

PROPOSED CODE MODIFICATION

§ 153.002 DEFINITIONS

(A) *Uses definitions.*

(1)(c) **ADULT CARE FACILITY.** A residential facility licensed by the department of mental health and addiction services under Section 5119.34 of the Ohio Revised Code that provides accommodations, supervision, and personal care services for three to sixteen unrelated adults.

(1)(d) **ADULT FAMILY HOME.** A residential facility providing accommodations and personal care services for one to five unrelated persons and licensed as a residential facility by the State of Ohio and meets the criteria specified in Ohio Revised Code Section 5119.34(A)(9)(b).

§ 153.019 RURAL DISTRICT.

(A) *Permitted use.* The following uses shall be permitted in the Rural District:

(9) **Adult family home.** An adult family home as defined in § 153.002(A)(1)(d).

(a) Adult family homes shall not be within 500 feet of another adult family home or adult care facility.

1. The separation distance required under this subsection shall be measured from property line to property line by the shortest distance.
2. Adequate off-street parking for employees shall be provided.

§ 153.020 RESTRICTED SUBURBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the Restricted Suburban Residential District shall be used only for the following purposes:

(8) **Adult family home.** An adult family home as defined in § 153.002(A)(1)(d).

(a) Adult family homes shall not be within 500 feet of another adult family home or adult care facility.

1. The separation distance required under this subsection shall be measured from property line to property line by the shortest distance.
2. Adequate off-street parking for employees shall be provided.

§ 153.021 LIMITED SUBURBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the Limited Suburban Residential Districts shall be used only for the following purposes:

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(8) Adult family home. An adult family home as defined in § 153.002(A)(1)(d).

(a) Adult family homes shall not be within 500 feet of another adult family home or adult care facility.

1. The separation distance required under this subsection shall be measured from property line to property line by the shortest distance.
2. Adequate off-street parking for employees shall be provided.

§ 153.022 R-3 SUBURBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the R-3 Suburban Residential Districts shall be used only for the following purposes:

(7) Adult family home. An adult family home as defined in § 153.002(A)(1)(d).

(a) Adult family homes shall not be within 500 feet of another adult family home or adult care facility.

1. The separation distance required under this subsection shall be measured from property line to property line by the shortest distance.
2. Adequate off-street parking for employees shall be provided.

§ 153.023 R-4 SUBURBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the R-4 Suburban Residential Districts shall be used only for the following purposes:

(7) Adult family home. An adult family home as defined in § 153.002(A)(1)(d).

(a) Adult family homes shall not be within 500 feet of another adult family home or adult care facility.

1. The separation distance required under this subsection shall be measured from property line to property line by the shortest distance.
2. Adequate off-street parking for employees shall be provided.

§ 153.025 URBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the Urban Residential Districts shall be used only for the following purposes:

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(7) Adult care facility. An adult care facility as defined in § 153.002(A)(1)(c).

(a) Adult care facilities shall not be within 500 feet of another adult care facility or adult family home.

1. The separation distance required under this subsection shall be measured from property line to property line by the shortest distance.
2. Adequate off-street parking for employees shall be provided.

§ 153.059 USES

(B) Use Table

USE	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res. (exist)	Hist. Trans.	Indian Run	Sawmill Center	Vert. Mixed Use	Public	Use Specific Standards See § 153.059(C)
PRINCIPAL USES												
Residential												
<u>Adult Care Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>(1)(e)</u>
<u>Adult Family Home</u>	<u>P</u>					<u>P</u>						<u>(1)(f)</u>

(C) Use specific standards.

(1) Residential uses.

(e) Adult care facility. Adult care facilities shall not be within 500 feet of another adult care facility or adult family home. The separation distance shall be measured from property line to property line by the shortest distance.

(f) Adult family home. Adult family homes shall not be within 500 of another adult family home or adult care facility. The separation distance shall be measured from property line to property line by the shortest distance.

§ 153.234 AMENDMENTS

(C) Procedure for consideration of proposed change or amendment.

(3) Notice of hearing. Notice setting forth the time and place of such public hearing and the nature of the proposed change or amendment shall be published on the City's website or other generally accepted medium, as designated by City Council. ~~given by Council in a newspaper of general circulation in the municipality.~~

EXISTING CODE SECTION 153.019

§ 153.019 RURAL DISTRICT.

