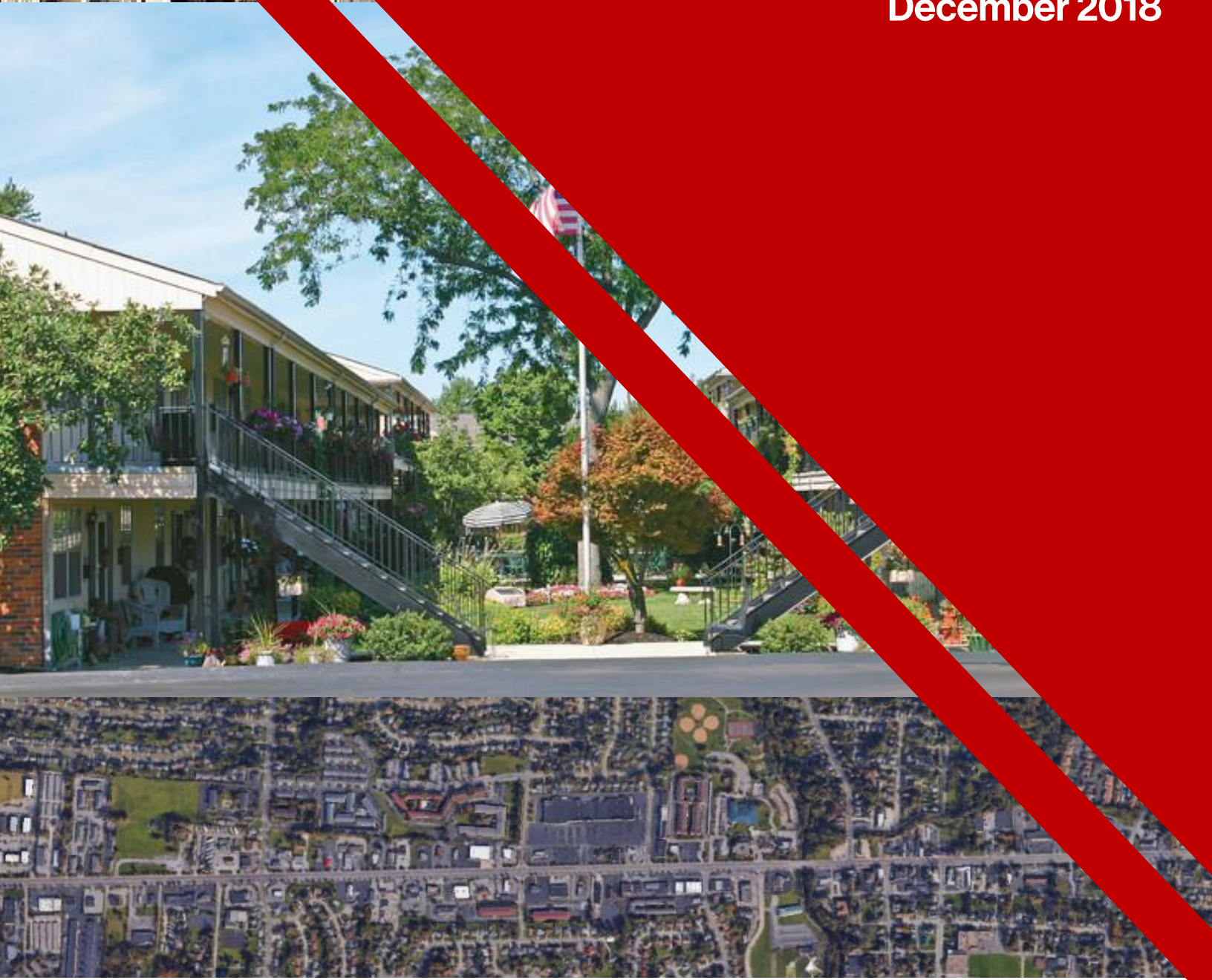


Reynoldsburg Diagnostic Report

December 2018



Introduction.

This diagnostic report is a comparison and analysis of the land use goals in the City of Reynoldsburg Draft Comprehensive Plan (the “Plan”) as compared with each section of the existing Planning and Zoning Code (the “Zoning Code”). The purpose of this analysis is to identify the regulations in the Zoning Code that promote the City’s land use and development vision and the regulations that are barriers to achieving the City’s land use vision. As the City begins the process of crafting new, modern, streamlined zoning regulations, allow it to focus on those regulations that are most out of alignment with its vision. It also allows the City to avoid reports including focusing on regulations that may only need non-substantive revisions or no revisions at all.

This summary conclusions and recommendations that will help guide the new regulations, which are supported by a detailed matrix appended hereto.

As a fundamental principle of city planning, a zoning code should be the implementation of a comprehensive plan. While absolute consistency between a code and a plan may not be required by applicable law, zoning codes that are based on a clear vision are more likely to reflect and help achieve community objectives.

The Zoning Code was adopted in 1999 and updated in a piecemeal fashion ever since. Because the Plan was adopted well after the Zoning Code, it is expected that in many instances the Zoning Code will be inconsistent with the land use objectives in the Plan. In other instances, the Zoning Code, may be consistent with or have no appreciable impact on the City’s vision. It is also likely that the most recent updates of the Zoning Code have facilitated alignment with more current community goals and objectives. These questions will be answered by this diagnostic report.

The structure of this report is as follows:

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General Principles Applied

Our review, analysis, conclusions and recommendations in this diagnostic report are guided by three general zoning principles:

1. Zoning Should Respect Existing and Reflect Desired Development Patterns.

Regulations that fail to relate or respond to existing development patterns or fail to promote the community's vision for future development patterns erode the relevance of both the existing and planned built environment. Places that lose their relevance experience a decline in demand and investment. Supply ultimately exceeds demand, property values drop, and investment becomes less and less likely over time.

Zoning should be a tool to implement the community's vision in its plan. To do so, zoning districts should be focused less on use segregation, which can lead to disjointed development patterns, and more on the desired character of an area.

2. Zoning Should Regulate Only What Actually Needs to Be Regulated and Focus on Desired Outcomes

Regulations that do not justify government intervention or merit investment of precious local government resources should be reconsidered and removed if possible. First and foremost, zoning regulations that no longer relate to any public interest may not be enforceable if challenged. Even if they are not challenged, they are unlikely to be enforced since they do not address any actual or potential public harm. Expending resources administering zoning regulations that do not address actual or potential public harms is an unnecessary expenditure of local government resources.

Regulations that impose requirements that are out of context and do not respect or relate to the existing development pattern often require administrative relief and numerous approvals. This can also add expense and uncertainty, which increases the cost of investment and can result in less desirable development outcomes. It also requires significant governmental resources to administer these processes. When the costs of administering a regulation outweigh the benefits, such regulation should be reconsidered and potentially eliminated.

3. Zoning Should Be the Implementation of a Plan, not a Barrier to Achieving the Vision

Outdated, confusing, inconsistent, and disorganized zoning regulations are often cumbersome to use and administer and can be an impediment to achieving a community's economic development goals and planning vision. Because zoning regulations are the implementation of a plan, the plan should lead, and the regulations follow. In many instances, much effort has been expended in updating the plan, but the zoning regulations are overlooked or revised in a disjointed or piecemeal manner. Zoning regulations that make it more difficult, or even impossible, to achieve the planning vision should be reconsidered and removed if possible.

For example, zoning regulations that are inconsistent, unclear, poorly worded, disjointed, disorganized, or confusing can be intimidating, time consuming, and costly for property owners. This can discourage investment. Likewise, cumbersome approval and administrative processes can add significant time and cost to property development and redevelopment.

This is not to say that the way should always be paved for development. Public review and input is a necessary and valuable part of the process. If the regulations and processes are based on the community's vision in the plan, then the public should be comforted in knowing that the regulations are setting the plan in motion. Clear, usable, defensible, and consistent regulations operate to protect the public visioning process while balancing the needs of property owners.

Comprehensive Plan Principles and Land Use Priorities

The Plan is a vision for the City's growth and development over the next 10 to 20 years. Through extensive public engagement and a thoughtful analysis of existing conditions, five plan principles were developed through the Plan to inform its structure and implementation:

Plan Principles	
1	Promote a diverse mix of housing options;
2	Diversify and balance a mix of land use types that creates economic resiliency while promoting distinct character;
3	Provide a range of mobility options;
4	Coordinate future infrastructure investments with anticipated development changes; and

5 Define, grow, and promote the City's image and brand.¹

The Plan is organized according to the Plan Principles. The Land Use section of the Plan includes three future land use priorities:

Land Use Priorities	
1	Re-imagining the East Main Street Corridor;
2	Diversifying the local economy; and
3	Strengthening Olde Reynoldsburg.

