

ORDINANCE NO. 03-18

PASSED: January 8, 2018

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1131.02 Definitions of Chapter 1131 Definitions, Section 1171.04 General Regulations for Lots and Yards of Chapter 1171 General Regulations, Section 1175.03 Lot, Yard, and Height Requirements for Dwellings of Chapter 1175 District Regulations, and Section 1175.05 Lot, Yard, and Height Requirements for Buildings Other Than Dwellings of Chapter 1175 District Regulations.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That Section 1131.02 Definitions of Chapter 1131 Definitions, Section 1171.04 General Regulations for Lots and Yards of Chapter 1171 General Regulations, Sections 1175.03 Lot, Yard, and Height Requirements for Dwellings and 1175.05 Lot, Yard, and Height Requirements for Buildings Other Than Dwellings of Chapter 1175 District Regulations of the Code of Ordinances of the City of Reynoldsburg be and are hereby amended to read as follows:

See Exhibit "A" attached hereto and incorporated herein.

SECTION 2. That existing Sections 1131.02; 1171.04; 1175.03; 1175.05 be and are hereby amended.

SECTION 3. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

Doug Joseph
Doug Joseph, President of Council

ATTEST: April L. Beggerow
April L. Beggerow, Clerk of Council

APPROVED: Bradley L. McCloud DATE 1/9/18
Bradley L. McCloud, Mayor

CERTIFICATE

I, April L. Beggerow, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Ordinance No. 03-18 as passed by Council of said City on the 8th day of January, 2018 and as recorded in the Record of Proceedings of said Council.

April L. Beggerow
April L. Beggerow, Clerk of Council
Published: _____

Filed with Mayor: 1/9/18

1131.02 DEFINITIONS.

Yards, Terms relating to:

(h) Yard, Side. A yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot ~~line~~line, to the point on the lot farthest from the intersection of the lot line involved with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, yards remaining after ~~full and half depth front and rear~~ yards have been established shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS .

(i) Accessible Ramps. A ramp or similar structure designed to provide an continuous ADA accessible or barrier free route to the front entrance of a building may be permitted in a required front yard, provided that the floor of the ramp does not exceed five feet (5FT) from the finished grade at its highest point, no railing or other part of the ramp exceeds eight feet (8FT) from the finish grade, and that the area of the entire ramp shall not exceed one hundred fifty (150SF). The Planning Administrator may approve a zoning certificate for a ramp that exceeds these requirements, upon determination that the characteristics of the existing building entrance requires a ramp with additional height or area in order to create an accessible path. Such ramp or similar structure shall have the least encroachment into a required front yard necessary to meet the minimum State or Federal design requirements for that specific facility.

1175.03 LOT, YARD, AND HEIGHT REQUIREMENTS FOR DWELLINGS.

(a) The table identified as "Table 1175.03: Lot, Yard, and Height Requirements for Dwellings" establishes the requirements for lot area, lot width, rear yard, side yards, lot coverage, and heights for each zoning district that shall apply to all dwellings and uses and structures accessory to dwellings, in the respective districts, subject to conformance with all requirements of this ordinance. Front yard requirements are specified in Section 1175.06. Such requirements shall be considered to be the minimum standard and shall be subject to all other requirements of the Zoning Code.

(b) In any residential district, a single or two-family dwelling existing on the effective date of Ordinance 37-69 (passed May 12, 1969) and having a side yard setback that does not comply with the provisions of this section, may be extended along such existing side yard setback. This shall not be considered an enlargement or alteration of a non-conforming structure governed by Section 1159.07 of the Zoning Code and all other setback requirements of Table 1175.03 shall apply.

1175.05 LOT, YARD, AND HEIGHT REQUIREMENTS FOR BUILDINGS OTHER THAN DWELLINGS.

The table identified as "Table 1175.05, Lot, Yard, and Height Requirements for Buildings ~~o~~Other Than Dwellings", establishes the lot, yard, and height requirements for each zoning district that shall apply to all buildings except dwellings and structures accessory to dwellings. Front yard requirements are specified in Section 1175.06. Such requirements shall be considered to be the minimum standard and shall be subject to all other requirements of the Zoning Code. Sign height and setback requirements are set forth in Chapter 1181.