(A) *Permitted use.* The following uses shall be permitted in the Rural District:

(1) *Agriculture.* Agriculture including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry.

(a) Farm dwelling structures.

(b) Farm labor quarters for labor working on the premises.

(c) Roadside stand offering for sale only farm products produced on the premises.

(2) *Dwelling structures.* One-family dwelling structures. A lot of record on the date of adoption of the zoning ordinance may be subdivided in accordance with the subdivision regulations to provide up to four residential lots, providing the remaining portion of the lot is five acres or more.

(3) *Home occupation.* Home occupation in association with a permitted dwelling and in accordance with the provisions of § 153.073.

(4) *Accessory uses.* Accessory buildings and uses in association with agriculture or permitted dwellings as specified in § 153.074, including: noncommercial guest house provided the lot is five acres or more.

(5) *Schools and parks.* Public or private school offering general educational courses and having no rooms regularly used for housing or sleeping of students. Parks, playgrounds and playfields.

(6) *Type B child care,* as defined by R.C. Chapter 5104 as an accessory use of a dwelling provided it occupies a lot of not less than one acre and there shall be an outdoor play area of 200 square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a fence permitted by Code.

(7) *Storage and processing of agricultural products.* Grain elevator, mill or other facilities for the storage, sorting or other preliminary processing of agricultural products, except that commercial grain elevator operations shall not be permitted. Storage facilities shall not be within 50 feet of a side or rear lot line, except when along a railroad right-of-way. Processing facilities shall not be within 100 feet of a side or rear lot line, except when along a railroad right-of-way.

(8) *Accessory child and adult daycare.* Accessory in association with a permitted school or religious use when the following standards are met:

(a) Outdoor recreation areas shall be arranged in accordance with the provisions of this district for accessory structures and shall be enclosed with a fence permitted by Code.

(b) A landscape plan shall be submitted with an application for certificate of zoning plan approval indicating compliance with the following requirements.

1. Evergreen, deciduous, or a mix of the two types of shrubs shall be installed along the outside of the outdoor recreation area fence.

2. Shrubs shall be planted to provide a minimum 50% opaque screen achieved within four years of installation. The minimum height requirement at planting shall be 24 inches.

3. A deciduous tree from Group B or C of Appendix E of the Dublin Zoning Code shall be planted every 30 feet along the outside of the play area fence. A minimum two-inch caliper size is required at planting.

EXISTING CODE SECTION 153.019

(c) Outdoor play. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall utilize subdued colors. Height of outdoor play equipment shall not exceed the height permitted for accessory structures in accordance with the provisions of this district.

(B) *Conditional use.* The following uses shall be allowed in the Rural District subject to approval in accordance with § 153.236. The design, materials, bulk and height of buildings shall be compatible with and sufficiently buffered from surrounding development to mitigate any potential adverse impact(s).

(1) *Mobile Home.* A mobile home or house trailer for a period not to exceed 18 months.

(2) *Private school or college* with students in residence provided it occupies a lot of not less than ten acres or more and there is one acre or more per 25 day students, and one acre or more per 15 resident students.

(3) *Cemetery.* Cemeteries hereafter established, following the adoption of the zoning ordinance, shall occupy a parcel of not less than 40 acres, excepting those parcels added to an existing cemetery, which may be less than 40 acres.

(a) Interment shall not be within 100 feet of any property line.

(b) A mausoleum, crematory or other structure shall not be within 300 feet of any property line.

(4) *Associated sales.* Associated sales as accessory to and in association with an agricultural permitted use, such associated sales to cease upon cessation of the agricultural activity. This shall include, but is not limited to garden supplies with a nursery or greenhouse, milk products with a dairy, or imported produce with a permitted produce stand.

(5) *Boarding and care of animals.* Office of veterinarian and animal hospital, kennel or other facilities for care or boarding of animals provided it occupies a lot of not less than five acres and building pen or other enclosure so used shall not be within 200 feet of any property line.

(6) *Commercial grain elevator operations.* Commercial grain elevator operations, provided that Planning and Zoning Commission determines adequate lot area is available for such operation.

(7) *Religious.* Church or other place of worship provided it occupies a lot of not less than five acres.

