

ORDINANCE C-104-08

AN ORDINANCE TO AMEND THE ZONING TEXT FOR A 112.026±
ACRE PARCEL LOCATED ON S.R. 665, AS ADOPTED BY ORD. C-39-96

WHEREAS, on June 17, 1996, Council approved a Rezoning request for 112.026 acres on S.R. 665, Parcels 4961 & 4975, that included a Zoning Text; and

WHEREAS, on September 23, 2008, the Planning Commission recommended approval of amendments to the Yard & Setback Requirements for Subarea 1 of said Zoning Text as follows:

Yard and Setback Requirements:

1. Setback from State Route 665 shall be ~~25'~~ 15' for all pavement areas and 50' for buildings.
2. Setback from North Meadows Drive shall be ~~20'~~ 13' for all pavement areas and 30' for buildings.
3. Setback from east property line of the subarea shall be ~~30'~~ 10' for pavement areas and 50' for building setback.
4. Buildings shall cover no more than 75% of the total lot area.
5. Setback from the rear (north) shall be 10' for all pavement surfaces.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Zoning Text for 112.026 acres located on S.R. 665, as adopted by Ordinance C-39-96, is hereby amended as follows:

SUBAREA 1

Yard and Setback Requirements:

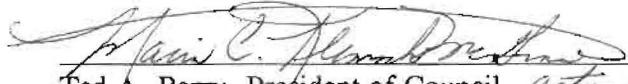
Lot WEST of North Meadows Drive

1. Setback from State Route 665 shall be 25' for all pavement areas and 50' for buildings.
2. Setback from North Meadows Drive shall be 20' for all pavement areas and 30' for buildings.
3. Setback from east property line of the subarea shall be 30' for pavement areas and 50' for building setback.
4. Buildings shall cover no more than 75% of the total lot area.

Lot EAST of North Meadows Drive

1. Setback from State Route 665 shall be ~~25'~~ 15' for all pavement areas and 50' for buildings.
2. Setback from North Meadows Drive shall be ~~20'~~ 13' for all pavement areas and 30' for buildings.
3. Setback from east property line of the subarea shall be ~~30'~~ 10' for pavement areas and 50' for building setback.
4. Buildings shall cover no more than 75% of the total lot area.
5. Setback from the rear (north) shall be 10' for all pavement surfaces.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

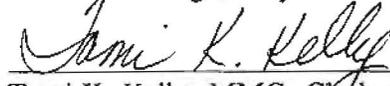

Ted A. Berry, President of Council *acting chair*

Passed: 11-17-08

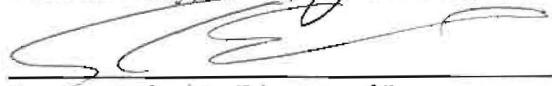

Richard L. Stage, Mayor

Effective: 12-17-08

Attest:


Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.


Stephen J. Smith, Director of Law