The Plan proposes reducing the current 16 zoning districts (nine of which are bespoke residential districts that promote separation around housing type, density, and use, and seven districts include special districts, office/institutional, commercial, industrial, and a service district) to nine new character-based districts. It provides that “while each of the districts have broad requirements to help guide development, some issues facing the City require a more detailed approach. These include specific issues related to site design, public improvements, and open space, which are addressed in the policy implementation section of the Plan:²

Community Commercial
High Density Mixed-Use
Innovation
Medium Density Residential
Medium Density Mixed Use

Olde Reynoldsburg
Open Space
Suburban Residential
Conservation Development

The Plan Principles and Land Use Priorities are the benchmarks of this analysis. Plan Principle 5, to “define, grow, and promote the City's image and brand” has been omitted given that it is not relevant to this exercise.

Approach and Methodology

Our analysis includes general observations, a review of permitted uses, and a review of each Zoning Code provision as it relates to the Plan Principles and Land Use Priorities. The attached consistency matrix is the data behind the following summary analysis and diagnostic report. It includes specific comments and notes related to each section. In the Plan Consistency analysis, we used our professional judgment and experience to determine whether a section (i) actively promotes each land use objective (indicated by +), (ii) does not promote each land use objective (indicated by !), or (iii) has no effect on or plays a necessary supporting role (indicated by =).

¹ Plan Principle 5, to “define, grow and promote the City's image and brand” has been omitted given that it is not relevant to this exercise.

² Plan at p. 34.

It is important to note that those regulations identified as having no effect, or that play a necessary supporting role, should be reviewed and considered just as carefully as the other regulations to determine if there are ways that they may be amended or improved to promote the City's land use objectives.

As the City develops new zoning regulations, it is important that each new or revised provision supports at least one of the Plan Policies or Land Use Priorities, including those provisions that are administrative or procedural in nature.

General Observations

The following are our observations of the format and usability of the Zoning Code generally:

Subject	General Observations
Definitions	Move definitions out of chapters to increase readability. This will aid navigability, shorten chapter lengths, and make them less text-heavy.
Graphics	Include graphic representations to better illustrate text descriptions throughout. Areas where graphics are suggested: landscaping/buffering, definitions, development regulations, parking, signage.
Zoning Code Fees	Permit/application fees should be removed from the Code - a text amendment will be required every time they need to be amended. Refer to a fee schedule on file within the Department of Development.
Plant List	There are multiple sections that refer to plantings. The City should keep on file a list of allowed native species that is referenced in the code. This will allow the list to change without requiring a code amendment.
Tables	Utilize tables instead of long lists of text. There is substantial opportunity within this code to reformat text into tables that will be intuitive for the user.
Mapping	Ensure that maps are referenced. The overlays are not mapped, which will ensure confusion for users.

Plan Consistency Review and Analysis

The attached consistency matrix contains a detailed breakdown of the Zoning Code as each section relates to the Plan principles. In undertaking this review and analysis, we used our professional judgment and experience to determine whether a section (i) actively promotes each land use objective (indicated by +), (ii) does not promote each land use objective (indicated by !), or (iii) has no effect on or plays a necessary supporting role (indicated by =). The following is a summary of our scoring:

Score Summary:

Score	Promote a diverse mix of housing options.	Diversify and balance a mix of land use types that creates economic resiliency while promoting distinct character.	Provide a range of mobility options.	Coordinate future infrastructure investments with anticipated development changes.	Re-imagining the East Main Street Corridor.	Diversifying the Local Economy	Strengthening Olde Reynoldsburg.
+	8	26	7	30	9	10	12
=	87	65	84	61	86	89	92
!	32	36	36	36	32	25	23

1. Promote a diverse mix of housing options.

Scoring Summary (out of 127 sections)

+	=	!
8	87	32

Summary

The Zoning Code fails to promote a diverse mix of housing options. The existing basis for organizing residential districts is focused on a separation of housing types and uses. In fact, of 16 total zones, nine are derived from distinguishing between housing types. The Plan highlights the need for diverse housing choices resulting from growth and compounded by an increase in single-person households and changing housing preferences.³

The inclusion of mixed-use districts will allow the City to provide an opportunity for a diverse housing supply while driving traffic to nearby business districts.

Positives

Reynoldsburg has a larger share of multi-family housing than adjacent communities; however, the stock of multi-family buildings is older than the regional average.⁴ The Zoning Code currently contains four multi-family districts, and they are well-distributed on the Lancaster Road / Main Street axis and in the southern part of the City. The Zoning Code also allows for two multi-family

³ Plan at p. 24-25.

⁴ Plan at p. 23.

dwellings on the same lot – contingent on spacing/placement standards – which can facilitate density.

Barriers

The Zoning Code lacks an ability to mix housing types and to mix multi-unit housing with commercial uses. This has the effect of creating islands of multi-family complexes. As these complexes age, they are replaced by newer complexes with more modern amenities and the older complexes decline. Townhouses are one way to introduce a multi-unit housings alternative to apartment complexes and are lacking the Zoning Code.

2. Diversify and balance a mix of land use types that creates economic resiliency while promoting distinct character.

Scoring Summary (out of 127 sections)

+	=	!
26	65	36

Summary

The Zoning Code addresses a balance of uses and promotion of character but does not do enough to promote it. Business districts benefit from patrons living and working within a walkable radius. Conveniently locating people with spending power near businesses facilitates economic resiliency. Residents likewise benefit from access to amenities. To promote distinct character and bolster an opportunity for walkable amenities, the City should pursue the creation of character-based districts around areas with distinct development patterns like Olde Reynoldsburg and East Main Street.

Positives

Dwelling units are currently allowed in commercial districts if associated with a permitted use or an approved special exception, and offices and commerce are mixed within the commercial districts. The Historic Overlay District and the Community Commercial Overlay both aid in preserving and enhancing the character of Reynoldsburg.

Barriers

Table 1175.01, the master table of permitted uses and special exceptions, is the greatest impediment to furthering this Plan Principle. The development standards in section 1175 prohibit denser, human-scale development. The overlay districts do allow for more compact development, but also focus on a separation of uses. The development of vibrant, mixed-use environments is currently largely illegal in Reynoldsburg.

3. Provide a range of mobility options.

Scoring Summary (out of 127 sections)

+	=	!
7	84	36

Summary

The Zoning Code fails to promote anything other than auto-oriented development. While the Zoning Code includes minimal references to pedestrian and bicycle facilities within the Historic Overlay District; a stronger emphasis throughout the Zoning Code is necessary to achieve this Plan Principle. There is opportunity to add required pedestrian and cyclist amenities and smaller block sizes within the subdivision standards. Bicycle parking and pedestrian circulation also should be considered as a key component of parking design. The Zoning Code only currently requires a pedestrian pathway from the sidewalk to the main entrance, which does not account for the challenges of pedestrian movement within parking lots.

The City should consider the addition of a Transportation Overlay District for future use even if it is not immediately applicable. Where the City intends to create walkability, roadways should include traffic calming measures such as planters, street trees or permitted on-street parking.

Positives

The Historic Overlay District includes the greatest number of provisions for alternative modes of transportation. It requires bicycle parking and pedestrian amenities throughout the district. Required street trees within the subdivision standards act as traffic calming on thoroughfares, improving the pedestrian environment.

Barriers

The relative absence of human-scale development patterns and requirements or incentives for pedestrian and cycling facilities results in an auto-orientation. The combined effect of narrower roadways, smaller frontages/side yards, and street trees can be effective in improving the pedestrian environment. Block size is also important. The ideal block length for walkability is roughly 300', but the minimum block length in Reynoldsburg is 400' with a maximum length of 900'.⁵

⁵ Ewig, Reid. *PEDESTRIAN AND TRANSIT-FRIENDLY DESIGN: A Primer for Smart Growth*. EPA Website. https://www.epa.gov/sites/production/files/documents/ptfd_primer.pdf.

The ideal sidewalk width is 12', but the required sidewalk width within the City's current subdivision regulations is only four feet.⁶

4. Coordinate future infrastructure investments with anticipated development changes.

Scoring Summary (out of 127 sections)

+	=	!
30	61	36

Summary

The Zoning Code does not support current trends in development as identified in the Plan. The City's public realm is comprised of streets, sidewalks, buildings/yards, and public spaces. The Zoning Code follows the traditional mid-twentieth century model of prioritizing the automobile within the public realm.

