

ORDINANCE NO. C-9-82

AN ORDINANCE TO AMEND SECTIONS 1135.08 and 1135.09(a) OF THE ZONING CODE OF THE GROVE CITY CODIFIED ORDINANCES TO PROVIDE FOR ZERO LOT LINE TWIN SINGLE, DOUBLE AND R-3 RESIDENTIAL DISTRICTS

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WHEREAS, there is a need for clarification in the zoning code dealing with lot splits; and

WHEREAS, there is a need to change the zoning code to allow zero lot line Twin Single and Double residential districts and R-3 Single Family Districts;

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

SECTION 1. Section 1135.08 of the Codified Ordinances entitled "Subdivision of Lots Prohibited" which reads:

No yard or lot existing at the time of passage of this section shall be reduced in dimension or area below the minimum requirements set forth in this Zoning Code. Yards or lots created after the effective date of this section (Ordinance C-79-74, passed January 20, 1975) shall meet or exceed the minimum requirements established by this Zoning Code.

IS HEREBY AMENDED TO READ:

No lot located within the corporate limits of the City of Grove City, regardless of when or how created, shall be reduced in dimensions or area without the approval of the Planning Commission. The resulting lot dimensions, area, and yard dimensions, if a building exists on the lot, shall be equal to or greater than those required by this Zoning Code.

SECTION 2. Section 1135.09(a) of the Zoning Code of the Codified Ordinances which reads:

R-1	Single-Family Residence	A-1	Multi-Family
R-2	Single-Family Residence	A-2	Zero Lot Line Multi-Family
D-1	Doubles and Twin Singles	PUD-R	Residential
D-2	Duplex	PUD-C	Commercial
		PUD-I	Industrial

IS HEREBY AMENDED TO READ:

R-1	Single Family Residence	A-1	Multi-Family
R-2	Single-Family Residence	A-2	Zero Lot Line Multi-Family
R-3	Single-Family Residence		
D-1	Doubles and Twin Singles and Duplex	PUD-R	Residential
D-2	Zero Lot Line Doubles and Twin Singles	PUD-C	Commercial
		PUD-I	Industrial

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

*Paul S. Weisheit*