hilliard parking requirements: | deficit of -46 parking spaces |
| ▪ Historic Dublin parking requirements: | deficit of -156 parking spaces |

The large disparity in parking spaces between the Short North requirements and the other municipalities may be explained by its relationship to downtown Columbus, which has higher residential densities and a wider availability of public transportation. The relationships of Old Hilliard and Historic Dublin to their broader communities are much closer parallels to the Grove City Town Center. As the Zoning Code update moves forward, this information will be taken into consideration to help inform the creation of appropriate parking requirements for the Town Center District.

SUMMARY

The Town Center Framework strives to realize the community's objectives for the Town Center, as described in the GroveCity2050 Community Plan. It provides an illustrative vision for the potential redevelopment of several underutilized parcels and the implementation of numerous public realm enhancements in a comprehensive and cohesive manner. Specifically, the design elements depicted in the Illustrative Plan addresses these objectives in the following manner:

Objective 1

The unique character of the Town Center will be preserved and strengthened through appropriately scaled, mixed-use redevelopment at strategic underutilized sites. The placement of new buildings will reinforce the public realm to enhance the walkability of the Town Center by locating parking and service areas to the rear of the buildings.

A variety of well-designed and unique open spaces will be distributed throughout the Town Center to encourage community gathering and exploration. These include the First Street Promenade anchored by public open spaces at the north and south ends, the Columbus Street Plaza and numerous other improvements to create a safe and comfortable pedestrian environment.

Objective 2

The economic vitality of the Town Center will be enhanced through a variety of changes to the regulatory context. The Illustrative Plan anticipates a number of these, including development standards that support mixed-use buildings and a variety of housing options to encourage investment in the area. The parking facilities depicted in the Illustrative Plan are based on the best-practices for parking in walkable, mixed-use environments like the Town Center. These parking standards will maximize the land area available for infill redevelopment and open space.

Objective 3

Improvements to the pedestrian and vehicular circulation, connectivity and wayfinding will be addressed by improving the public realm on both sides and across Broadway. Pedestrian and vehicular circulation is enhanced through the elimination of access points along primary thoroughfares like Broadway and Columbus Street. Vehicular access will be preferably located along secondary service streets, such as Jackson Street and Civic Place. Conversion of strategic street segments from one-way to two-way streets, including First Street, Arbutus Avenue and portions of Cleveland Avenue, can be explored as a means to improve vehicular circulation and wayfinding in the Town Center.



APPENDICES

A. ILLUSTRATIVE PLAN INDIVIDUAL BLOCK OVERVIEW

B. DETAILED PARKING ANALYSIS

ILLUSTRATIVE PLAN-- INDIVIDUAL BLOCK OVERVIEW

Block A—currently consists of underutilized properties at the intersection of Grove City Road and Front Street, a gateway to the Town Center from the west. The conceptual redevelopment includes:

- Building A1: A one-story flex technology building with support office and rear loading dock
- Building A2: A one-story restaurant
- Building A3: A three-story, four-unit townhome with private unit parking in the lower level; redevelopment of the existing buildings for a range of uses that effectively transition to the adjacent land use context



Block A Birdseye View to the West

Block B—currently consists of an auto-oriented use at a gateway to the Town Center from the south at the intersection of Kingston Avenue. The conceptual redevelopment includes:

- Building B1: A small, one-story commercial building with reconfigured parking and right-out only access to Broadway
- Redevelopment of the existing buildings to provide a stronger gateway to the Town Center



Block B Birdseye View to the East

Block C—currently developed as a single-family residence and city-owned off-street parking. The conceptual redevelopment includes:

