

Community Development Committee
Mark Baker, Chair

ORDINANCE NO. 2021-125
INTRODUCED BY COUNCIL

**AN ORDINANCE TO AMEND AND REVISE CHAPTERS 1109.01, 1137.04 AND 1141.05
OF THE CITY OF ZANESVILLE’S PLANNING AND ZONING CODE**

WHEREAS, through a comprehensive review of the Planning and Zoning Code, The Community Development Department has identified a need to amend and revise the following Chapters: 1109.01 Definitions, Chapter 1137.04 Residential Districts, and Chapter 1141.05 Business Districts; and

WHEREAS, according to Section 1117.01 “To adapt to changing development conditions and provide for the phased implementation of the City Comprehensive Plan, the Planning Commission may from time to time recommend, and Council may adopt, amendments to the provisions of the text of this Zoning Code...as provided by the Ohio Revised Code.”; and

WHEREAS, proper notification of the intent of this proposed legislation was given in a newspaper of general circulation; and

WHEREAS, after taking testimony and discussion, the Zanesville Planning Commission has recommended to City Council that the proposed amendment(s) to Chapters 1109.01, 1137.04, and 1141.05 be approved.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Zanesville, State of Ohio; that

SECTION ONE: Chapter 1109.01: Definitions shall receive an additional definition that shall read as follows:

Vocational Agriculture Education Program: The practice of agriculture for the purpose of school curriculum, including the raising of livestock and the growing, treating, packaging, and storage of produce. Vocational Agriculture Education Programs shall be limited to recognized educational institutions, as defined by this code.

SECTION TWO: Chapter 1137.04 currently reads as follows:

1137.04 TABLE 12: PERMITTED AND CONDITIONAL USES IN RESIDENTIAL DISTRICTS

GROUP A: Permitted Uses in All RS, RA and RM Residential Districts.

- (1) Home occupations
- (2) Single-family detached dwellings conforming to the standards in Table 13, Section [1137.05](#).
- (3) Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries and other publicly owned space

- (4) Permitted public uses, as defined in this Zoning Code
- (5) Streets and alleys
- (6) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction
- (7) Accessory uses, buildings and structures to all permitted uses in the district.
- (8) HUD Code manufactured, single-family detached or individual lots outside manufactured home parks or manufactured home subdivisions conforming to the approval standards in Table 13, Section [1137.05](#).

GROUP B: Conditional Uses in All RS, RA and RM Residential Districts.

- (1) Cemeteries
- (2) Conditional public uses, as defined in this Code
- (3) Educational institutions, as defined in this Code
- (4) Golf courses and country clubs, private
- (5) Hospitals, clinics, medical and dental offices, nursing and group homes, mental health centers
- (6) Philanthropic and charitable institutions, as defined in this Code
- (7) Religious institutions, as defined in this Code
- (8) Zero lot line single-family detached residential developments
- (9) Accessory uses, buildings and structures to all conditional uses in the district, and, including off-street parking and loading and signs as provided in applicable sections of this Code.
- (10) Accessory structures on separate lots to the rear of all adjacent principal use buildings.

GROUP C: In addition to Group A, the following are Permitted Uses in RA and RM Residential Districts.

In unit groups of eight or fewer dwelling units:

- (1) Single-family attached dwellings as defined in this Code
- (2) Townhouses as defined in this Code.

GROUP D: In addition to Group A and C, the following are Permitted Uses Only in RM Residential Districts.

- (1) Multiple-family dwellings as defined in this Code
- (2) Two-family dwellings that are not townhouses as defined in this Code.

GROUP E: In addition to Group B, the following are Conditional Uses Only in RM Residential Districts.

- (1) Manufactured home parks as defined in this Code conforming to the standards in Table 9, Section [1121.08](#).
- (2) Manufactured home subdivisions as defined in this Code conforming to the standards in Table 9, Section [1121.08](#).
- (3) Tourist homes.

SECTION THREE: Chapter 1137.04 shall be amended to read as follows:

1137.04 TABLE 12: PERMITTED, CONDITIONAL AND SPECIAL USES IN RESIDENTIAL DISTRICTS

GROUP A: Permitted Uses in All RS, RA and RM Residential Districts.

- (1) Home occupations
- (2) Single-family detached dwellings conforming to the standards in Table 13, Section [1137.05](#).
- (3) Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries and other publicly owned space
- (4) Permitted public uses, as defined in this Zoning Code
- (5) Streets and alleys
- (6) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction
- (7) Accessory uses, buildings and structures to all permitted uses in the district.
- (8) HUD Code manufactured, single-family detached or individual lots outside manufactured home parks or manufactured home subdivisions conforming to the approval standards in Table 13, Section [1137.05](#).

GROUP B: Conditional Uses in All RS, RA and RM Residential Districts.

- (1) Cemeteries
- (2) Conditional public uses, as defined in this Code
- (3) Educational institutions, as defined in this Code
- (4) Golf courses and country clubs, private
- (5) Hospitals, clinics, medical and dental offices, nursing and group homes, mental health centers
- (6) Philanthropic and charitable institutions, as defined in this Code
- (7) Religious institutions, as defined in this Code
- (8) Zero lot line single-family detached residential developments
- (9) Accessory uses, buildings and structures to all conditional uses in the district, and, including off-street parking and loading and signs as provided in applicable sections of this Code.
- (10) Accessory structures on separate lots to the rear of all adjacent principal use buildings.

GROUP C: In addition to Group A, the following are Permitted Uses in RA and RM Residential Districts.

In unit groups of eight or fewer dwelling units:

- (1) Single-family attached dwellings as defined in this Code
- (2) Townhouses as defined in this Code.

GROUP D: In addition to Group A and C, the following are Permitted Uses Only in RM Residential Districts.

- (1) Multiple-family dwellings as defined in this Code
- (2) Two-family dwellings that are not townhouses as defined in this Code.

GROUP E: In addition to Group B, the following are Conditional Uses Only in RM Residential Districts.

(1) Manufactured home parks as defined in this Code conforming to the standards in Table 9, Section [1121.08](#).

(2) Manufactured home subdivisions as defined in this Code conforming to the standards in Table 9, Section [1121.08](#).

(3) Tourist homes.

Group F: Special Use in all RS, RA, and RM Districts

(1) Vocational Agriculture Education Programs

SECTION FOUR: Chapter 1141.05 Table 15: Permitted and Conditional Uses in Business Districts shall be renamed to Chapter 1141.05 Table 15 Permitted, Conditional and Special Uses in Business Districts

SECTION FIVE: Chapter 1141.05 Table 15 shall be amended to allow for the addition of Vocational Agriculture Education Programs as a Special Use (S) in I-1, Industrial District.

SECTION SIX: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2021

ATTEST: _____

SUSAN CULBERTSON,
Clerk of Council

DANIEL M. VINCENT,
President of Council

APPROVED: _____, 2021

**THIS LEGISLATION APPROVED
AS TO FORM**

DONALD MASON, Mayor

LAW DIRECTOR'S OFFICE