(8) *Child and adult daycare center.* For the purposes of this section, **DAYCARE CENTER** shall mean any place in which child or adult care is provided for seven or more children or adults at one time that is not the permanent residence of the licensee or administrator.

(a) The daycare center shall be located on a lot that is two acres or larger and has frontage on a collector or arterial roadway as determined by the City Engineer at the time of application for certificate of zoning plan approval.

(b) Outdoor recreation areas shall be arranged in accordance with the provisions of this district for accessory structures and shall be enclosed with a fence permitted by Code.

(c) A landscape plan shall be submitted with an application for certificate of zoning plan approval indicating compliance with the following requirements.

1. Evergreen, deciduous, or a mix of the two types of shrubs shall be installed along the outside of the outdoor recreation area fence.

2. Shrubs shall be planted to provide a minimum 50% opaque screen achieved within four years of installation. The minimum height requirement at planting shall be 24 inches.

EXISTING CODE SECTION 153.019

3. A deciduous tree from Group B or C of Appendix E of the Dublin Zoning Code shall be planted every 30 feet along the outside of the play area fence. A minimum two-inch caliper size is required at planting.

(d) Outdoor play. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall utilize subdued colors. Height of outdoor play equipment shall not exceed the height permitted for accessory structures in accordance with the provisions of this district.

(e) Design. Where daycare facilities are developed as a principal use, the facility shall be designed in accordance with the residential design standards of § 153.190.

EXISTING CODE SECTION 153.020

§ 153.020 RESTRICTED SUBURBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the Restricted Suburban Residential District shall be used only for the following purposes:

(1) *Dwelling structures.* One-family dwelling structures.

(2) *Home occupation.* Home occupation in association with a permitted dwelling, and in accordance with the provisions of § 153.073.

(3) *Accessory uses.* Accessory buildings and uses in association with permitted dwellings as specified in § 153.074, including: Domestic servants' quarters (employed on the premises).

(4) *Public school and parks.*

(a) Public school offering general educational courses and having no rooms regularly used for housing or sleeping of students.

(b) Parks, playgrounds and playfields.

(5) *Private school.* Private school offering general educational courses similar to those ordinarily given in public schools and having no rooms regularly used for housing or sleeping of students, providing it occupies a lot of not less than five acres.

(6) *Type B child care,* as defined by R.C. Chapter 5104, as an accessory use of a dwelling provided it occupies a lot of not less than one acre and there shall be an outdoor play area of 200 square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a fence permitted by Code.

(7) *Accessory child and adult daycare.* Accessory in association with a permitted school or religious use when the following standards are met:

(a) Outdoor recreation areas shall be arranged in accordance with the provisions of this district for accessory structures and shall be enclosed with a fence permitted by Code.

(b) A landscape plan shall be submitted with an application for certificate of zoning plan approval indicating compliance with the following requirements.

1. Evergreen, deciduous, or a mix of the two types of shrubs shall be installed along the outside of the outdoor recreation area fence.

2. Shrubs shall be planted to provide a minimum 50% opaque screen achieved within four years of installation. The minimum height requirement at planting shall be 24 inches.

3. A deciduous tree from Group B or C of Appendix E of the Dublin Zoning Code shall be planted every 30 feet along the outside of the play area fence. A minimum two-inch caliper size is required at planting.

(c) Outdoor play. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall utilize subdued colors. Height of outdoor play equipment shall not exceed the height permitted for accessory structures in accordance with the provisions of this district.

(B) *Conditional use.* The following uses shall be allowed in the Restricted Suburban Residential District subject to approval in accordance with § 153.236. The design, materials, bulk and height of buildings shall be compatible with and sufficiently buffered from surrounding development to mitigate any potential adverse impact(s).

EXISTING CODE SECTION 153.020

(1) *Religious.* Church or other place of worship provided it occupies a lot of not less than five acres.

(2) *Child and adult daycare center.* For the purposes of this section, **DAYCARE CENTERS** shall mean any place in which child or adult care is provided for seven or more children or adults at one time that is not the permanent residence of the licensee or administrator.

(a) The daycare center shall be located on a lot that is two acres or larger and has frontage on a collector or arterial roadway as determined by the City Engineer at the time of application for certificate of zoning plan approval.