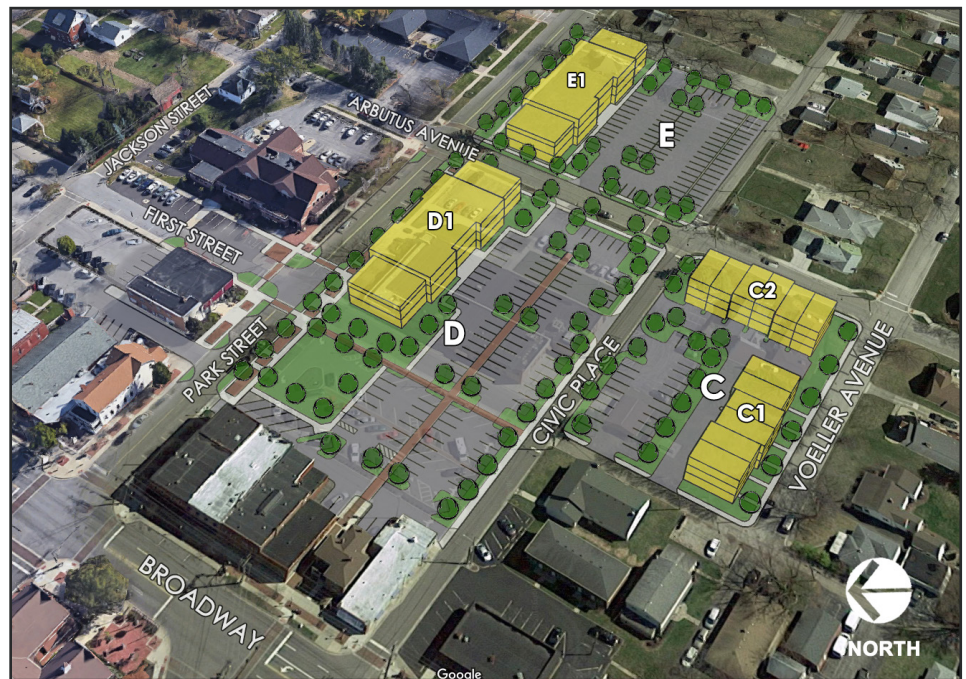
- Buildings C1 and C2: Three-story, six-unit townhomes with private parking in the lower level
- Public parking along Civic Place with circulation aligned with adjacent public parking on Block C

Block D—currently comprised of existing commercial development fronting Broadway, the library RFP site and existing public parking. The conceptual redevelopment includes:

- Building D1: A three-story, ±44-unit apartment building
- Vacation of the First Street right-of-way within Block D
- Redesigned public parking and approximately .25 acres of public open space anchoring the southern end of the First Street Promenade north of the vacated First Street right-of-way
- Opportunities for shared parking south of the vacated First Street right-of-way
- Curb extensions along Park Street and Arbutus Avenue to define on-street parallel parking spaces
- Parking access along Civic Place to align with public parking on Block C

Block E—currently encompasses a vacant city-owned parcel as part of the RFP site and an existing single family residence at Park Street and Third Street. The conceptual redevelopment includes:

- Building E1: A three-story, ±44-unit apartment building
- Opportunities for shared parking on interior of the block
- Perpendicular on-street public parking accessed from Civic Place
- Curb extensions along Park Street to define on-street parallel parking spaces



Blocks C, D and E Birdseye View to the East

Block F—currently comprised of existing commercial development fronting Broadway, an existing city-owned structure with a drive up ATM at First Street and Park Street and two separated one-way off-street public parking facilities. The conceptual redevelopment includes:

- Portions of the proposed First Street Promenade
- Reconfigured two-way public parking
- Maintenance of the one-way ATM/parking drive aisle to Park Street

Block G—currently comprised of the existing Grove City Safety Complex on First Street, with associated on-street and off-street parking. The conceptual redevelopment includes:

- Infill parking at the northeast corner of the block

Block H—currently comprised of an existing office building on Arbutus Avenue and associated parking. The conceptual redevelopment includes:

- Infill parking at the northeast corner of the block

Block I—currently comprised of existing commercial development fronting Broadway, two relatively small existing structures along First Street, a COTA bus stop, the Gold Star Families Memorial plaza and disconnected private parking on separate parcels. The conceptual redevelopment includes:

- Building I1: A four-story, mixed-use building with commercial uses at the ground floor and ± 33 apartment units above
- Redevelopment of the existing bank building—a non-historic, non-contributing structure—and other potential structures along Broadway
- Portions of the proposed First Street Promenade
- Reconfigured two-way public parking



