

ORDINANCE NO. 2020-026

AN ORDINANCE REPEALING SECTIONS 1121.05, 1122.05, 1123.03, 1123.05, AND 1124.05 OF THE CURRENT ZONING CODE AND IN ITS PLACE, ENACTING AMENDED SECTIONS 1121.05, 1122.05, 1123.03, 1123.05, AND 1124.05 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.

WHEREAS, The City of Findlay Zoning Department in cooperation with the Hancock Regional Planning Commission, City Planning Commission, and the Planning and Zoning Committee of Council has completed the tedious task of reviewing and updating the zoning code ordinance for the City of Findlay; and,

WHEREAS, this Council does deem it prudent and necessary to update the zoning code for the City of Findlay, Ohio.

SECTION 1: That Chapter 1121.05 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

1121.05 REQUIRED BUILDING SETBACKS.

- A. FRONT YARD SETBACK. Thirty feet (30')
- B. SIDE YARD SETBACK. Five feet (5')
- C. REAR YARD SETBACK. Thirty feet (30')
- D. STREET SIDE YARD SETBACK. Fifteen feet (15')
- E. AVERAGE FRONT YARD SETBACK.
 - i. Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or thirty feet (30'), whichever is the lesser. In no case shall a front yard be less than twenty feet (20').
 - ii. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots or thirty feet, whichever is less. In no case shall a corner lot have front yards less than twenty feet (20').
- F. OVERHANGS. Overhangs may not encroach into any setbacks by more than two feet (2').

Be and the same is hereby amended to read as follows:

1121.05 REQUIRED BUILDING SETBACKS.

- A. FRONT YARD SETBACK. Thirty feet (30')
 - 1. Infill Development and Additions
 - a. 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.
 - b. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots.
- B. SIDE YARD SETBACK. Five feet (5')
- C. REAR YARD SETBACK. Thirty feet (30')
- D. STREET SIDE YARD SETBACK. Fifteen feet (15')

SECTION 2: That Chapter 1122.05 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

1122.05 REQUIRED BUILDING SETBACKS.

- A. FRONT YARD SETBACK: Twenty-five feet (25')
- B. SIDE YARD SETBACK: Five feet (5')
- C. REAR YARD SETBACK; Thirty feet (30')
- D. STREET SIDE YARD SETBACK: Fifteen feet (15')
- E. AVERAGE FRONT YARD SETBACK.
 - 1. Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or twenty-five feet (25'), whichever is the lesser. In no case shall a front yard be less than fifteen feet (15').
 - 2. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots or twenty-five feet (25'), whichever is less. In no case shall a corner lot have front yards less than fifteen feet (15').
- F. OVERHANGS. Overhangs may not encroach into any setback by more than 2 feet

Be and the same is hereby amended to read as follows:

1122.05 REQUIRED BUILDING SETBACKS.

- A. FRONT YARD SETBACK: Twenty-five feet (25')
 - 1. Infill Development and Additions
 - a. 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.
 - b. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots.
- B. SIDE YARD SETBACK: Five feet (5')
- C. REAR YARD SETBACK; Thirty feet (30')
- D. STREET SIDE YARD SETBACK: Fifteen feet (15')

SECTION 3: That Chapter 1123.03 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

1123.03 CONDITIONAL USE REQUIRING PLANNING COMMISSION APPROVAL.

- A. CEMETERIES.
- B. GOVERNMENT USES.
- C. HOME OCCUPATIONS.
- D. NON-COMMERCIAL RECREATIONAL FACILITIES.
- E. PLACES OF WORSHIP.
- F. PUBLIC/PRIVATE GOLF COURSES.
- G. PUBLIC SWIMMING POOLS.
- H. RESTRICTED COMMERCIAL RECREATIONAL FACILITIES.
- I. SCHOOLS – PUBLIC/PRIVATE KINDERGARTEN TO 12.
- J. FUNERAL SERVICES.
- K. GROUP HOMES.
- L. BED & BREAKFASTS.
- M. PARKING LOTS.
- N. EMERGENCY SERVICES.
- O. COMMUNITY CENTER.
- P. BORROW PITS.

Be and the same is hereby amended to read as follows:

1123.03 CONDITIONAL USE REQUIRING PLANNING COMMISSION APPROVAL.

- A. CEMETERIES.
- B. GOVERNMENT USES.
- C. HOME OCCUPATIONS.
- D. NON-COMMERCIAL RECREATIONAL FACILITIES.
- E. PLACES OF WORSHIP.
- F. PUBLIC/PRIVATE GOLF COURSES.
- G. PUBLIC SWIMMING POOLS.
- H. RESTRICTED COMMERCIAL RECREATIONAL FACILITIES.
- I. SCHOOLS – PUBLIC/PRIVATE KINDERGARTEN TO 12.
- J. FUNERAL SERVICES.
- K. GROUP HOMES.
- L. BED & BREAKFASTS.
- M. PARKING LOTS.
- N. EMERGENCY SERVICES.
- O. COMMUNITY CENTER.
- P. BORROW PITS.
- Q. DUPLEX/TRIPLEX