(b) Outdoor recreation areas shall be arranged in accordance with the provisions of this district for accessory structures and shall be enclosed with a fence permitted by Code.

(c) A landscape plan shall be submitted with an application for certificate of zoning plan approval indicating compliance with the following requirements.

1. Evergreen, deciduous, or a mix of the two types of shrubs shall be installed along the outside of the outdoor recreation area fence.

2. Shrubs shall be planted to provide a minimum 50% opaque screen achieved within four years of installation. The minimum height requirement at planting shall be 24 inches.

3. A deciduous tree from Group B or C of Appendix E of the Dublin Zoning Code shall be planted every 30 feet along the outside of the play area fence. A minimum two-inch caliper size is required at planting.

(d) Outdoor play. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall utilize subdued colors. Height of outdoor play equipment shall not exceed the height permitted for accessory structures in accordance with the provisions of this district.

(e) Design. Where daycare facilities are developed as a principal use, the facility shall be designed in accordance with the residential design standards of § 153.190.

EXISTING CODE SECTION 153.021

§ 153.021 LIMITED SUBURBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the Limited Suburban Residential Districts shall be used only for the following purposes:

(1) *Dwelling structures.*

(a) One-family dwelling structures.

(b) Two-family dwelling structures existing as of September 5, 2007.

(2) *Home occupation.* Home occupation in association with a permitted dwelling, and in accordance with the provisions of § 153.073.

(3) *Accessory use.* Accessory buildings and uses in association with permitted dwellings as specified in § 153.074.

(4) *Public school and parks.* Public school offering general educational courses and having no rooms regularly used for housing or sleeping of students. Parks, playgrounds and playfields.

(5) *Private school.* Private school offering general educational courses similar to those ordinarily given in public schools and having no rooms regularly used for housing or sleeping of students, providing it occupies a lot of not less than five acres.

(6) *Type B child care,* as defined by R.C. Chapter 5104, as an accessory use of a dwelling provided it occupies a lot of not less than one acre and there shall be an outdoor play area of 200 square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed a fence permitted by Code.

(7) *Accessory child and adult daycare.* Accessory in association with a permitted school or religious use when the following standards are met:

(a) Outdoor recreation areas shall be arranged in accordance with the provisions of this district for accessory structures and shall be enclosed with a fence permitted by Code.

(b) A landscape plan shall be submitted with an application for certificate of zoning plan approval indicating compliance with the following requirements.

1. Evergreen, deciduous, or a mix of the two types of shrubs shall be installed along the outside of the outdoor recreation area fence.

2. Shrubs shall be planted to provide a minimum 50% opaque screen achieved within four years of installation. The minimum height requirement at planting shall be 24 inches.

3. A deciduous tree from Group B or C of Appendix E of the Dublin Zoning Code shall be planted every 30 feet along the outside of the play area fence. A minimum two-inch caliper size is required at planting.

(c) Outdoor play. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall utilize subdued colors. Height of outdoor play equipment shall not exceed the height permitted for accessory structures in accordance with the provisions of this district.

(B) *Conditional use.* The following uses shall be allowed in the Limited Suburban Residential District subject to approval in accordance with § 153.236. The design, materials, bulk and height of buildings shall be compatible with and sufficiently buffered from surrounding development to mitigate any potential adverse impact(s).

EXISTING CODE SECTION 153.021

(1) *Religious.* Church or other place of worship provided it occupies a lot of not less than five acres.

(2) *Child and adult daycare center.* For the purposes of this section, **DAYCARE CENTERS** shall mean any place in which child or adult care is provided for seven or more children or adults at one time that is not the permanent residence of the licensee or administrator.

(a) The daycare center shall be located on a lot that is two acres or larger and has frontage on a collector or arterial roadway as determined by the City Engineer at the time of application for certificate of zoning plan approval.

(b) Outdoor recreation areas shall be arranged in accordance with the provisions of this district for accessory structures and shall be enclosed with a fence permitted by Code.

(c) A landscape plan shall be submitted with an application for certificate of zoning plan approval indicating compliance with the following requirements.

1. Evergreen, deciduous, or a mix of the two types of shrubs shall be installed along the outside of the outdoor recreation area fence.