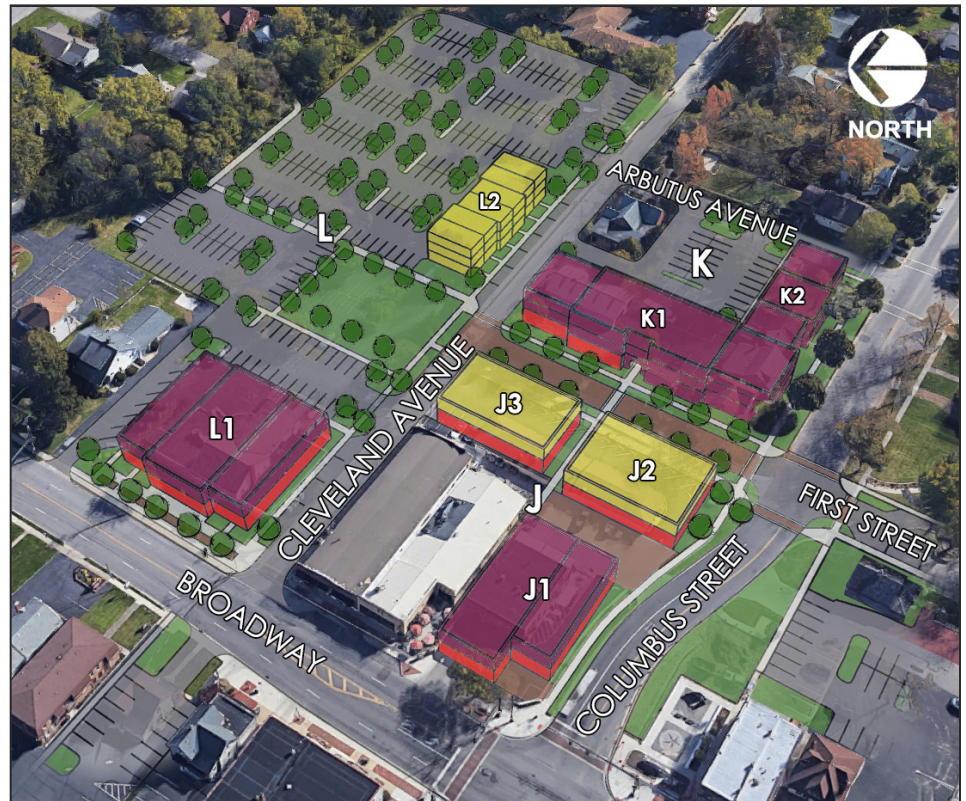
Blocks F, G, H, and I Birdseye View to the East

Block J—currently comprised of several existing commercial structures fronting Broadway, a multi-tenant office building along the vacated First Street right-of-way, and associated private parking on separate parcels. The conceptual redevelopment includes:

- Building J1: A two-story, mixed-use commercial building with ground story restaurant and office above
- Buildings J2 and J3: Two-story, mixed-use structures with ground story restaurant and four apartments above
- Redevelopment of the non-historic, non-contributing multi-tenant office building as well as the former auto service building and associated parking
- Portions of the proposed First Street Promenade
- A large private patio proposed along Columbus Street between Buildings J1 and J2

Block K—currently comprised of six individual structures, several of which are commercial uses within converted single-family structures with associated parking. The conceptual redevelopment includes:

- Building K1: A three-story, mixed-use commercial building with ground story restaurant and office as well as upper story office
- Building K2: A two-story office building
- Portions of the proposed First Street Promenade
- Private off-street parking
- Preservation of the existing structure at the northeast corner of the block, with associated parking consolidated into the design of the new off-street parking lot



Blocks J, K, and L Birdseye View to the East

Block L—currently comprised of a funeral home along Broadway with associated parking and undeveloped properties to the east. The conceptual redevelopment includes:

- Building L1: A two-story, mixed use commercial building with restaurant on the ground floor and office above

- Building L2: A three-story, six-unit townhome with private parking in the lower level
- Redevelopment of the existing funeral home
- Public and private off-street parking
- An approximately .25 acre public open space along Cleveland Avenue at the north end of the First Street Promenade
- Curb extensions to define on-street parking along widened Cleveland Avenue

Block M—currently comprised of existing commercial structures along Broadway, commercial/light industrial structures along the railroad tracks and associated parking. The conceptual redevelopment includes:

