

Please visit the City of Findlay Webpage to see a redline version of the code. Its it located on the zoning page, on the left hand side.

SUMMARY of PROPOSED ZONING CODE CHANGES *April 2023*

- **Pg. 30, PC Review Required**
 - Granted the PC staff the ability to exercise discretion on if full PC review is required.
- **Pg. 33, Roberts Rules of Order**
 - Remove reference to this in the code. Attorney suggested that it is a liability that we make a small misstep that could cost the city in court.
 - Recommends having it in a Policy Document for Planning Commission
- **Pg. 34-36 Order of Business, Burden of Proof, PC Actions**
 - Remove the Order of Business section, is a liability, recommends it be in a policy booklet.
 - Remove Burden of Proof as that is inherent in the ORC.
 - Remove PC Actions, refer to the ORC, the ORC may change over time, more effective to stay up to date.
- **Pg. 43 Granting of Variance**
 - Added the 7 basic criteria for a variance as set by the Ohio Supreme Court.
- **Pg. 45, 46 Establishment of districts.**
 - Added A-1, I-3, PUD Removed PMUD, PRD
- **Pg. 49,50 A-1 Agriculture**
 - Proposal to add an A-1 Agriculture zoning district. If the City were to annex agricultural land this classification will reassure property owners that they may continue to use the property as agricultural. It will also be an ideal place holder zoning classification while land is waiting for long term development.
 - Added a statement that farm related buildings have a height limit of 60ft. (silos, barns etc.)
 - Added as a conditional use – farm animal operations larger than 50 animals.
- **Pg. 51, 54, 56, 58 Average Front Yard Setback**
 - Where one or more lots are improved, the front yard setback shall be the average depth of the front yard setbacks on either side of the ~~infill~~ lot. Removed because it could possible change the meaning of the statement.
- **Pg. 51,52,55,57,59,61,65,67,70,74,104 Borrow Pits**
 - Remove borrow pits from all zoning classifications.

- **Pg. 70 C-1 Commercial Uses**
 - Removed uses that are considered too intense for the C-1 district.
- **Pg. 73 Electric Charging Stations**
 - Added charging stations to the C-2, O-1, C-1, C-3, M-1, M-2 district as a conditional use.
- **Pg. 74 C-3 Downtown Commercial**
 - Removed shopping malls from permitted uses.
- **Pg. 103 I-1 Light Industrial**
 - Removed a reference to the NAICS Code in the intent of the district.
- **Pg. 82 Design Review Maintenance Requirements**
 - Allows the administrator to determine if a complaint is valid before the item is heard by the board. It is removing a clunky step in the process.
- **Pg. 104,104 Conditional Use in I-1**
 - Moved transfer station and recycling center from a permitted use to conditional use. These uses can create a lot of debris, smell, wanted to have PC input before approval.
- **Pg. 107,108 I-3 Large Scale Development**
 - Proposal to add an I-1 Large Scale Industrial zoning district. The purpose of this district is to allow for alternative energy sources such as wind turbines. Alternative energy generation is to serve a specific building or use, not intended for general electrical grid usage. Not intended to permit large scale solar or wind farms that generate electricity for the grid.
 - Removed I-2 uses from the I-3 district. I-2 uses can be very intense did not want to pyramid them into I-3.
- **Pg. 111 to 120 PUD – Traditional**
 - Each PUD is considered a separate and unique zoning district.
 - Plan and zoning text depicting the specific development standards is adopted simultaneously with the amendment to the zoning map.
 - PC – P&Z – City Council
 - Final Development Plan = Site Plan
 - PC Only
 - Provide flexibility that standard zoning districts do not allow.
 - Allow for a mix of land uses otherwise not permitted within standard zoning.
 - Combine the process of rezoning and plan review.
 - Allows negotiation between the City and Developer. City can require or negotiate the terms of the rezoning as part of the PUD process.