The subdivision standards should integrate green infrastructure provisions where possible. Doing so can lead to greater water catchment and flood mitigation, less runoff pollution, and other environmental benefits.

Positives

The Historic Overlay District and the Commercial Community Overlay District are more responsive to current trends in development than other sections of the Zoning Code, which is why this section performs better as it relates to this Plan Principle than the others.

Barriers

The current subdivision regulations (particularly sidewalks and streets) are not calibrated for walkability or increased bicycle activity.

The use and development regulations in Chapter 1175 should be revised to better reflect market trends in housing and commercial development.

5. Re-imagining the East Main Street Corridor.

Scoring Summary (out of 127 sections)

+	=	!
9	86	32

⁶ Ewig, Reid. *PEDESTRIAN AND TRANSIT-FRIENDLY DESIGN: A Primer for Smart Growth*. EPA Website. https://www.epa.gov/sites/production/files/documents/ptfd_primer.pdf.

Summary

The Plan provides as follows: “East Main Street is largely lined with auto-oriented retail. Trends in retail and population growth indicate that this is not the highest and best use of land along this corridor. Diversification of uses along this corridor is a priority.”⁷ The City should consider making the East Main Street corridor a character-based district that is calibrated to reflect the community’s vision.

The City should assess where there are opportunities for infill development within the East Main Street Corridor. The Plan calls for the application of a character-based district in addition to a focus on facilitating infill development to expediate the transition to a medium-density district.⁸

Barriers

While a number of provisions could be helpful in achieving this Land Use Priority, none are specifically tailored to achieving desired outcomes in the East Main Street Corridor. The Community Commercial zoning along Main Street, does not allow for a mix of uses and includes a 40% maximum lot coverage.

6. Diversifying the Local Economy

Scoring Summary (out of 127 sections)

+	=	!
13	89	25

Summary

The Zoning Code focus on single-use development, which is anti-heretical to a more home grown, diverse local economy. For example, an innovation district would allow new industries to locate in vibrant mixed-use environments that will attract and retain workers. Smaller-scale development favors local shops over big-box retailers that can pose a threat to local retailers and providers of goods and services.

Positives

The Historic Overlay District and the Community Commercial Overlay District adequately promote smaller-scale retailers.

⁷ Plan at p. 34.

⁸ Plan at p. 38.

Barriers

The Zoning Code favors large-format retail development patterns. The City could consider adding live-work residences as a use that is permitted in mixed-use districts; makers and small-scale businesses. Breweries are also absent from the Zoning Code and they could be considered an industrial use thereby prohibiting them in commercial areas.

7. Strengthening Olde Reynoldsburg

Scoring Summary (out of 127 sections)

+	=	!
12	92	23

Summary

The current Historic Overlay District includes a portion of the City referred to as Olde Reynoldsburg. This district relaxes the minimum development regulations, orients development toward the street, and facilitates high-quality aesthetics. As proposed in the Plan, Olde Reynoldsburg extends the boundary further west to encompass the City administration buildings on the west side of Blacklick Creek. The City should create a character district that captures the positive elements of the overlay and promotes the vision of Olde Reynoldsburg.

Positives

The current Historic Overlay District can be used to maintain the existing and promote the desired development pattern as the City undertakes re-writing the Zoning Code.

Barriers

Olde Reynoldsburg was developed as a mixed-use, walkable village. Yet, the current overlay district is divided into two sub-areas: the Historic Neighborhood Overlay (HNO); and the Historic Commercial Overlay (HCO). The HNO primarily allows residential uses while the commercial overlay primarily allows commercial uses. These districts follow the boundaries of the current used-based district and prohibit mixed-use development within Olde Reynoldsburg.

Summary Conclusions

To following is a summary of our conclusions derived from the consistency analysis:

- The Zoning Code fails to promote a diverse mix of housing options.

- The Zoning Code addresses a balance of uses and promotion of character but does not do enough to promote it.
- The Zoning Code fails to promote anything other than auto-oriented development.
- The Zoning Code does not support current trends in development as identified in the Plan.
- The Zoning Code does not allow for the desired vibrancy and walkability Olde Reynoldsburg and along East Main Street as a result of prohibitive development regulations and excessive separation of uses.
- The new Zoning Code should be re-structured and streamlined for ease of use and administration. Graphic illustrations, tables, and menus should be used as much as possible to tie together complex concepts and clearly illustrate desired outcomes.

Summary Recommendations

The most significant barriers within the Zoning Code are the lack of mixing of residential and non-residential uses and housing types and prohibitive development regulations that do not permit compact walkable development.

The Zoning Code should be revised with desired density and character-based districts. Subdivision regulations should further be revised with the goals of decreasing block size and the facilitation of complete streets. Regulations that will encourage appropriate infill development should be promoted, especially for the East Main Street Corridor and Olde Reynoldsburg.

The Plan includes information on how housing supply and commercial districts across the Columbus region are evolving based on changes in preferences and demographics. The Zoning Code should be revised to address these changes:

Residential Districts

- The City will see a greater demand for housing for single-person households from both baby boomers and millennials, which make up about half of the U.S. population.⁹ These populations indicate a preference for walkability. To attract and retain new residents, the City will need to consider inter-generational housing preferences and the supply of “missing middle” housing.¹⁰

⁹ Reynoldsburg Comprehensive Plan p. 25.

¹⁰ Reynoldsburg Comprehensive Plan p. 25.

- The R-1 district has a special function as a hybrid rural/low-density single-family district and may remain given its role in providing a zoning designation for newly annexed land. Aside from the R-1 district, the residential districts are stratified based on separation of housing types. Beyond single-family residential districts, the new residential zoning districts should focus on desired development patterns, and inclusion of non-residential uses that will support the community with amenities without disrupting adjacent residences. Any given district may support a mix of housing types. This will also allow the development community the opportunity to better assess market demand and supply without requiring a rezoning, which also provides greater certainty to the community. The Plan assumes that demand for “missing middle” housing will increase.¹¹
- Limited-use residential districts (R-4, R-20, AR-1, AR-2, AR-3) should be replaced with districts based on density and a mix of compatible uses. Doing so will better position the City to capitalize on the evolving composition of the region's households.
- After reviewing the use sections, it is noted that the use table contains some references to “subsections” assigned to zoning districts that are not fully explained (e.g. AR-1 a) or mapped on the City's zoning map. Given that new districts should mix housing types, there should be less need for subsections.

Non-Residential Districts

- Commercial districts are organized around use. They largely do not allow a mix of residential and non-residential uses as of right, although mixed uses are permitted as a special exception in some commercial districts. The current menu of commercial should be replaced with a set of districts should be new mixed-use districts.
- A focus on creating character-based districts requires a re-organization of the Community Services District and the Office and Institutions District. Offices are generally allowed in most districts as businesses services or professional activities. Offices and residences can be positive for commercial districts as they provide a more consistent client base – business patrons during the day and patrons from adjacent residences in the evenings. This will contribute to the vibrancy of mixed-use districts.
- Less intense industrial uses may be mixed together with office/commercial uses. Consider creating an innovation district where these uses can be

¹¹ Plan at p. 25.

mixed with maker spaces and tech offices; a growing opportunity in the Columbus region¹².

- Multi-family structures should be permitted and promoted within commercial districts where appropriate.
- More consideration for the movement of pedestrians and cyclists need to be added to the Zoning Code, particularly within the sections that pertain to subdivisions and parking. Consider the addition of a Transit Overlay District for future use as the region continues to grow.
- Remove the separation of housing types by district, and instead create districts based on desired density and character.
- Increase the readability of the Zoning Code by utilizing tables and graphics and assessing ways to decrease the density of text.
- Decrease the maximum and minimum block sizes within the subdivision section.
- Create an innovation district that integrates limited industrial uses, with compatible commercial and office uses. Consider the creation of "live-work units" as a use type to encourage makers and small businesses to locate within Reynoldsburg.
- The overlay districts need to be re-done to provide more flexibility for small-scale, mixed-use development.

To further the goal of diversifying the City's economy, the current general industrial district may remain, but a new district should be created that mixes limited industrial uses, offices, and commercial uses. The vibrancy of these new districts will aid in the goal of attracting and retaining talent.

Example Table of Contents

The following is an example of how the City's new zoning code could take shape. This is not intended to be a recommended direction and is for illustrative and discussion purposes only.

- A. Introduction to and How to Use the Code
 - Purpose and Intent
 - Comprehensive Plan

¹² Plan at p. 45.