2. Shrubs shall be planted to provide a minimum 50% opaque screen achieved within four years of installation. The minimum height requirement at planting shall be 24 inches.

3. A deciduous tree from Group B or C of Appendix E of the Dublin Zoning Code shall be planted every 30 feet along the outside of the play area fence. A minimum two-inch caliper size is required at planting.

(d) Outdoor play. All outdoor play equipment and shade structures visible from the right-of-way or adjacent properties shall utilize subdued colors. Height of outdoor play equipment shall not exceed the height permitted for accessory structures in accordance with the provisions of this district.

(e) Design. Where daycare facilities are developed as a principal use, the facility shall be designed in accordance with the residential design standards of § 153.190.

(C) *Development standards.* In addition to the provisions of §§ 153.070 through 153.076, the following standards for arrangement and development of land and buildings are required in the Limited Suburban Residential District.

(1) *Lot area and coverage.* For each dwelling unit there shall be a lot area not less than 20,000 square feet per dwelling unit.

(a) For all other permitted uses and conditional uses, the lot area shall be adequate to meet the sanitation requirements of the County Board of Health, but shall not be less than that prescribed for such use.

(b) Only one principal use shall be permitted on a lot, and such lot shall not be covered more than 20% by structure.

(2) *Lot width.* For a one-family dwelling there shall be a lot width of 100 feet or more at the front line of the dwelling, and such lot shall have access to and abut on a public right-of-way for a distance of 60 feet or more. For a conditional use, the lot width shall be adequate to meet the development standards of the Limited Suburban Residential District.

(3) *Side yard.* For dwellings or associated accessory buildings there shall be a total of side yards of 20 feet or more with a minimum of eight feet on one side. For a conditional use, except dwellings, and accessory structures thereto, there shall be a side yard on each side of a building of 25 feet or more.

EXISTING CODE SECTION 153.021

(4) *Rear yard.* For main buildings there shall be a rear yard of 20% or more of the lot depth, except that a rear yard of more than 50 feet shall not be required.

(5) *Maximum height.* No dwelling structure shall exceed 35 feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and as reviewed and accepted by the Planning and Zoning Commission.

EXISTING CODE SECTION 153.022

§ 153.022 R-3 SUBURBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the R-3 Suburban Residential District shall be used only for the following purposes:

(1) *Dwelling structures.* One-family dwelling structures.

(2) *Home occupation.* Home occupation in association with a permitted dwelling, and in accordance with the provisions of § 153.073.

(3) *Accessory uses.* Accessory buildings and uses in association with permitted dwellings as specified in § 153.074.

(4) *Public school and parks.* Public school offering general educational courses and having no rooms regularly used for housing or sleeping of students.

(5) *Private school.* Private school offering general educational courses similar to those ordinarily given in public schools and having no rooms regularly used for housing or sleeping of students, providing it occupies a lot of not less than five acres.

(6) *Type B child care,* as defined by R.C. Chapter 5104, as an accessory use of a dwelling provided there shall be an outdoor play area of 200 square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a fence permitted by Code.

(B) *Conditional use.* The following uses shall be allowed in the R-3 Suburban Residential District subject to approval in accordance with § 153.236. The design, materials, bulk and height of buildings shall be compatible with and sufficiently buffered from surrounding development to mitigate any potential adverse impact(s).

(1) *Religious.* Church or other place of worship provided it occupies a lot of not less than five acres and there is one acre or more per 100 seats or similar accommodations in the main assembly area.

EXISTING CODE SECTION 153.023

§ 153.023 R-4 SUBURBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the R-4 Suburban Residential District shall be used only for the following purposes:

(1) *Dwelling structures.* One-family dwelling structures. Two-family up to and including eight-family dwelling structures may be permitted, provided that:

(a) An acceptable site development plan and subdivision plat is submitted and is reviewed and approved by the Planning and Zoning Commission.

(b) Such plan conforms to the development standards as listed under divisions (D) and (E) below.

(c) The average net density, exclusive of public rights-of-way, for an area to be developed and/or platted under the R-4 Suburban Residential District shall not exceed four dwelling units per acre.

(2) *Home Occupation.* Home occupation in association with a permitted dwelling and in accordance with the provisions of § 153.073.

(3) *Accessory uses.* Accessory buildings and uses in association with permitted dwellings as specified in § 153.074.