- Buildings M1 and M2: Two-story, mixed use commercial buildings with restaurant and retail on the ground floor and office above
- Redevelopment of the existing commercial structures on the interior of the block
- Removal of an existing commercial structure along Broadway to improve access and consolidate existing parking with new parking behind Building M2
- Columbus Street extension and public plaza
- Public and private off-street parking



Block M Birdseye View to the North

Block N—currently comprised of residential structures fronting West Cleveland Avenue, south of Lincoln Avenue, and undeveloped property along the Westwater Run section of the Beulah Park redevelopment. The conceptual redevelopment includes:

- Building N1: A two-story office building
- Building N2: A two-story, mixed-use commercial building with restaurant on the ground floor and office above
- Buildings N3 and N4: One-story restaurants
- Building N5: A two-story, mixed-use commercial building with restaurant on the ground floor and office above
- Redevelopment of the existing half-block of residential structures along West Cleveland Avenue
- Columbus Street extension as previously described
- Public and private off-street parking



Block N Birdseye View to the North

DETAILED PARKING ANALYSIS

			City of Grove City Business District Requirements	Central Parking	City of Columbus North Special Parking Area Requirements	Short	City of Hilliard Hilliard Requirements	Old Parking	City of Dublin Street District Requirements	Bridge Parking	
			CODE SUMMARY: Parking as required for Commercial and Professional Services zoning districts based on use. Planning Commission may permit existing off-site parking to meet parking requirements for new uses proposed in the Central Business District.		CODE SUMMARY: Non-residential off-street vehicle parking shall be 1/2 the parking as required...except 2, 3, multi-unit dwellings (1 per Unit). No other off-street parking reductions shall apply.		CODE SUMMARY: Min. off-street parking spaces required for any non-residential use in Old Hilliard shall be reduced by 50% the requirement. Planning Commission may further reduce requirements. Note: UFA (Usable Floor Area) is GFA net of lobbies, restrooms in non-residential uses, corridors, stairs, escalators, walls, mechanical rooms, ducts, and risers. For the following analysis, UFA was assumed at 100% as the most conservative (parking intensive) calculation ratio.		CODE SUMMARY: Min. amount of parking required may be reduced up to a cumulative max. of 30% by approval of a parking plan based on several criteria. Additional reductions may be permitted by Demonstration of Need. Note: Multi-Family DU parking requirements are calculated by # of bedrooms in BSD (Studio/1BR--an average of 1.5 per unit was assumed for the following analysis.		
BLOCK A	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces								
	Total Existing Off-Street Parking Spaces Serving Existing Uses		20								
	Total Off-Street Parking Spaces per Conceptual Framework		87								
	Total On-Street Parking Spaces per Conceptual Framework		7								
	Net Gain/Loss of Parking Spaces per Conceptual Framework		74								
	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)										
				Grove City		Columbus		Hilliard		Dublin	
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.
	A1--Flex Technology Space		6000	1 per 200 SF of GFA	30	50% of 1 per 750 SF of GFA	4	50% of 1 per 750 UFA	4	1 per 1,000	6
	A1--Support Office		1250	1 per 200 SF of GFA	6	50% of 1 per 450 SF of GFA	1	50% of 1 per 300 SF of UFA	2	2.5 per 1,000 SF of GFA	3
A2--Restaurant		2,350	1 per 50 SF of GFA net of Kitchen Area (60%)	19	50% of 1 per 75 SF of GFA	16	50% of 1 per 50 SF of UFA	24	10 per 1,000 SF of GFA	24	
A3--Residential/Townhomes		4	2.5 per Dwelling Unit	10	1 per Dwelling Unit	4	2 per Dwelling Unit	8	2 per Dwelling Unit	8	
Total New Parking Spaces Required				66		26		38		41	
COMPARISON OF OVERALL PARKING GAIN/LOSS				8		48		36		33	
BLOCK B	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces								
	Total Existing Off-Street Parking Spaces Serving Existing Uses		0								
	Total Off-Street Parking Spaces per Conceptual Framework		17								
	Total On-Street Parking Spaces per Conceptual Framework		0								
	Net Gain/Loss of Parking Spaces per Conceptual Framework		17								
	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)										
				Grove City		Columbus		Hilliard		Dublin	
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.
