

ORDINANCE NO. 2013-077

AN ORDINANCE ENACTING SECTIONS 1161.06.4 AND 1161.11.5.1 OF CHAPTER 1100 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE OF THE CITY OF FINDLAY, OHIO, AS AMENDED, PROVIDING FOR LANDSCAPING STANDARDS AND PARKING STANDARDS FOR CERTAIN PARKING LOTS WITHIN THE C-3 DOWNTOWN COMMERCIAL DISTRICT.

WHEREAS, Council is desirous of establishing landscaping standards and parking standards for certain parking lots within the City of Findlay with frontage on Main Street or Main Cross Street, and;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That Sections 1161.06.4 be and the same hereby is enacted to read as follows:

1161.06.4 LANDSCAPING STANDARDS – PARKING LOTS C-3

A. PERIMETER LANDSCAPING

Parking lots with frontage on Main Street or Main Cross Street shall have the following perimeter screening. This includes:

1. Any newly constructed parking lot;
2. The expansion of an existing parking lot frontage by twenty-five percent (25%) or more within a two (2) year period;
3. The demolition and rebuilding of the site;
4. Major redevelopment of the site.

1. Buffer

- a. Parking lots with frontage on Main Street or Main Cross Street shall have a minimum five foot (5') wide buffer area for a decorative wall or wall/fence combination for screening.
- b. Corner clearance standards do not apply to this section.
- c. If a parking lot has street frontage on Main Street or Main Cross Street and a secondary street, it will be required to continue a masonry wall or wall/fence combination on the secondary street until it intersects with a public right of way, such as a street or alleyway, or two hundred feet (200') whichever is less. The remainder of the frontage on a secondary street must be screened by landscaping.
- d. For areas that are not required to have a masonry wall, they are required to have landscape screening as required in Section B Landscaping Standards.

2. Walls

- a. A decorative wall or wall-fence combination that is a minimum of three and a half feet (3½') in height and no more than six feet (6') in height must be installed within the buffer area.

- b. The wall must be blank and monotonous in appearance and must incorporate decorative patterns or architectural elements such as piers, pilasters or breaks in the wall.
- c. Decorative walls must not be more than fifty percent (50%) masonry above three and a half feet (3½'). Smooth faced blocks, wire or chain link fencing, painted or stained wood screens, unpatterned or unpainted concrete or concrete blocks, or split faced block shall not be permitted.
- d. The decorative wall and primary structure should appear as a unified architectural statement.
- e. Decorative name plates or lettering encompassing no more than eight square feet (8 sq ft) in size are permitted on wall space to identify the lot.
 - i. Name plates or lettering shall not be internally lit
 - ii. Back lighting or external lighting is permitted.
- f. The placement of the wall within the buffer area is left to the discretion of the owner.
- g. At minimum one shrub shall be installed for every five feet (5') of masonry wall. At least fifty percent (50%) of shrubs must be evergreen. The layout and design of the shrubs is left to the discretion of the owner. The shrubs may be clustered or evenly spaced and or placed on either side of the wall.