(4) *Public school and parks.* Public school offering general educational courses and having no rooms regularly used for housing or sleeping of students.

(5) *Private school.* Private school offering general educational courses similar to those ordinarily given in public schools and having no rooms regularly used for housing or sleeping of students, providing it occupies a lot of not less than five acres.

(6) *Type B child care,* as defined by R.C. Chapter 5104, as an accessory use of a dwelling provided there shall be an outdoor play area of 200 square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a fence permitted by Code.

(B) *Conditional use.* The following uses shall be allowed in the R-4 Suburban Residential District subject to approval in accordance with § 153.236. The design, materials, bulk and height of buildings shall be compatible with and sufficiently buffered from surrounding development to mitigate any potential adverse impact(s).

(1) *Religious.* Church or other place of worship provided it occupies a lot of not less than five acres and there is one acre or more per 100 seats or similar accommodations in the main assembly area.

EXISTING CODE SECTION 153.025

§ 153.025 URBAN RESIDENTIAL DISTRICT.

(A) *Permitted use.* Land and buildings in the Urban Residential District shall be used only for the following purposes:

- (1) *Dwelling structures.* Multiple-family structures having three or more dwelling units per structure.
- (2) *Home occupation.* Home occupation in association with a permitted dwelling, and in accordance with the provisions of § 153.073.
- (3) *Accessory uses.* Accessory buildings and uses in association with permitted dwellings as specified in § 153.074.
- (4) *Public school and parks.* Public school offering general educational courses and having no rooms regularly used for housing or sleeping of students. Parks, playgrounds and playfields.
- (5) *Private school.* Private school offering general educational courses similar to those ordinarily given in public schools and having no rooms regularly used for housing or sleeping of students, providing it occupies a lot of not less than five acres.
- (6) *Type B child care,* as defined by R.C. Chapter 5104, as an accessory use of a dwelling provided there shall be an outdoor play area of 200 square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a fence permitted by Code.

(B) *Conditional use.* The following uses shall be allowed in the Urban Residential District subject to approval in accordance with § 153.236. The design, materials, bulk and height of buildings shall be compatible with and sufficiently buffered from surrounding development to mitigate any potential adverse impact(s).

- (1) Two-family structures.
- (2) Religious. Church or other place of worship provided it occupies a lot of not less than five acres and there is one acre or more per 100 seats or similar accommodations in the main assembly area.
- (3) Those uses incidental and accessory to multiple-family dwellings to include recreational facilities, swimming pools and rental offices to be part of a multiple-family development.

EXISTING CODE SECTION 153.059

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSC DISTRICTS												
Use	BSC Districts											Use Specific Standards See §153.059 (C)
	Residential	Office Res.	Office	Commercial	Hist. Core	Hist. Res. (exist)	Hist. Trans.	Indian Run	Sawmill Center	Vert. Mixed Use	Public	
PRINCIPAL USES												
Residential												
Dwelling, Single-Family	P					P						(1)(a)
Dwelling, Two-Family	P											
Dwelling, Townhouse	P	P					P	P	P			(1)(b)
Dwelling, Live-Work	C	P	P		P		P	P	P	P		(1)(c)
Dwelling, Multiple-Family	P	P	P	U	U		P	P	P	P		
Group Residence	S	P										(1)(d)
Civic/Public/Institutional												
Cemetery											P	
Community Center	C	C					P	P	P	P		(2)(a)
Community Garden	P	P	P	P	P	P	P	P	P	P	P	(2)(b)
Day Care, Adult or Child		P	P	P	P		P	P	P	P		(2)(c)
District Energy Plant	C	C	C	C	C		C	C	C		C	(2)(d)
Educational Facility		P	P	P	P		P	P	P	P	P	
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	
Government Services, Safety	C	C	C	C			C	C	C	C	P	
High School		P	P	P	P		P	P	P	P	P	
Hospital		C/S	C/S					C/S	C/S	C/S	C/S	(2)(e)
Library, Museum, Gallery	P	P	P	P	P		P	P	P	P	P	(2)(f)
Municipal Parking Lot		P	P	P	P		P	P	P	P	P	
Religious or Public Assembly			C/S	C/S	C/S		C/S	C/S	C/S	C/S	C/S	(2)(g)
Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	
Transportation, Park & Ride			C	C				C	C	C	C	
Transportation, Transit Station			C	C				P	P	C	C	
Commercial												
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals			P	P	P		P	P	P	P		(3)(a)
Bank		P	P	P	P		P	P	P	P		
Bed and Breakfast					P							(3)(b)
Conference Center			C				P	P	P	U		
Eating and Drinking	C/S	P/S	P/S	P	P		P	P	P	P		(3)(c)
Entertainment / Recreation, Indoor		P/S	P/S	P/S			P/S	P	P	P	C	(3)(d)
Fueling / Service Station				C								(3)(e)
Hotel		P	P	P	P		P	P	P	P		
Office, General		P	P	P	P		P	P	P	U		
Office, Medical		P	P	P	P		P	P	P	P		
Parking, Structure		P/C	P/C	P/C	C		P/C	P/C	P/C	P/C	P/C	(3)(f)

