

ORDINANCE NO. C-19-87
(as amended)

AN ORDINANCE TO AMEND SECTION 1135.10 OF THE ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY AS IT RELATES TO MULTI-FAMILY ZONINGS TO INCREASE THE MINIMUM SQUARE FEET OF LOT AREA REQUIRED FOR APARTMENT BUILDINGS, TO REQUIRE GARAGES IN A-1, A-2, D-1 and D-2 DISTRICTS AND TO AMEND TABLE 1135.10-I

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

SECTION 1. Table 1135.10-I of the Zoning Code is hereby amended to increase the minimum square feet of lot area required for each apartment unit, to require garages for each unit in an A-1, A-2, D-1 and D-2 district and to create an A-1a zoning classification all incorporated into the table a copy of which is attached hereto as Exhibit "A" and made a part hereof as if fully rewritten herein.

SECTION 2. Sections 1135.10, subparagraphs (g) and (h) which read:

- (g) In an A-1 District, there shall be a maximum of eight units per structure. The living area may be on one floor at ground level or on two floors both of which are above ground level or with the bottom floor not more than three feet below ground level.
- (h) In A-1 Districts, there shall be a minimum distance of twenty feet between structures.

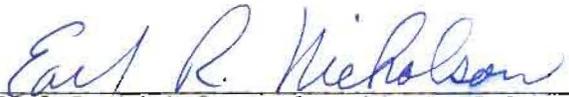
IS HEREBY AMENDED TO READ:

- (g) In all A-1 and A-1a districts, there shall be a maximum of eight units per structure with at least fifty percent (50%) of the total units being of single-floor design. The living area may be on one floor at ground level or on two floors both of which are above ground level or with the bottom floor not more than three feet below ground level. There shall be a minimum distance of twenty feet between structures.
- (h) In all A-1, A-2, D-1 and D-2 Districts, each dwelling unit shall have one covered parking garage of at least 240 square feet (12x20'). Each garage shall be attached and directly adjoining the dwelling unit to which it is assigned.

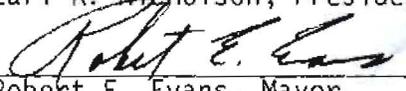
SECTION 3. All A-1 development zoned and improved with structures, or a formal submittal has been made to the Planning Commission or Council, prior to the adoption of this ordinance shall comply to the A-1a zoning of this code.

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

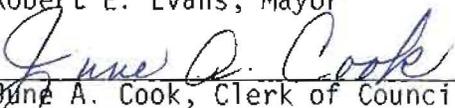
Submitted: 3/2/87


Earl R. Nicholson, President of Council

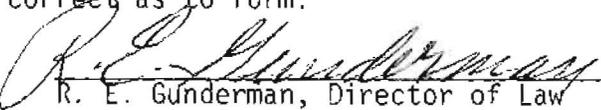
Passed: 3/16/87


Robert E. Evans, Mayor

Effective: 4/15/87

Attest: 
June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.


R. E. Gunderman, Director of Law