	B1 1st Floor--Restaurant		2,500	1 per 50 SF of GFA net of Kitchen Area (60%)	20	50% of 1 per 75 SF of GFA	17	50% of 1 per 50 SF of UFA	25	10 per 1,000 SF of GFA	25
	Total New Parking Spaces Required				20		17		25		25
COMPARISON OF OVERALL PARKING GAIN/LOSS				-3		0		-8		-8	
BLOCK C	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces								
	Total Existing Off-Street Parking Spaces Serving Existing Uses		20								
	Total Off-Street Parking Spaces per Conceptual Framework		49								
	Total On-Street Parking Spaces per Conceptual Framework		13								
	Net Gain/Loss of Parking Spaces per Conceptual Framework		42								
	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)										
				Grove City		Columbus		Hilliard		Dublin	
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.
	C1--Residential/Townhomes		6	2.5 per Dwelling Unit	15	1 per Dwelling Unit	6	2 per Dwelling Unit	12	2 per Dwelling Unit	12
	C2--Residential/Townhomes		6	2.5 per Dwelling Unit	15	1 per Dwelling Unit	6	2 per Dwelling Unit	12	2 per Dwelling Unit	12
Total New Parking Spaces Required				30		12		24		24	
COMPARISON OF OVERALL PARKING GAIN/LOSS				12		30		18		18	
BLOCK D	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces								
	Total Existing Off-Street Parking Spaces Serving Existing Uses		41								
	Total Off-Street Parking Spaces per Conceptual Framework		112								
	Total On-Street Parking Spaces per Conceptual Framework		16								
	Net Gain/Loss of Parking Spaces per Conceptual Framework		87								
	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)										
				Grove City		Columbus		Hilliard		Dublin	
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.
	D1 1st thru 3rd Floors--Residential/Apartments		44	2.5 per Dwelling Unit	110	1 per Dwelling Unit	44	1.5 per Dwelling Unit	66	1.5 per Dwelling Unit	66
	Total New Parking Spaces Required				110		44		66		66
COMPARISON OF OVERALL PARKING GAIN/LOSS				-23		43		21		21	
BLOCK E	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces								
	Total Existing Off-Street Parking Spaces Serving Existing Uses		0								
	Total Off-Street Parking Spaces per Conceptual Framework		80								
	Total On-Street Parking Spaces per Conceptual Framework		11								
	Net Gain/Loss of Parking Spaces per Conceptual Framework		91								
	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)										
				Grove City		Columbus		Hilliard		Dublin	
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.
	E1 1st thru 3rd Floors--Residential/Apartments		44	2.5 per Dwelling Unit	110	1 per Dwelling Unit	44	1.5 per Dwelling Unit	66	1.5 per Dwelling Unit	66
	Total New Parking Spaces Required				110		44		66		66
COMPARISON OF OVERALL PARKING GAIN/LOSS				-19		47		25		25	
BLOCK F	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces								
	Total Existing Off-Street Parking Spaces Serving Existing Uses		27								
	Total Off-Street Parking Spaces per Conceptual Framework		23								
	Total On-Street Parking Spaces per Conceptual Framework		16								
	Net Gain/Loss of Parking Spaces per Conceptual Framework		12								
	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)										
				Grove City		Columbus		Hilliard		Dublin	
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.
	None		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	COMPARISON OF OVERALL PARKING GAIN/LOSS				12		12		12		12



BLOCK G	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces								
	Total Existing Off-Street Parking Spaces Serving Existing Uses		42								
	Total Off-Street Parking Spaces per Conceptual Framework		56								
	Total On-Street Parking Spaces per Conceptual Framework		13								
	Net Gain/Loss of Parking Spaces per Conceptual Framework		27	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)							
				Grove City		Columbus		Hilliard		Dublin	
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.
	None		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	COMPARISON OF OVERALL PARKING GAIN/LOSS				27		27		27		27

BLOCK H	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces												
	Total Existing Off-Street Parking Spaces Serving Existing Uses		35												
	Total Off-Street Parking Spaces per Conceptual Framework		45												
	Total On-Street Parking Spaces per Conceptual Framework		13												
	Net Gain/Loss of Parking Spaces per Conceptual Framework		23	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)											
				Grove City			Columbus			Hilliard			Dublin		
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.
	None		N/A	N/A		N/A	N/A		N/A	N/A		N/A	N/A		N/A
	COMPARISON OF OVERALL PARKING GAIN/LOSS					23			23			23			23

