

ORDINANCE NO. C-14-79

AN ORDINANCE TO AMEND SECTION 1135.10(f) AND TO ENACT  
 PARAGRAPH SECTION 1135.10(i) AND TO AMEND TABLE 1135.10-I  
 OF THE GROVE CITY CODE OF ORDINANCES

WHEREAS, the current zoning requirements in some areas are overly restrictive and cause excessive expense without an accompanying benefit;

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

SECTION 1. Section 1135.10(f) of the Code of Ordinances which reads:

"All A-1 District projects which do not abut A-1 zoning shall have a minimum project side and rear yards of sixty feet, except that these yards may be reduced to fifty percent of these requirements 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:

"All A-1 District projects which do not abut A-1 zoning shall have a minimum project side and rear yards of sixty feet, except that these yards may be reduced to thirty feet, 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 dimension may also be reduced for 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 project's building and recreational areas, and the surrounding property. The yard dimensions shall be wide enough so that when the 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 structure within the project. The screening or landscaping shall not obscure traffic visibility within twenty feet of an intersection.

SECTION 2. Section 1135.10 is hereby amended by the enactment of paragraph (i) as follows:

(i) The requirements of Table 1135.10-I are modified as follows for any building or premises that is to be used, or any building that is to be erected which is arranged, intended or designed to be used for elderly housing within the A-1 or D-1 & D-2 use districts.

Type of Dwelling	Lot	Area Sq. Ft./Family	Off-Street Parking Space/Family	
			Covered	Open
Multi-Family:				
4-12 Units/Structure	2000			
one bedroom		500	0	½
Two bedroom		650	0	1
over two bedroom		+ 100 per each additional bedroom	0	2
Doubles, twin Singles and Duplexes:	3000			
one bedroom		600	0	1
two bedroom		700	0	1
over two bedroom		+ 100 per each additional bedroom	0	2

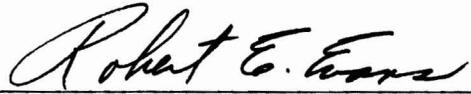
SECTION 3. Table 1135.10-I, Residential District Requirements which states in part:

District	Type Dwelling	Area sq.ft./family	
		Lot	Bldg. Floor Area
D-1	Doubles & Twin Singles	4000	800
D-2	Duplexes	4000	800
A-1	Multi-Family 4-8 Units structures	3500	800

IS HEREBY AMENDED TO READ:

D-1	Doubles & Twin Singles one bedroom two bedroom over two bedroom	4000	725 825 + 125 per each additional bedroom
D-2	Duplexes one bedroom two bedroom over two bedroom	4000	725 825 + 125 per each additional bedroom
A-1	Multi-Family 4-8 Units one bedroom two bedroom over two bedroom	3500	675 775 + 125 per each additional bedroom

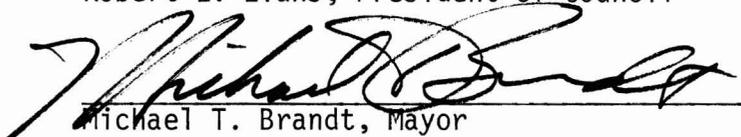
SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

  
Robert E. Evans, President of Council

Submitted: 2/5/79

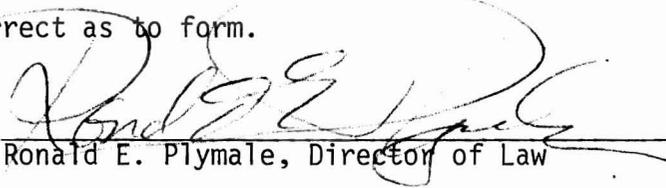
Passed: 2/19/79

Effective: 3/21/79

  
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