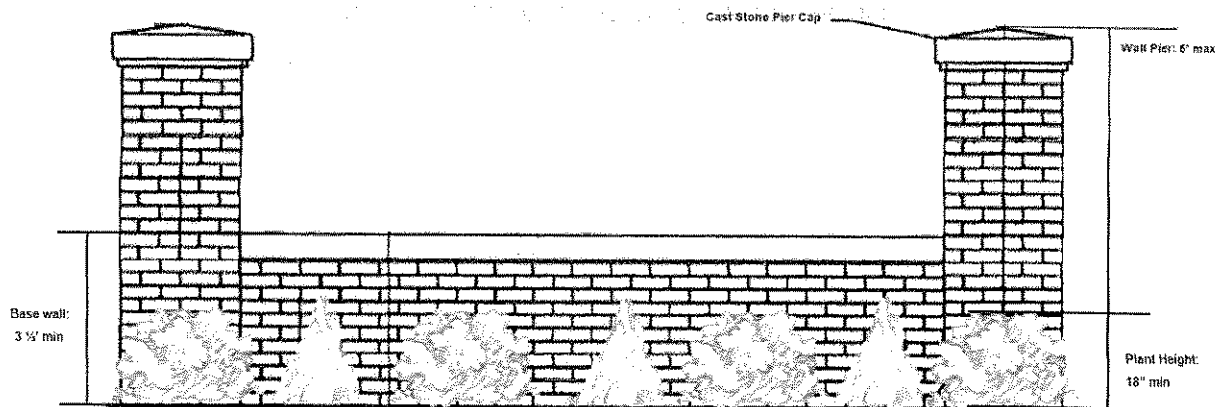


Figure A: Example of decorative wall and shrub line

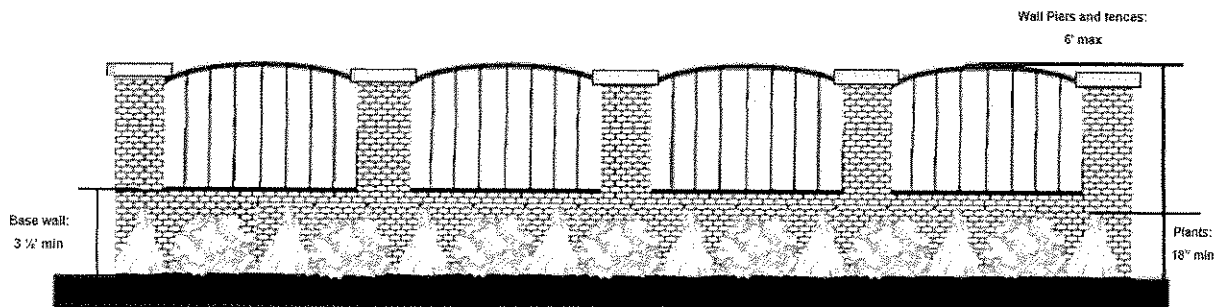


Figure B: A second example of decorative wall and shrub line

3. Fences

- a. For parking lots that are required to construct over one hundred feet (100') of masonry wall, masonry pillars with wrought iron or wrought iron like fencing and landscaping may be substituted for a complete masonry wall. For fence runs of one hundred to one hundred fifty feet (100-150 ft), pillars should be placed twenty feet (20') apart. For fence runs one hundred fifty to two hundred feet (150-200'), pillars should be placed thirty feet (30') apart. Fence runs over two hundred feet (200') or more, pillars should be spaced fifty feet (50') apart. Pillars must be evenly spaced along the frontage. See *Figure C*.
- b. Landscaping shall be placed between pillars and designed to provide one hundred percent (100%) opacity up to three feet (3') in height within two (2) years of planting.



Figure C: A example of decorative pillar/wrought iron fence combination and shrub/tree line

4. Exceptions

- a. Parking lots with frontage on Main Street or Main Cross Street that are set back fifty feet (50') or more from the right of way are not required to construct a masonry wall or fence. However they are still required to meet the landscaping standards of a parking lot in C-3 that does not have frontage on Main Street or Main Cross Street. See Section B.
- b. Car dealerships are not required to screen parking lots that are for the display of vehicles for sale. Screening is still required for any parking lots that are used for purposes other than the display of vehicles for sale.

B. PARKING LOTS WITHIN C-3 DISTRICT WITHOUT FRONTAGE ON MAIN STREET OR MAIN CROSS STREET SHALL HAVE THE FOLLOWING PERIMETER SCREEINGS:

1. Buffer
Parking lots with frontage on all other streets in C-3 shall have a minimum three feet (3') wide buffer area for a landscaping screen.
2. Screening
Parking lots shall be screened from streets using either plant materials or decorative walls. Parking lots directly adjacent to residential uses shall have opaque fencing or masonry walls for screening from the abutting residential use.

3. Shrubs

Shrubs shall be planted at a minimum ratio of one (1) shrub per five (5) lineal feet around the perimeter. Minimum size at planting shall be twenty-four inches (24") in height. A minimum of fifty percent (50%) of the shrubs shall be evergreen.

4. Walls

A masonry wall may be used in lieu of shrubs. See Chapter 1161.03 (fencing) for applicable requirements.

SECTION 2: That Sections 1161.11.5.1 be and the same hereby is enacted to read as follows:

1161.11.5.1 PARKING STANDARDS FOR THE C-3 DOWNTOWN COMMERCIAL DISTRICT


A. Screening

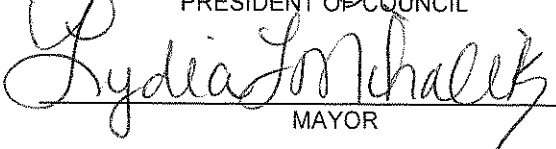
Parking lots with frontage on Main Street or Main Cross Street are required to have a five foot (5') wide buffer that includes a low profile masonry wall or wall/fence combination. Surface parking lots with frontage on streets other than Main Street or Main Cross Street must include a landscape buffer. See Chapter 1161.4 Landscaping for C-3.

B. Access

Parking lots with frontage on Main Street are required to have ingress/egress onto secondary streets or alleyways. Curb cuts onto Main Street are discouraged.

SECTION 3: That this Ordinance shall be in full force and effect at the earliest period provided by law.



PRESIDENT OF COUNCIL


MAYOR

PASSED December 3, 2013

ATTEST Denise DeVere
CLERK OF COUNCIL

APPROVED December 3, 2013