BLOCK I	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces												
	Total Existing Off-Street Parking Spaces Serving Existing Uses		0												
	Total Off-Street Parking Spaces per Conceptual Framework		59												
	Total On-Street Parking Spaces per Conceptual Framework		15												
	Net Gain/Loss of Parking Spaces per Conceptual Framework		74	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)											
				Grove City		Columbus		Hilliard		Dublin					
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.
	I1 1st Floor--Retail		6,700	1 per 200 SF of GFA		34	50% of 1 per 250 SF of GFA		13	50% of 1 per 250 SF of UFA		13	3 per 1000 SF of GFA		20
	I1 1st Floor--Restaurant		6,700	1 per 50 SF of GFA net of Kitchen Area (60%)		54	50% of 1 per 75 SF of GFA		45	50% of 1 per 50 SF of UFA		67	10 per 1,000 SF of GFA		67
	I1 2nd, 3rd & 4th Floor--Residential/Apartments		39	2.5 per Dwelling Unit		98	1 per Dwelling Unit		39	1.5 per Dwelling Unit		59	1.5 per Dwelling Unit		59
Total New Parking Spaces Required					185	0		98	0		139	0		146	
COMPARISON OF OVERALL PARKING GAIN/LOSS					-111			-24			-65			-72	

BLOCK J	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces										
	Total Existing Off-Street Parking Spaces Serving Existing Uses		0										
	Total Off-Street Parking Spaces per Conceptual Framework		6										
	Total On-Street Parking Spaces per Conceptual Framework		3										
	Net Gain/Loss of Parking Spaces per Conceptual Framework		9	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)									
				Grove City		Columbus		Hilliard		Dublin			
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.		
	J1 1st Floor--Restaurant		7,000	1 per 50 SF of GFA net of Kitchen Area (60%)	56	50% of 1 per 75 SF of GFA	47	50% of 1 per 50 SF of UFA	70	10 per 1,000 SF of GFA	70		
	J1 2nd Floor--Office		7,000	1 per 150 SF of GFA	47	50% of 1 per 450 SF of GFA	8	50% of 1 per 300 SF of UFA	12	2.5 per 1,000 SF of GFA	18		
	J2 1st Floor--Restaurant		3,500	1 per 50 SF of GFA net of Kitchen Area (60%)	28	50% of 1 per 75 SF of GFA	23	50% of 1 per 50 SF of UFA	35	10 per 1,000 SF of GFA	35		
	J2 2nd Floor--Residential/Apartments		4	2.5 per Dwelling Unit	10	1 per Dwelling Unit	4	1.5 per Dwelling Unit	6	1.5 per Dwelling Unit	6		
	J3 1st Floor--Restaurant		3,250	1 per 50 SF of GFA net of Kitchen Area (60%)	26	50% of 1 per 75 SF of GFA	22	50% of 1 per 50 SF of UFA	33	10 per 1,000 SF of GFA	33		
	J3 2nd Floor--Residential/Apartments		4	2.5 per Dwelling Unit	10	1 per Dwelling Unit	4	1.5 per Dwelling Unit	6	1.5 per Dwelling Unit	6		
Total New Parking Spaces Required				177		0		162		0	167		
COMPARISON OF OVERALL PARKING GAIN/LOSS				-168		-99		-153		-158			

BLOCK K	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces												
	Total Existing Off-Street Parking Spaces Serving Existing Uses		3												
	Total Off-Street Parking Spaces per Conceptual Framework		36												
	Total On-Street Parking Spaces per Conceptual Framework		7												
	Net Gain/Loss of Parking Spaces per Conceptual Framework		40	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)											
				Grove City			Columbus			Hilliard			Dublin		
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.
	K1 1st Floor--Restaurant		4,900	1 per 50 SF of GFA net of Kitchen Area (60%)		39	50% of 1 per 75 SF of GFA		33	50% of 1 per 50 SF of UFA		49	10 per 1,000 SF of GFA		49
	K1 1st, 2nd & 3rd Floor--Office		26,600	1 per 150 SF of GFA		177	50% of 1 per 450 SF of GFA		30	50% of 1 per 300 SF of UFA		44	2.5 per 1,000 SF of GFA		67
	K2 1st & 2nd Floor--Office		10,000	1 per 150 SF of GFA		67	50% of 1 per 450 SF of GFA		11	50% of 1 per 300 SF of UFA		17	2.5 per 1,000 SF of GFA		25
Total New Parking Spaces Required					284			0			110			141	
COMPARISON OF OVERALL PARKING GAIN/LOSS					-244			-34			-70			-101	