- Zoning Map
 - How to Use this Code
 - Measurements and Interpretation
- B. Districts and Zones
- Districts (applied to specific geographies i.e. Main Street, Old Reynoldsburg)
 - Zones (applied anywhere in the City)
- C. Common Regulations
- Off-Street Parking, Loading, Access and Circulation
 - Signage
 - Infill Development
 - Manufactured Homes
 - Telecommunications Facilities
 - Home Occupations
- C. Non-Conformities and Adaptive Reuses
- Non-Conforming Uses
 - Non-Conforming Structures
 - Non-Conforming Lots
- D. Administration and Procedures
- Administrative Review and Approvals
 - Establishment, Organization, Rules, Powers and Duties
 - Variances
 - Conditional Uses
 - Appeals
 - Zoning Amendments
 - Enforcement
- E. Glossary of Terms
- F. Appendix
- Summary Tables
 - Maps

		<p>! Does not support land use objectives</p> <p>+ Actively promotes land use objectives</p> <p>= Either has no effect on or plays a necessary supportive function</p>								
Chapter	Section	Regulation	Promote a diverse mix of housing options	Diversify and balance a mix of land use types that creates economic resiliency while promoting distinct character.	Provide a range of mobility options.	Coordinate future infrastructure investments with anticipated development changes.	Re-imagining the East Main Street Corridor.	Diversifying the Local Economy	Strengthening Olde Reynoldsburg	NOTES
1101	1101: Planning Commission	This section "has been established to provide a place for cross references and any future legislation" and will not be evaluated.	=	=	=	=	=	=	=	Placeholder for future legislation.
1103	1103: Design Review Board	This section establishes the responsibility and procedures of Reynoldsburg's Design Review Board. It also gives the building/site elements under review by the Board.	=	=	=	=	=	=	=	This section outlines procedures, appointment of members, terms, and sites that are subject to Design Review Board. The standards for review are robust without being prohibitive. It is suggested that applications be reviewed against their adherence to the Comprehensive Plan.
1111	1111: General Provisions	This section includes Definitions, conditions for a Variance, and Approval of a subdivision without Plat.	=	=	=	=	=	=	=	This section includes definitions, and explains that variances from the subdivision section are an administrative option.
1115	Chap. 1115. Preliminary Plat.	The process for application / approval of a preliminary plat.	=	=	=	=	=	=	=	This section contains definitions and the explains what is required for a preliminary plat.
1119	Chap. 1119. Final Plat.	Submission, required information, transfer of lots, engineer representation, bond/letter of credit, modification/alteration/vacation of plan after approval.	=	=	=	=	=	=	=	This section reviews what is required for a final plat. This section contains largely procedure and references some standards.
1123	Chap. 1123. Required Improvements	Required improvements for a subdivision of land.	!	!	!	!	!	!	!	This section uses accessible language, however it is text heavy and should utilize tables.
1127	Chap. 1127. Standards	This section includes standards to be met by a subdivider including roads, sanitary sewers, lots/blocks, drainage, public use areas, utilities, erosion/sediment.	=	=	=	=	=	=	=	A smaller maximum block size should be considered. Applicants should be required to show a pedestrian circulation plan within site plans.
1131	Chap. 1131. Definitions	Definitions Section	=	=	=	=	=	=	=	Incentivize green infrastructure techniques.
1135	Chap. 1135. Title Purpose: Interpretation.	This section consists of the short title, purpose of the code, interpretation/conflict.	=	=	=	=	=	=	=	Definitions should be consolidated and consider using some graphics where there are dimensional or physical descriptions.
1139	Chap. 1139. Board of Zoning and Building Appeals	The Board of Zoning Appeals Meetings are defined via rules for quorum, voting, powers/duties, power of council on appeals, and application procedures.	=	=	=	=	=	=	=	
1143	Chap. 1143. Zoning Certificate: Site Plan: Plot-Grade-Utility Plan.	Zoning Certificates, and their purpose, are described - the needed parts of the application and site plan (major or minor site plan)	=	=	=	=	=	=	=	The three levels of review for a site plan are positive in that they should reduce administrative burden (minor site plan review can be given a staff approval).
1145	Chap. 1145. Special Exceptions	This chapter establishes procedures and regulations for uses which may have the potential to be made compatible with the use characteristics of the districts in which they are listed as special exceptions, but which, due to the nature of their operation, appearance, or other characteristics require individual review and control of their location, design, intensity, configuration, and impacts upon the community in order to promote such compatibility.	=	=	=	=	=	=	=	The procedures and criteria here seems robust and complete, however there is opportunity to condense the requirements in the latter part of the chapter.
1147	Chap. 1147. Variances	This chapter outlines procedures and standards for a variance application.	=	=	=	=	=	=	=	
1151	Chap. 1151. Amendments	This chapter includes procedure for resolutions establishing, amending, revising, changing, or repealing zoning districts.	=	=	=	=	=	=	=	
1155	Chap. 1155. Administration: Enforcement: Penalty	Fees, administration, expiration of certificates/permits, procedures, appeal, penalty	=	=	=	=	=	=	=	Remove the fees from this chapter and keep them on file - refer to the fees as on file within this chapter.
1159	Chap. 1159. Nonconforming Uses and Structures	Within the districts established by this Zoning Code or amendments that may later be adopted, there exist lots, structures, uses of land and structures and characteristics of use which were lawful before this Zoning Code was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Zoning Code or future amendment.	=	=	=	=	=	=	=	
1161	1161.01	1161.01 ESTABLISHMENT OF DISTRICTS.	=	=	=	=	=	=	=	
1161	1161.01	The City is hereby divided into zoning districts as described in this Chapter and as illustrated on the Official Zoning Map of the City of Reynoldsburg. The zoning districts may also be referred to as "special purpose districts", "residential districts", "commercial districts", and "industrial districts" as described in this Chapter.	!	!	!	!	!	!	!	Districts should be character-based. These districts are currently organized around the distinction of uses.
1161	1161.02	1161.02 SPECIAL PURPOSE DISTRICTS.	=	=	=	=	=	=	=	These districts have more specific purposes and may be maintained.
1161	1161.02	The special purpose districts are intended to provide land for open space, public and semipublic use, regulation of development within flood areas, and preservation of historic resources. Special purpose districts include certain "overlay districts" which establish special regulations in addition to or instead of those established for the underlying districts. The term "special purpose districts" shall mean and include the following zoning districts:	=	+	=	+	=	+	=	Calling out the special districts is positive for readability. Assigning newly annexed land an S1 zoning can allow for more evaluation of the most appropriate zoning prior to assigning it.

