

ORDINANCE NO. C-13-79

AN ORDINANCE TO AMEND SECTION 1135.12 (d) OF THE ZONING CODE OF THE CITY OF GROVE CITY TO LESSEN THE YARD REQUIREMENTS OF NON-RESIDENTIAL DISTRICTS

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WHEREAS, the yard requirements for non-residential zoning districts are overly restrictive;

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

SECTION 1. Section 1135.12(d) which reads:

- (d) Yard dimensions next to residential and other non-residential district may be reduced to fifty percent of the requirements listed in Table 1135.12-II if acceptable landscaping or screening is provided. Such screening shall be a masonry or solid fence between four and six feet high, maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than fifteen feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four feet in height at time of planting. Either type of screening shall not obscure traffic visibility within twenty feet of an intersection. The width of such screening or landscaping shall not be included in the minimum yard requirements.

IS HEREBY AMENDED TO READ:

- (d) Yard dimensions next to residential and other non-residential district may be reduced to fifty percent of the requirements listed in Table 1135.12-II if acceptable screening is provided. Such screening shall be a masonry or solid fence between four and six feet high, maintained in good condition and free of all advertising or other signs. The yard dimensions may also be reduced by using landscaping. The landscaping shall consist of a planting of evergreen trees, hedges or shrubs not less than four feet in height at time of planting. The evergreens shall be planted in at least two rows so as to provide a visual barrier between the projects building and parking areas and the surrounding land. The yard dimension shall be wide enough so that when evergreens have grown to their maximum spread there will be two feet of clearance between the evergreens and the project's property line and five feet of clearance between the evergreens and the closest building, or other above ground structures within the project. When approved by the Fire Department and Planning Commission, the yard dimensions next to other types of non-residential districts may be reduced without screening or landscaping; however, the yard dimensions shall be at least ten feet. The screening or landscaping shall not obscure traffic visibility within twenty feet of an intersection.

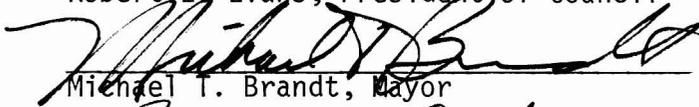
SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

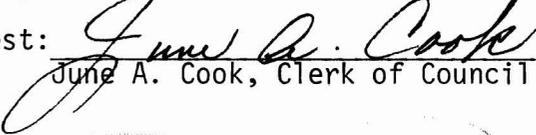
Submitted: 2/5/79

Passed: 2/19/79

Effective: 3/21/79

  
Robert E. Evans, President of Council

  
Michael T. Brandt, Mayor

Attest:   
June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.

  
Ronald E. Plymale, Director of Law