BLOCK L	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces												
	Total Existing Off-Street Parking Spaces Serving Existing Uses		0												
	Total Off-Street Parking Spaces per Conceptual Framework		253												
	Total On-Street Parking Spaces per Conceptual Framework		11												
	Net Gain/Loss of Parking Spaces per Conceptual Framework		264	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)											
				Grove City		Columbus		Hilliard		Dublin					
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.			
	L1 1st Floor--Restaurant		11,500	1 per 50 SF of GFA net of Kitchen Area (60%)		92	50% of 1 per 75 SF of GFA		77	50% of 1 per 50 SF of UFA		115	10 per 1,000 SF of GFA		115
	L1 2nd Floor--Office		11,500	1 per 150 SF of GFA		77	50% of 1 per 450 SF of GFA		13	50% of 1 per 300 SF of UFA		19	2.5 per 1,000 SF of GFA		29
	L2--Residential/Townhomes (3-Story w/ 2 Car Garage Internal)		6	2.5 per Dwelling Unit		15	1 per Dwelling Unit		6	2 per Unit		12	2 per Townhome Unit		12
Total New Parking Spaces Required					184	0		96	0		147	0		156	
COMPARISON OF OVERALL PARKING GAIN/LOSS					80			168			117			108	

BLOCK M	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces												
	Total Existing Off-Street Parking Spaces Serving Existing Uses		53												
	Total Off-Street Parking Spaces per Conceptual Framework		163												
	Total On-Street Parking Spaces per Conceptual Framework		10												
	Net Gain/Loss of Parking Spaces per Conceptual Framework		120	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)											
				Grove City			Columbus		Hilliard		Dublin				
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.
	M1 1st Floor--Restaurant		9,000	1 per 50 SF of GFA net of Kitchen Area (60%)		72	50% of 1 per 75 SF of GFA		60	50% of 1 per 50 SF of UFA		90	10 per 1,000 SF of GFA		90
	M1 2nd Floor--Office		9,000	1 per 150 SF of GFA		60	50% of 1 per 450 SF of GFA		10	50% of 1 per 300 SF of UFA		15	2.5 per 1,000 SF of GFA		23
	M2 1st Floor--Restaurant		9,000	1 per 50 SF of GFA net of Kitchen Area (60%)		72	50% of 1 per 75 SF of GFA		60	50% of 1 per 50 SF of UFA		90	10 per 1,000 SF of GFA		90
M2 2nd Floor--Office		9,000	1 per 150 SF of GFA		60	50% of 1 per 450 SF of GFA		10	50% of 1 per 300 SF of UFA		15	2.5 per 1,000 SF of GFA		23	
Total New Parking Spaces Required					264	0		140	0		210	0		225	
COMPARISON OF OVERALL PARKING GAIN/LOSS					-144			-20			-90			-105	