<div> <div>!</div> <div>+</div> <div>=</div> </div> <div> Does not support land use objectives Actively promotes land use objectives Either has no effect on or plays a necessary supportive function </div>										
Chapter	Section	Regulation	Promote a diverse mix of housing options	Diversify and balance a mix of land use types that creates economic resiliency while promoting distinct character	Provide a range of mobility options	Coordinate future infrastructure investments with anticipated development changes	Re-imagining the East Main Street Corridor	Diversifying the Local Economy	Strengthening Olde Reynoldsburg	NOTES
1161	1161.02	(a) F-1 Flood Plain Overlay District. Special flood hazard areas in the City have been delineated in a flood insurance study. Periodic inundation of these areas may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. For these and other reasons, the City has established the F-1 Flood Plain Overlay District to provide zoning regulations which will reduce these impacts. The standards and requirements of the F-1 Flood Plain Overlay District shall be in addition to, and may be more restrictive than, those of the special district, residential district, commercial district, or industrial district upon which the F-1 District is an overlay.	=	+	=	+	=	+	=	Ensure compliance with federal regulation. Will the allowance of wireless facilities as a use compromise aesthetics of open spaces?
1161	1161.02	(b) S-1 Special District. The S-1 Special District is intended to provide land for large public and semipublic uses.	=	+	=	+	=	+	=	This is sometimes used as placeholder zoning for annexed land.
1161	1161.02	(c) HD Historic Overlay District. An area of special historic significance, containing a concentration of historic features, known and identified as the "Olde Reynoldsburg Historic District", has been delineated by City ordinance. The "Historic Overlay District" has been established to provide for the preservation of the historic characteristics of the area and for the compatible use and redevelopment of the properties within the district.	!	=	+	!	+	=	+	<p>The second floor housing language is positive, as is the bicycle parking.</p> <p>The concept of the "Overlay Sub-areas" may make the regulations for this district more difficult to understand, especially give that they are not mapped.</p> <p>The build-to-line is ten feet. Consider allowing buildings to be built to the street in some areas.</p> <p>This section could utilize more tables / graphics.</p> <p>Include more language around the procedures for demolition, and meeting the economic hardship - ie. is the building structurally sound or did the property owner try to sell the building.</p>
1161	1161.02	(d) CCO Community Commercial Overlay District. An area of special significance, as defined by Chapter 1196 of this Code. The "Community Commercial Overlay District" has been established to enhance the characteristics of the commercial corridors and encourage redevelopment of the properties within the district.	!	!	!	!	!	=	+	There is language in this section that furthers the goal of pedestrian / human-scale orientation.
1161	1161.03	1161.03 RESIDENTIAL DISTRICTS. The residential districts are intended to provide land for dwellings and for certain uses determined appropriate in proximity to dwellings. Land uses which are not related to or desirable for a residential environment are not permitted. Residential districts may be divided into subsections in which specific types of dwellings are permitted. (See Table 1175.01). These subsections, and the respective permitted dwelling types are as follows:	!	=	!	!	!	!	=	
1161	1161.03	(a) R-1 Single Family Residence District. The R-1 Single-family Residence District provides land for very low density residential developments which may or may not have community water and sewage facilities. Land which is unsuited for more intensive development or land whose established character or density of development would be best protected by these regulations is included. Two-family and multiple family dwellings are not permitted.	!	=	!	+	=	!	=	This district makes sense where there is intent to limit more intense development, and may not have access to community water/sewage.
1161	1161.03	(b) R-2 Single Family Residence District. The R-2 Single-family Residence District provides land for low density residential developments which have ready access to most community facilities. Community water and sewage facilities are required. Land whose established character or density of development, or land which appears appropriate for such development, is included. Two-family and multiple family dwellings are not permitted.	!	!	!	!	=	=	=	Consolidate R2 and R3.
1161	1161.03	(c) R-3 Single Family Residence District. The R-3 Single-Family Residence District provides land for medium density residential developments which have community water and sewage facilities already developed. Land whose established character or density of development, or land which is appropriate for such development, is included. Two-family and multiple family dwellings are not permitted.	!	!	!	!	=	=	=	Consolidate R2 and R3.
1161	1161.03	(d) R-4 Single and Two-Family Residence District. The R-4 Single and Two-family Residence District provides land for medium density one and two-family residential developments. Community water and sewage facilities are required. Land which is appropriate for two-family structures is included. Land developments of higher density or multiple family dwellings are not permitted.	!	!	!	!	=	=	=	Instead of stratifying by development type, consider the delineation of a desired density, then allow for development types that fit the density.
1161	1161.03	(e) R-20 Townhouse District. The R-20 Townhouse District provides land for medium density townhome-style residential developments. Developments in the R-20 Townhouse District may be built along public or private streets and shall include integrated open space. Community water and sewage facilities are required.	!	!	!	!	=	=	=	Instead of stratifying by development type, consider the delineation of a desired density, then allow for development types that fit the density.
1161	1161.03	(f) AR-1 Multiple Family Residence District. The AR-1 Multiple Family Residence District provides land for multiple family dwellings whose development best serves the public welfare and the need for diverse housing. Community water and sewage facilities are required. Single-family and two-family dwellings are permitted in this District.	!	!	!	!	!	!	!	Instead of stratifying by development type, consider the delineation of a desired density, then allow for development types that fit the density.
1161	1161.03	(g) AR-2 Multiple Family Residence District. The AR-2 Multiple Family Residence District provides land for multiple family dwellings. Well developed community water and sewage facilities are required. Access to major thoroughfares, schools and open space is also required. Single-family and two-family dwellings are permitted in this District.	!	!	!	!	!	!	!	Consider the desired density, and also consider whether a greater mix of uses (low intensity commercial uses, or small office/artisan uses) could be compatible with multi-family structures.
1161	1161.03	(h) AR-3 Multiple Family Residence District. The AR-3 Multiple Family Residence District provides land for higher density multiple family dwellings. Well developed community water and sewage facilities are required. Access to major thoroughfares, schools and open space is also required. Single-family and two-family dwellings are not permitted.	+	!	!	!	!	!	!	Consider the desired density, and also consider whether a greater mix of uses (low intensity commercial uses, or small office/artisan uses) could be compatible with multi-family structures.

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1161	1161.03	(i) MH Manufactured Housing District. The MH Manufactured Housing District provides land for dwellings which are residential design manufactured homes, standard design manufactured homes, or mobile homes.	+	+	!	+	=	=	=	Ensure compliance with state law.
1161	1161.03	(j) PND Planned Neighborhood Development District. The PND Planned Neighborhood Development District permits comprehensively planned residential developments approved using more flexible zoning techniques than permitted in other residential districts, but subject to a development plan specifying the conditions of development.	+	+	=	+	!	!	!	As a revised zoning code provides more flexibility for mixing uses and housing types, the PND should be limited to application where additional site control will assist for issues like shared structured parking and campus facilities.
1161	1161.04	(a) CO Offices and Institutions District. The CO Offices and Institutions District provides land for offices and institutions which may locate independently or in small clusters and which desire buildings or groups of buildings or groups of buildings surrounded by landscaped open space separated from commercial and industrial land uses. Commercial and industrial establishments are not permitted in this district.	!	!	!	!	!	!	!	Consider a greater mix of uses within this district, especially commercial uses that will be complimentary to office/institutional in addition to higher density workforce housing.
1161	1161.04	(b) NC Neighborhood Commerce District. The NC Neighborhood Commerce District provides land for small individual retail establishments, including convenience-type goods and personal services, which serve the daily needs of the people in residential areas. Since such establishments are located in close proximity to the residential areas, the area requirements are more restrictive than in other commercial zoning districts.	!	!	!	!	!	!	!	This district could be maintained, good mix of uses and neighborhood compatible development.
1161	1161.04	(c) CC Community Commerce District. The CC Community Commerce District provides land for the concentration of a wide variety of business establishments which are centrally located and provide adequate parking. Such district must also be located adjacent to major thoroughfares, have restricted points of access and be screened from surrounding residential areas.	!	!	!	!	!	!	!	Consider permitting high-density residential if deemed to be intensity-compatible by the community.
1161	1161.04	(d) CS Community Services District. The CS Community Services District provides land for major business establishments engaged in selling, servicing or repairing goods and materials, which do not contribute to the design of a unified commercial site. Adult entertainment and sexually oriented businesses regulated by Chapter 795 of the Reynoldsburg Codified Ordinances shall be permitted. Since the business establishments in this district serve a larger trade area, including the highway traveler, and the scale of permitted development is so great, they shall be located on major thoroughfares, at the intersection of major thoroughfares, and shall be screened from surrounding residential areas, if any.	!	!	!	!	!	!	!	This district seems to have limited application - largely along I-70 to the south of the City. This district as applied is auto-centric and has a regional pull. Convert to Community Commercial.
1161	1161.04	(e) PCB Planned Commercial Development District. The PCB Planned Commercial Development District permits comprehensively planned commercial and mixed-use developments approved using more flexible zoning techniques than permitted in other commercial districts, but subject to a development plan specifying the conditions of development.	+	+	=	+	!	!	!	As a revised zoning code provides more flexibility for mixing uses and housing types, the PCB should be limited to application where additional site control will assist for issues like shared structured parking and campus facilities.
1161	1161.05	Industrial districts are intended to provide suitable land for a variety of industry and related, compatible activities, including manufacturing, processing, industrial production, storage, research and testing. Access to transportation facilities, availability of public utilities, adequate fire and police protection are required. Other land uses which are incompatible with industrial land uses are not permitted. The term "Industrial district" shall mean and include any of the following zoning districts:	=	+	=	+	=	=	=	Mix non-intense residential uses with supportive commercial uses.
1161	1161.05	(a) RI Restricted Industry District. The RI Restricted Industry District provides land for industrial uses which require a minimum of services and facilities; generate moderate traffic from employees and necessary shipping; are relatively clean, quiet and free of any objectionable or hazardous elements such as noise, odor, dust, smoke or glare and operate generally within enclosed structures. Being free of objectionable elements and providing attractive structures surrounded by landscaped yards. Restricted Industrial Districts may be located close to other land uses.	=	+	=	+	=	+	=	This district is in keeping with innovation districts whereby low intensity industries can mix with other uses.
1161	1161.05	(b) GI General Industry District. The GI General Industry District provides land for industrial uses which are of major and extensive character; require large sites, extensive services and facilities and ready access to regional transportation; generate traffic; and have large open storage and service areas. Adult entertainment and sexually oriented businesses regulated by Chapter 795 of the Reynoldsburg Codified Ordinances shall be permitted. Such industries and businesses should be relatively isolated from other land uses.	=	+	=	+	=	+	=	This district is appropriate for more intense industrial uses.
1161	1161.07	1161.07 ANNEXED LANDS. (a) When a lot developed with an agricultural use or one (1) single-family dwelling is attached to City via annexation, it shall be classified as R-1 Single Family Residence District upon passage of the ordinance accepting the annexation.	=	=	=	=	=	=	=	This section may remain as is.
1161	1161.07	(b) When a lot developed with a use other than agriculture or one (1) single-family dwelling is attached to the City via annexation, the applicant may file for a district change within one (1) year from the date of the passage of the accepting ordinance without assessment of a fee. The applicant may request the zoning classification be changed to the zoning district that most closely matches the property's current use as determined by the Planning Commission. Otherwise, the lot shall be classified as R-1 Single Family Residence District upon adoption of the ordinance accepting the annexation.	!	+	=	=	=	=	=	This section may remain as is - facilitates changing to a more appropriate use with fewer administrative barriers. When deciding on a zoning districts, ensure that the Comprehensive Plan is consulted and considered as a guide.
1161	1161.07	(c) When a lot owned by any public authority is attached to City via annexation, it shall be classified as S-1 Special District upon adoption of the ordinance accepting the annexation.	=	+	=	+	=	=	=	This section may remain as is.
1161	1161.07	(d) Any land within the City not designated or otherwise included within another zoning district shall be included in the R-1 Single Family Residence District.	!	!	!	!	=	=	=	This section may remain as is.
1171	1171.01	1171.01 MINIMUM REQUIREMENTS: The regulations set by this Zoning Code within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land except as otherwise provided in this Zoning Code. (Ord. 37-69, Passed 5-12-69)	=	!	!	=	!	=	=	Setback maximums should be considered where trying to facilitate a positive pedestrian environment, and higher densities.
1171	1171.01	1171.02 CONFORMITY TO DISTRICT REGULATIONS: No structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations specified in this Zoning Code for the district in which it is located.	=	=	=	=	=	=	=	This language plays a necessary supportive function.