- This ordinance can be used for any combination of uses. Residential/Commercial, Commercial/Industrial, Multi-Family/Commercial/Industrial etc.
- **Pg. 121 to 133 Removal of PRD and PMUD**
 - These variations of a PUD were adopted in 2011. To date no property owner has pursued these zoning classifications. Upon review, staff determined that it would be beneficial to replace these with a traditional PUD.
- **Pg. 145 to 149 Alternative Energy**
 - Reworked wind turbine ordinance and solar power ordinance.
 - The rewrite would allow wind turbines as a permitted use in the I-3 district. The combination would permit wind turbines that service single users while not allowing wind farms.
 - Created a new chapter, 1156 for these two items, moved from the development standards section.
- **Pg. 152 Accessory Uses in Residential**
 - Added a requirement for accessory structures that are used for storing or parking vehicles. The access to the building must be paved from property line to structure.
- **Pg. 176 Outdoor Storage in Commercial and Industrial**
 - Outdoor storage is a conditional use. Statement made for clarification because of changes to the conditional use section.
- **Pg. 177 Parking Standards – Off Alley Access**
 - Requires drives and parking areas used to access accessory buildings or detached garages to have paved access from the alley. Applicable in all zoning districts.
- **Pg. 180 Parking in R-1 to R4 Districts**
 - Prohibits the parking of semi-trucks, taxi cabs, and garbage hauling/scraping vehicles.
- **Pg. 180 Parking M-1 and M-2**
 - Clarifies the setback of parking lots.
 - Prohibits the parking of semi-trucks, taxi cabs, and garbage hauling/scraping vehicles.
- **Pg. 183 Utility Trailers in Office, Commercial, and Industrial**
 - Requires utility trailer to be parked or stored more than 30' from the right-a-way, or within ten feet of the primary building.
 - Must be parked on a hard surface and registered to that address.
 - Purpose is to reduce the use of trailers used as signage, these trailers are often used as a way to circumvent the signage rules.

- **Pg. 189 to 206 Sign Code Update**

- Removed a repetitive corner vision clearance statement. (178)
- Removed previously included wall sign standard. Keeping the code the same. (178)
- Removed pylon signs as a sign option, all future signage is required to be ground signage with a maximum height of 8 ft. (183)
 - This is done for aesthetic reasons.
- C-3 Wall Signs (183)
 - Added wall sign size restrictions for the C-3 Downtown zoning district. These size restrictions fall in line with the downtown design review district.
 - Wall sign size is based upon the frontage of the building.
- Electronic Message Boards (185)
 - Limits electronic signage to 25% of the total constructed sign.
 - Done for aesthetic purposes.
- Temporary Banners (189)
 - Restricts use of banners to 30 day period, not more than 3 permits per year.
 - Done for aesthetic purposes, Banners are sometimes used as in place of a permanent sign.
- Billboards (189-191)
 - Added language to limit the construction of new billboards and the conversion of traditional billboards to electronic billboards.
 - The key change is the required distance between billboards which was increased to 2,500 feet.
- Nonconforming Signs
 - Created criteria for when a sign loses its nonconforming designation.
 - Purpose is to slowly reduce the number of pylon signs within the city.
 - After December 31, 2033, the replacement of the sign face or any other change constitutes a loss of the nonconforming status and must be brought into code compliance.

- **Pg. 211 to 216 Alternative Energy**

- Deleted this section. Now located at 1156

- **Pg. 217 to 219 Conditional Uses**

- Deleted all the conditional use standards that the code use to outline for certain uses. The listing of specific criteria was sometimes was in conflict with Planning Commission decisions, where outdated, or were not pertinent to a use at a specific site.
- Conditional uses shall be reviewed based upon the 7 criteria set forth by the Ohio Supreme Court.

- **Pg. 228,229 Swimming Pool Fence**
 - Increased required fence size from 42 to 48 inches, to be in line with industry standards.
 - Allows pools with complying safety covers to forgo fencing.

- **Pg. 242 Good Standing Clause**
 - More clearly states that the good standing clause pertains to a single parcel, not to any parcel with the same owner.
 - Outlines the appeal process.

- **Pg. 250 – 265 Definitions Added**
 - 251, Agriculture, Agriculture Activity or Farm
 - 253, Blade Length, Blade Radius (WECS)
 - 253, Bed and Breakfast
 - 273, Short Term Rental
 - 275, Solar Energy System, Accessory, Principal, Large, Medium
 - 277, Total System Height
 - 278, Wind Energy Conversion System (WECS)
 - 279-285 Exhibits – drawings to help with interpretation