Detailed Parking Analysis

BLOCK N	EXISTING AND PROPOSED PARKING SPACES WITHIN BLOCK		# of Spaces												
	Total Existing Off-Street Parking Spaces Serving Existing Uses		0												
	Total Off-Street Parking Spaces as Redesigned within Block		314												
	Net On-Street Parking Spaces on Block Perimeter		21												
	Net Gain or Loss of Parking Spaces Provided		335	MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)											
				Grove City			Columbus			Hilliard			Dublin		
	ADDITIONAL DEVELOPMENT PROPOSED WITHIN BLOCK		GSF / Units	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.	Parking Ratio		Spaces Req'd.
	N1 1st & 2nd Floor--Office		23,000	1 per 150 SF of GFA		153	50% of 1 per 450 SF of GFA		26	50% of 1 per 300 SF of UFA		38	2.5 per 1,000 SF of GFA		58
	N2 1st Floor--Restaurant		8,500	1 per 50 SF of GFA net of Kitchen Area (60%)		68	50% of 1 per 75 SF of GFA		57	50% of 1 per 50 SF of UFA		85	10 per 1,000 SF of GFA		85
	N2 2nd Floor--Office		8,500	1 per 150 SF of GFA		57	50% of 1 per 450 SF of GFA		9	50% of 1 per 300 SF of UFA		14	2.5 per 1,000 SF of GFA		21
N3 1st Floor--Restaurant		2,650	1 per 50 SF of GFA net of Kitchen Area (60%)		21	50% of 1 per 75 SF of GFA		18	50% of 1 per 50 SF of UFA		27	10 per 1,000 SF of GFA		27	
N3 1st Floor--Retail		2,650	1 per 200 SF of GFA		13	50% of 1 per 250 SF of GFA		5	50% of 1 per 250 SF of UFA		5	3 per 1000 SF of GFA		8	
N4 1st Floor--Restaurant		4,500	1 per 50 SF of GFA net of Kitchen Area (60%)		36	50% of 1 per 75 SF of GFA		30	50% of 1 per 50 SF of UFA		45	10 per 1,000 SF of GFA		45	
N5 1st Floor--Restaurant		4,000	1 per 50 SF of GFA net of Kitchen Area (60%)		32	50% of 1 per 75 SF of GFA		27	50% of 1 per 50 SF of UFA		40	10 per 1,000 SF of GFA		40	
N5 1st Floor--Retail		4,000	1 per 200 SF of GFA		20	50% of 1 per 250 SF of GFA		8	50% of 1 per 250 SF of UFA		8	3 per 1000 SF of GFA		12	
N5 2nd Floor--Office		8,000	1 per 150 SF of GFA		53	50% of 1 per 450 SF of GFA		9	50% of 1 per 300 SF of UFA		13	2.5 per 1,000 SF of GFA		20	
Total New Parking Spaces Required					454		0	189		0	276		0	316	
COMPARISON OF OVERALL PARKING GAIN/LOSS					-119			146			59			19	

Total Square Footage (#Units) by Land Use Type			MINIMUM PARKING REQUIREMENT BY USE (BY MUNICIPALITY)							
			Grove City		Columbus (Short North)		Old Hilliard		Historic Dublin	
ADDITIONAL DEVELOPMENT PROPOSED WITHIN ALL BLOCKS	GSF / Units	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	Parking Ratio	Spaces Req'd.	
Retail	13,350	1 per 200 SF of GFA	67	50% of 1 per 250 SF of GFA	27	50% of 1 per 250 SF of UFA	27	3 per 1000 SF of GFA	40	
Restaurant	79,350	1 per 50 SF of GFA net of Kitchen Area (60%)	635	50% of 1 per 75 SF of GFA	529	50% of 1 per 50 SF of UFA	794	10 per 1,000 SF of GFA	794	
Office	113,850	1 per 150 SF of GFA	759	50% of 1 per 450 SF of GFA	127	50% of 1 per 300 SF of UFA	190	2.5 per 1,000 SF of GFA	285	
Flex Technology	6,000	1 per 200 SF of GFA	30	50% of 1 per 750 SF of GFA	4	50% of 1 per 750 UFA	4	1 per 1,000	6	
Residential (Townhomes)	22	2.5 per Dwelling Unit	55	1 per Dwelling Unit	22	2 per Dwelling Unit	44	2 per Dwelling Unit	44	
Residential (Apartments)	135	2.5 per Dwelling Unit	338	1 per Dwelling Unit	135	1.5 per Dwelling Unit*	203	1.5 per Dwelling Unit	203	
Total Parking Spaces Required			1884	Total Parking Spaces Required	844	Total Parking Spaces Required	1261	Total Parking Spaces Required	1371	
Total Parking Spaces Provided			1,215	Total Parking Spaces Provided	1215	Total Parking Spaces Provided	1215	Total Parking Spaces Provided	1215	
NET PARKING GAIN/LOSS			-669	NET PARKING GAIN/LOSS	371	NET PARKING GAIN/LOSS	-46	NET PARKING GAIN/LOSS	-156	