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1171	1171.02	1171.03 CONFORMITY TO RESTRICTIONS. No building or other structure shall hereafter be erected or altered: to exceed the height or bulk; to accommodate or house a greater number of families or to contain a greater number of dwellings or dwelling units; to occupy a greater percentage of lot area; or to have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required or in any other manner contrary to the provisions of this Zoning Code.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS: (a) Preserving Minimum Lot and Yard Dimensions. No yard or lot existing at the time of passage of this Code 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 shall meet at least the minimum requirements established by this Zoning Code.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	(b) Frontage Required. Every lot shall have frontage upon a street.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	(c) One Dwelling per Lot. Notwithstanding the provisions of 1171.04(d) below, no more than one (1) dwelling shall be permitted on any lot unless otherwise provided in this Zoning Code.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	(d) Required Conditions With More Than One Main Building on a Lot. In any district, more than one building containing a permitted use or special exception use may be erected on a lot, provided that each building shall comply with the yards, setbacks, and other requirements of this Zoning Code.	+	+	=	+	=	=	=	=	This language plays a necessary supportive function, and allows for additional flexibility to create missing middle housing.
1171	1171.04	(e) Architectural and Building Projections. The space in any required yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, eaves, chimneys, and other similar architectural features; however, such features shall not project more than two feet into any required yard.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	(f) Open structures such as porches, balconies, platforms, carports and covered patios and similar architectural projections shall be considered a part of the building to which attached and shall not project into the required front, side or rear yard.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	(g) Decks. A deck is an accessory structure if not attached to a main building (such as a dwelling) and shall be subject to all lot coverage and setback requirements applicable to accessory structures. A deck is part of a main building if attached thereto and shall be subject to all lot coverage and setback requirements applicable to the main building, except that decks may encroach into a rear setback by up to ten feet (10FT). (See definition for "Deck" and Lot Coverage Maximum in Table 1175.03.)	=	=	=	=	=	=	=	=	The definition of accessory structure does not encapsulate decks, but the language states that it must be in the rear yard (as per 1193.06).
1171	1171.04	(h) Patios. Patios shall be subject to the same rear and side yard setback requirements as accessory structures, as well as the maximum impervious surface coverage requirements contained in this section. Patios may be placed in front of a main building and extend into a required front yard, but may not extend further than ten feet (10FT) from the front wall of the main building toward the front lot line in residential districts.	=	=	=	=	=	=	=	=	The code language gives flexibility for patio location.
1171	1171.04	(i) Accessible Ramps. A ramp or similar structure designed to provide a continuous ADA accessible or barrier free route to the front entrance of a building may be permitted in a required front yard. 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.	=	=	+	+	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	(j) The maximum coverage for all buildings, parking spaces, driveways, vehicular use areas, service areas, walkways or pedestrian areas, and other paved, hard, or impervious surfaces shall not exceed sixty percent (60%) of the total lot area of lots in residential districts. Such areas shall not exceed seventy percent (70%) of the total lot area of lots in all other districts. Walkways with a width of four feet (4FT) or less are exempt from lot coverage requirements but shall be subject to side and rear yard setbacks.	=	!	!	!	!	!	!	!	The intent of this is positive, and many other zoning codes do not have a limit on paved surfaces. However, there should be variation by development type and/or zoning district. The limit is too generous for walkable districts.
1171	1171.04	(k) Generators. A generator shall be considered part of a main building if attached to or installed within six feet (6FT) of a main building. A generator shall be considered part of an accessory structure if attached to or within three feet (3FT) of an accessory structure. All other generators shall be considered separate accessory structures. Based upon that classification, generators shall be subject to all lot coverage and setback requirements applicable to the main buildings or accessory structures.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	(l) Service Structures. Service structures other than generators shall not be considered structures for the purposes of the lot coverage and setback regulations of this code unless they exceed two hundred square feet (200SF).	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1171	1171.04	(m) Utilities. Unless exempted by Section 1127.09, all utility lines including water supply, sanitary sewer service, electricity, telecommunication, and gas, and their connections or feeder lines shall be placed underground. Unless otherwise dictated by the needs of the building, all utility connections shall be kept to the rear or the side of the building, out of view or screened.	=	+	=	=	+	+	+	+	This is language assists in meeting goals related to aesthetics within the built form.
1171	1171.05	General Regulations for Temporary Uses and Buildings	=	=	=	=	=	=	=	=	The language of this section effectively regulates temporary uses and structures.
1175	1175.01	1175.01 PERMITTED USES AND SPECIAL EXCEPTIONS. The table identified as "Table 1175.01: Permitted Uses and Special Exceptions" identifies the permitted uses and special exceptions which may be established in the respective zoning districts, subject to conformance with all requirements of this Code. Additional permitted uses or special exceptions may be identified in other provisions of this Code.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1175	1175.02	1175.02 PROHIBITED USES: Any use which is not specifically listed as a permitted use or a special exception in Table 1175.01: Permitted Uses and Special Exceptions for one or more of the zoning districts is a prohibited use unless otherwise approved according to the requirements and procedures established in this Code. A prohibited use shall not be permitted in any district in the City of Reynoldsburg.	=	=	=	=	=	=	=	=	This language plays a necessary supportive function.