EXISTING CODE SECTION 153.234

§ 153.234 AMENDMENTS.

(A) *Amendments by Council.* Council may change or amend the text of the zoning ordinance, or the zoning district map.

(1) *Initiation by resolution.* Proposed changes or amendments may be initiated by Council by resolution or by motion of the Planning and Zoning Commission.

(2) *Initiation by application.* Proposed changes or amendments may be initiated by one or more owners or lessees of land within the area that is proposed to be changed by amendment of the zoning district map or by one or more owners or lessees of land to be affected by change or amendment of other provisions of the zoning ordinance.

(3) *Resubmission of application.* If a proposed amendment or supplement initiated by application is disapproved by Council another application for amendment or supplement affecting the land included in the disapproved application shall not be submitted within one year from the date of disapproval, except with a statement by the Planning and Zoning Commission of changed or changing conditions affecting the land sufficient to warrant reconsideration.

(B) *Initiation of action by owner or lessee of land.* Two copies of a provided application form shall be filed with the city not less than 20 days prior to the public hearing of the Planning and Zoning Commission at which the proposal is to be considered.

(1) *Application.* The application for any proposed change or amendment shall contain:

(a) A description or statement of the present and proposed provisions of the zoning ordinance or the proposed change of the district boundaries of the zoning district map.

(b) A description by map or text of the property to be affected by the proposed change or amendment.

(c) A statement of the relation of the proposed change or amendment to the general health, safety and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area.

(d) A list of owners of property within 300 feet of the property lines of the area proposed to be rezoned. Such list to be in accordance with the Franklin County Auditor's current tax list.

(2) *Fees.* A fee as set forth from time to time by ordinance shall be paid to the municipality for each application for any proposed change or amendment to cover the necessary administrative and advertising costs.

(C) *Procedure for consideration of proposed change or amendment.*

(1) *Procedure.* Upon receipt of an application from an owner or lessee of land or a resolution by City Council, or the passage of a motion by the Planning and Zoning Commission, the Planning and Zoning Commission shall review the proposed amendment and shall submit a recommendation to City Council. The recommendation of the Planning and Zoning Commission shall be transmitted to City Council at which time City Council shall set a date for a public hearing upon the proposed amendment.

(2) *Hearing date.* In setting the date of such a public hearing, Council shall give at least 30 days notice thereof.

(3) *Notice of hearing.* Notice setting forth the time and place of such public hearing and the nature of the proposed change or amendment shall be given by Council in a newspaper of general circulation in the municipality.

EXISTING CODE SECTION 153.234

(a) If the ordinance, measure or regulation intends to rezone or redistrict ten or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Clerk of Council by first class mail, at least 30 days before the date of the public hearing to the owners of property within and contiguous to and directly across the street from such parcel or parcels to the addresses of such owners appearing on the County Auditors current tax list or the Finance Director's mailing list and to such other list or lists that may be specified by Council, and such list of names and addresses shall be supplied by the applicant to the Clerk of Council at the time of filing.

(b) During such 30 days the text or copy of the text of such ordinance, measure or regulation, together with the maps or plans or copies thereof forming part of or referred to in such ordinance, measure or regulation and the maps, plans and reports submitted by the Planning and Zoning Commission, board or officer shall be on file, for public examination, in the office of the Clerk of Council or in such other office as is designated by Council.