SECTION 4: That Chapter 1123.05 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

1123.05 REQUIRED BUILDING SETBACKS

- A. FRONT YARD SETBACK. Ten feet (10')
- B. SIDE YARD SETBACK. Three feet (3')
- C. STREET SIDE YARD SETBACK. Ten feet (10')
- D. REAR YARD SETBACK. Fifteen percent (15%) of the log depth or thirty feet (30'), whichever is less
- E. AVERAGE FRONT YARD SETBACK.
 - 1. Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or ten feet (10'), whichever is the lesser. In no case shall a front yard be less than five feet (5').
 - 2. Where the lot is a corner lot, the depth of the front yard depth of the adjoining lots or ten feet (10'), whichever is less. In no case shall a corner lot have front yards less than five feet (5').
- F. OVERHANGS. Overhangs may not encroach into any setbacks more than two feet (2').

Be and the same is hereby amended to read as follows:

1123.05 REQUIRED BUILDING SETBACKS

- A. FRONT YARD SETBACK. Ten feet (10')
 - 1. Infill Development and Additions
 - a. Where one or more lots are improved, the front yard setbacks shall be the average depth of the front yard setbacks on either side of the infill lot.
 - b. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots.
- B. SIDE YARD SETBACK. Three feet (3')
- C. STREET SIDE YARD SETBACK. Ten feet (10')
- D. REAR YARD SETBACK. Fifteen percent (15%) of the log depth or thirty feet (30'), whichever is less
- E. OVERHANGS. Overhangs may not encroach into any setbacks more than two feet (2').

SECTION 5: That Chapter 1124.05 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

1124.05 REQUIRED BUILDING SETBACKS.

A. EXISTING, INFILL, AND REHAB.

1. FRONT YARD SETBACK. Ten feet (10')
2. SIDE YARD SETBACK. Three feet (3')
3. STREET SIDE YARD SETBACK. Ten feet (10')
4. REAR YARD SETBACK. Thirty feet (30')
5. AVERAGE FRONT YARD SETBACK.

- i. Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or ten feet (10'), whichever is less. In no case shall a corner lot have front yards less than five feet (5').
- ii. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots or ten feet (10'), whichever is less. In no case shall a corner lot have front yards less than five feet (5').

B. NEW CONSTRUCTION.

1. FRONT YARD SETBACK. Twenty-five feet (25')
2. SIDE YARD SETBACK. Five feet (5')
3. REAR YARD SETBACK. Thirty feet (30')
4. AVERAGE FRONT YARD SETBACK.

Where one or more lots are improved, the front depth shall equal the average depth of the front yards of the lots on either side or twenty-five feet (25'), whichever is the lesser. In no case shall a front yard be less than fifteen feet (15').

Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots or twenty-five feet (25'), whichever is less. In no case shall a corner lot have front yards less than fifteen feet (15').

Be and the same is hereby amended to read as follows:

1124.05 REQUIRED BUILDING SETBACKS.

A. INFILL DEVELOPMENT AND ADDITIONS

1. FRONT YARD SETBACK.

- a. 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.
- b. Where the lot is a corner lot, the depth of the front yards shall equal the front yard depth of the adjoining lots.

2. SIDE YARD SETBACK. Three feet (3')
3. STREET SIDE YARD SETBACK. Ten feet (10')
4. REAR YARD SETBACK. Thirty feet (30')

B. NEW CONSTRUCTION.

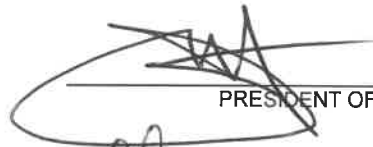
1. FRONT YARD SETBACK. Twenty-five feet (25')
2. SIDE YARD SETBACK. Five feet (5')
3. REAR YARD SETBACK. Thirty feet (30')
4. AVERAGE FRONT YARD SETBACK.

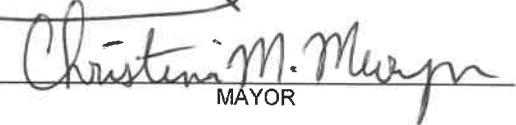
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio:

SECTION 6: That the current Sections 1121.05, 1122.05, 1123.03, 1123.05, and 1124.05 of the Codified Ordinances of the City of Findlay, Ohio, be and the same are hereby repealed, and in its place new Sections 1121.05, 1122.05, 1123.05, and 1124.05 of the Codified Ordinances are hereby adopted.

SECTION 7: This Ordinance be and the same is hereby approved and adopted by this Council and shall be effective immediately upon its passage.

WHEREFORE: This Ordinance shall take effect and be in force from and after the earliest period provided by law.



 PRESIDENT OF COUNCIL


 MAYOR

PASSED April 7, 2020

ATTEST DeVise DeVore
CLERK OF COUNCIL

APPROVED April 7, 2020