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1175	1175.03	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 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.: (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 and all other setback requirements of Table 1175.03 shall apply.	=	=	=	=	=	=	=	This language plays a necessary supportive function. The language giving setback relief is positive and will give the property owner flexibility.
1175	1175.04	1175.04 FLOOR AREA REQUIREMENTS FOR DWELLINGS.: The floor area of a dwelling erected on any lot shall not be less than that established by Table 1175.04: Floor Area Requirements for Dwellings.	!	!	!	!	!	!	!	If the floor area ratios are not required as per the building code, remove these regulations from the code.
1175	1175.05	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 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.	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1175	1175.06	1175.06 FRONT SETBACKS FOR BUILDINGS.	!	!	!	!	!	!	!	Frontages should be decreased for residential and commercial districts in areas that do not fall under the historic or commercial overlay. Where there is a focus on creating walkability, consider a setback maximum. There should be an additional roadway designation for commercial/mixed-use streets intended to be multi-modal. This is assumed to be on more rural roads. This language plays a necessary supportive function.
1175	1175.06	(a) Buildings shall be set back from the frontage or frontages of the lots on which they are located at least the distance stated in the following table and according to the street type upon which each frontage occurs:	!	!	!	!	!	!	!	
1175	1175.06	(b) For the purpose of this section, all streets, service roads, and highways of the City shall be designated as freeways, major arterials, minor arterials, neighborhood collectors, or minor residential or service roads as identified in the Thoroughfare Plan.	!	!	!	!	!	!	!	
1175	1175.06	(c) Where there is no officially established public right-of-way for a road open to the public, buildings shall be set back at least sixty feet (60') from the centerline of the traveled roadway.	=	=	=	=	=	=	=	
1175	1175.06	(e) In residential districts, where a building line has been established by a recorded plat and the building line is less than the minimum setback distance prescribed in this section, the front setback shall be that building line.	=	=	=	=	=	=	=	This language plays a necessary supportive function.
1175	1175.07	1175.07 SPECIAL REQUIREMENTS FOR CORNER LOTS. (a) Corner Lot Front Setbacks. On both frontages of a corner lot, the yards and setbacks shall conform with the front yard and setback requirements for the district. Where the provisions of Section 1175.06 establish different setback requirements due to different street types abutting the respective frontages, setback requirement for each street type shall apply to that respective frontage.	=	=	=	=	=	=	=	This language keeps frontage measurements consistent.
1175	1175.07	(b) Corner Lot Fronting to Alley. Where a corner lot exists due to frontage on an alley, the lot line along the alley shall be considered a side lot line.	=	=	=	=	=	=	=	This standard is appropriate.
1175	1175.07	(c) Corner Lot Visibility. On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half feet (2.5FT) and ten feet (10FT) above the center line grades of the intersecting streets in the triangular area bound by the frontages of such corner lots and a line joining points along the frontages fifty feet (50FT) from the point of their intersection.	=	=	+	=	=	=	=	This standard is appropriate.
1175	1175.08	(a) The following non-dwelling buildings and uses shall comply with the following minimum setbacks from the boundaries of residential districts (by Building or Use, for Minimum Side or Rear Yard):	=	!	!	!	!	=	=	Incentivize planted strips in lieu of the spaced out development patterns where possible.
1175	1175.08	Off-street parking spaces and driveways for non-dwelling uses, <u>50 feet</u> .	=	!	!	!	!	=	=	Incentivize planted strips in lieu of the spaced out development patterns where possible.
1175	1175.08	Churches, schools and public or semipublic buildings, <u>100 feet</u> .	=	!	!	!	!	=	=	Some churches will not require a buffer this large. Incentivize the planted strips where possible.
1175	1175.08	Outside sale or storage of building materials, or construction equipment, all industrial uses specified in general development district on sites under 75 acres, <u>100 feet</u> .	=	!	!	!	!	=	=	Incentivize planted strips in lieu of the spaced out development patterns where possible.
1175	1175.08	Recreational facilities, entertainment facilities, motels, trailers and mobile home parks, all commercial uses, <u>120 feet</u> .	=	!	!	!	!	=	=	Some recreational facilities will not require a 120' buffer.
1175	1175.08	Outside sale or storage of building material or construction equipment, and all uses permitted in the RI Restricted Industry District, except those listed below, <u>200 feet</u> .	=	!	!	!	!	=	!	Incentivize planted strips in lieu of the spaced out development patterns where possible.
1175	1175.08	Auto and metal salvage operations and all uses permitted in the GI General Industry District, <u>1000 feet</u> .	=	+	=	=	=	+	=	This standard is appropriate.
1175	1175.08	(b) The minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping and screening are provided as approved by the Planning Commission. Screening shall be a masonry or solid fence between four feet (4FT) and six feet (6FT) in height maintained in good condition and free of all advertising or other signs. Landscaping may be provided in lieu of a wall or fence and shall consist of a strip of land not less than fifteen feet (15FT) in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four feet (4FT) in height at time of planting. Either type of screening shall not obscure traffic visibility within twenty feet (20FT) of an intersection.	=	!	!	!	!	=	+	Incentivization of plantings should occur as much as possible - plantings could further be incentivized through parking reductions in exchange for plantings/landscaping/tree planting.

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1175	1175.09	Where two (2) multiple family dwellings are located on the same lot and their shortest or end walls are parallel or nearly parallel, the distance between the walls shall be at least half the height of the tallest of the two dwellings, but not less than twenty feet (20'). Where their longest walls are parallel or nearly parallel, the distance between the walls shall be at least equal to the sum of the height of the two (2) dwellings, but not less than fifty feet (50'). In no case shall the walls of any two multiple family dwellings be located closer to one another than twenty feet (20').	!	!	=	!	!	!	!	Remove this section, or leave only the final sentence.
1175	1175.10	(a) The following buildings may be constructed to a height and number of stories in excess of the maximum building heights and maximum number of stories stated in Table 1175.03 and Table 1175.05:	=	=	=	+	=	=	=	This standard is appropriate.
1175	1175.10	(1) Buildings in the RI and GI districts; and	=	=	=	+	=	=	=	This standard is appropriate.
1175	1175.10	(2) Buildings in any district constructed for use as institutions or other semipublic uses;	=	=	=	+	=	=	=	
1175	1175.10	Provided That: (1) The setbacks are increased by two feet (2') for each one foot (1') of building height above the maximum specified in the respective Tables; and	=	=	=	+	=	=	=	This standard is appropriate.
1175	1175.10	(2) No building shall exceed a height of one hundred thirty-five feet (135'); and	=	=	=	+	=	=	=	This standard is appropriate.
1175	1175.10	(3) Additional stories above the maximum stated in the respective Tables shall only be for the purpose of additional interior space for utilities or services in connection with the use of the building; and	=	=	=	+	=	=	=	This standard is appropriate.
1175	1175.10	(4) The building height and design is approved by the appropriate fire department.	=	=	=	+	=	=	=	This standard is appropriate.
1175	1175.10	(b) Except as otherwise provided in this Code, the height regulations prescribed herein shall not apply to television and radio towers, spires, belfries, cupolas, antennas, monuments, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy, except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport.	=	+	=	=	=	=	+	This standard is appropriate.
1177	1177: Limited Overlay	Sections 1177.01 to 1177.11	!	+	=	+	=	=	=	Consider including examples or more description of intended applications, or this zoning tool will be opaque to the average citizen. There is no timeframe given - is it assumed that the overlay will exist in perpetuity. Also, given that there is no size or contiguous parcel requirement, the use of this overlay could create a spotted overlay map. If this is overlay is frequently used for specific uses, consider special regulations for that particular use or set of uses. Ensure that this is not utilized as a tool subjectively to block development.
1179	1179.01	1179.01 Purpose.	=	=	!	=	=	=	=	Include language about mitigating the effects of impervious surface, ensuring paved areas do not degrade the aesthetics of the built environment.
1179	1179.02	1179.02 General requirements.	!	!	!	!	!	!	!	These are too stringent - buildings should be allowed to expand under a certain percentage (20 - 30%) without requiring additional parking. (b) is too stringent and in some cases difficult to enforce.
1179	1179.03	1179.03 Required parking and loading spaces.	!	!	!	!	!	!	!	This is too stringent - allow for reductions in parking to incentivize things like mature tree maintenance, bicycle parking, building re-utilization. The joint parking for mixed uses is positive.
1179	1179.04	1179.04 Parking and loading design standards.	!	!	!	!	!	!	!	Increase proximity distance for allowed off-site parking for non-residential uses from 300' to 600' or 700'. Limit front yard parking for dwellings. Reference procedure where parking grass/planting must be part of a plan (plot-grade utility plan). For screening, green infrastructure/plantings should be encouraged or incentivized. Pervious surface can be incentivized through a parking reduction. The following sentence is confusing: "Required unenclosed parking spaces for single-family, two-family, and multifamily dwellings may be provided on paved areas within the front yard required for such structure."
1179	1179.05	1179.05 Maintenance of parking lots required.	=	+	=	+	=	=	=	This standard is appropriate.
1179	1179.06	1179.06 Provisions for reserved parking lot.	!	!	!	!	!	!	!	Many of the minimum parking requirements need to be relaxed.
1180	1180.01	1180.01 Purpose and intent.	=	=	=	=	=	=	=	This language plays a necessary supportive function.

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1180	1180.02	1180.02 Application.	=	=	=	=	=	=	=	Consider whether the contents of the landscaping plan may be added to the site plan for review.
1180	1180.03	1180.03 Definitions.	=	=	=	=	=	=	=	Move the definitions out into a general definitions section.
1180	1180.04	1180.04 General provisions.	=	=	=	=	=	=	=	These standards are appropriate.
1180	1180.05	1180.05 Tree preservation.	=	=	=	=	=	=	=	This section is positive - additional incentives could be given to preserve existing trees.
1180	1180.06	1180.06 Tree replacement.	=	+	=	+	+	+	+	This language plays a necessary supportive function.
1180	1180.07	1180.07 General landscape standards.	=	=	=	=	=	=	=	Plantings should adhere to a native plant/tree list kept on file at the City.
1180	1180.08	1180.08 Street tree requirements.	=	=	+	+	+	+	+	Ensure this section is referenced in the subdivision section as it will most frequently arise when land is being subdivided. This is positive to maintain streetscape aesthetics, but ensure that plantings are all native species. The credit for existing trees is positive. Street trees are also able to provide a vertical visual barrier adjacent to the roadway which can calm traffic.
1180	1180.09	1180.09 Interior lot landscaping.	=	=	=	=	=	=	=	The incorporation of shrubs with a minimum height could add additional flexibility.
1180	1180.10	1180.10 Property buffer requirements.	=	=	=	+	=	=	=	This would be better visualized as a table.
1180	1180.11	1180.11 Parking lot landscaping standards.	=	=	=	=	+	+	+	This standard is appropriate - the interior islands are positive to mitigate effects of pervious surface. Include a graphic.
1180	1180.12	1180.12 Screening and landscaping for service structures.	=	=	=	+	=	=	=	This standard is appropriate.
1180	1180.13	1180.13 Preservation zones.	=	+	=	+	=	=	=	Need to reference how these zones are mapped, where maps can be referenced, and are they separate from the zoning map. This section should be put into tables for readability.
1181	1181: Signage	1181 Signage.	=	+	=	=	+	=	+	Utilize more tables and graphics in this section. The three levels of sign review seem positive to expedite reviews. The signage allowed currently has not created visual clutter.
1182	1182: Exterior Lighting	1182 Exterior Lighting.	=	+	=	=	=	=	=	This section aids in reducing light pollution.
1183 & 1184	1183 & 1184: Planned Development	1183 Planned Neighborhood Development District.	+	+	=	+	=	=	=	Utilize tables where extensive lists exist, like development plan requirements and standards. As a revised zoning code provides more flexibility for mixing uses and housing types, the PND should be limited to application where additional site control will assist for issues like shared structured parking and campus facilities. The city should consider maintaining only one Planned Development District, and steer developments toward adherence to base zoning where possible. Give more flexibility for uses with compatibility with surrounding area as a benchmark. The maintenance of sensitive areas and historic sites is positive.
1187	1187.01	Conversion for increased dwellings.	=	=	=	=	=	=	=	This standard is appropriate.
1187	1187.02	Home occupations.	+	=	+	+	=	+	=	Include a cap on the number of employees - no more than two. Specify no outdoor storage. Assess whether additional flexibility could be given in more rural areas - which could be utilized in the Eastern portion of the City (the current R1 and perhaps R2)
1187	1187.03	Mobile home use regulated.	+	!	=	=	=	=	=	Ensure compliance with state law.
1187	1187.04	Standards for residential design manufactured homes.	!	=	=	=	=	=	=	Parking - this section states that parking should be enclosed as is "required of all single family dwellings", however the chapter 1179, Parking & Loading states "Required unenclosed parking spaces for single-family, two-family, and multifamily dwellings may be provided on paved areas within the front yard required for such structure."
1187	1187.05	Special provisions for R-20 townhouse district.	!	!	=	=	!	!	!	Front yard parking should be prohibited unless the site cannot meet the depth requirement due to site constraints.
1187	1187.06	Special provisions for AR-1, AR-2 and AR-3 multiple family residence districts.	!	!	=	=	=	=	=	The allowed number of dwelling units could be increased from 4. The open space requirement is positive - consider allowing the minimum to be 20%, especially in areas that will density.
1187	1187.07	Residential appearance standards.	=	+	=	=	+	+	+	These regulations aesthetic integrity.

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1191	1191	1191: Performance Standards.	=	+	=	=	=	+	=	These standards provide an additional layer of protection against the externalities of uses that may have a negative impact on surrounding areas, and aid in adherence/accountability to law.
1192	1192	1192: Flood Plain Overlay District.	=	+	=	+	=	=	=	Could this section be moved into the earlier chapter where the Limited Overlay exists (1175 or 1177)? It needs references to the other portions of the code that give regulations for the Flood Plain Overlay.
1193	1193	1193: Historic Overlay District.	!	=	+	!	+	=	+	For demolition permits, additional standards should be added to support proof that "Deterioration has progressed to the point where it is not economically feasible to restore the structure." An applicant should provide proof that they are unable to sell the property, also. Are there instances when a 0' build-to line would be appropriate on Main Street, near Vick's Pizza or Hunter's Florist? A 5' build-to-line could be considered as well. The Overlay Sub-Areas concept is confusing - attempt to streamline and reorganize. The second floor housing language is positive, as is the bicycle parking.
1196	1196		=	+	+	!	+	!	+	The concept of the "Overlay Sub-areas" may make the regulations for this district more difficult to understand. The build-to-line is ten feet. Should there be areas that allow the building to be built up to the street? This section could utilize more tables / graphics. Should there be more language around the procedures for demolition, and meeting the economic hardship - is the building structurally sound? Did the owner try to sell the building? etc.

Development Dimensions

Street Type of Frontage: Residential District, Commercial District, Industrial District								
Freeway	Residential District	Commercial District	Industrial District					
Major Arterial	35	35	35					
Minor Arterial	40	40	75					
Neighborhood Collector	30	40	75					
Minor Residential or Service Road	30	40						
DISTRICT	Lot Width (ft.)	Lot Area per Dwelling (sq. ft.)	Rear Yard Depth (ft.)	Side Yard Width (ft.)	Minimum Sum of Side Yards	Maximum Lot Coverage by Buildings and Decks (% of lot)	Maximum Building Height	
							Stories	Feet
R-1	150	40,000	60	25	60	30	3	45
R-2	85	12,000	35	8	20	30	2.5	35
R-3	70	9,100	30	8	18	30	2.5	35
R-4a	70	8,400	30	8	18	30	2.5	35
R-4b	90	5,000	30	8	20	30	2.5	35
MH	75	10,000	30	8	20	30	2.5	35
R-20	20*	2,000				60	2.5	35
AR-1a	70	8,400	30	8	18	15	2.5	35
AR-1b	90	5,000	30	8	20	15	2.5	35
AR-1c	100	3,600	30	15	35	15	2.5	35
AR-2a	70	8,400	30	8	18	15	2.5	35
AR-2b	90	5,000	30	8	18	15	2.5	35
AR-2c	120	2,900	30	15	35	15	2.5	35
AR-3	150	2,400	35	20	40	15	3	40
FLOOR AREA REQUIREMENTS FOR DWELLINGS								
(Minimum floor area per dwelling, in square feet)								
Multiple Family Dwellings								
DISTRICT	Single or Two-Family Dwelling	Efficiency Unit	One Bedroom Unit	Two Bedroom Unit	Three or More Bedroom Unit			
R-1	2000							
R-2	1600							
R-3	1400							
R-4	1200							
MH	1000							
R-20			700	700*	1200			
AR-1	1200	600	800	1000	1200			
AR-2	1200	500	700	900	1100			
AR-3		500	700	900	1100			
* R-20, 2-BR unit: 700 sf minimum for flat unit, 1000sf min for other than a flat unit								
Notes: do not include the floor area of a garage.								
See 1187.02 for floor area for mobile home on existing approved lot.								
HEIGHT								
DISTRICT	MINIMUM LOT REQUIREMENTS	MINIMUM YARD REQUIREMENTS	Maximum Lot Coverage by Buildings (% of lot)	Maximum Building Height*				
	Lot Width (ft.)	Lot Area (sq. ft.)	Rear Depth	Side Yard Width (ft.)		Stories	Feet	
S-1	250	100,000	60	60	40	3	45	
R-1	250	80,000	60	50	15	3	40	
R-2	200	80,000	50	30	15	3	40	
R-3	200	80,000	50	30	15	3	40	
R-4	150	40,000	40	30	15	3	40	
MH	200	80,000	50	30	15	3	40	
AR-1	150	40,000	40	30	15	3	40	
AR-2	150	40,000	35	20	15	3	40	
AR-3	150	40,000	35	20	15	3	40	
CO	100	20,000	30	20	40	6	90	
NC	None	None	30	10	40	2	35	
CC	None	None	30	10	40	6	90	
CS	100	20,000	30	20	40	3	45	
RI	150	40,000	50	25	40	3	45	
GI	150	40,000	50	25	40	3	45	
GD	150	40,000	50	25	40	3	45	