



Bexley Zoning Code Modernization

Summary memo – March 30, 2016

1. OVERVIEW

This memo highlights key elements of the Zoning Code update in order to assist you in your review. This memo accompanies three documents:

- 16 0330 DRAFT - PLANNING AND ZONING CODE.pdf
 - This is the most up-to-date version of the proposed zoning code
- 16 0330 REDLINED DRAFT - PLANNING AND ZONING CODE.pdf
 - This is a “redlined” version showing the modifications from the original code
- 15 1008 process charts DRAFT v5.pdf
 - These flow charts diagram the application review process with the revised board structure

2. REVISED SECTION LOCATIONS

| Updated Code | Old Code |
|---|---|
| TITLE TWO – PLANNING AND ADMINISTRATION | TITLE TWO – PLANNING |
| 1218. Administrative and Decision Making Bodies and Officials | |
| 1220. Board of Zoning and Planning | 1220. City Planning Commission 1222. Bexley Environmental Review Board |
| 1223. Architectural Review Board | 1223. Bexley Architectural Review District 1224. Main Street District |
| 1226. Administrative Review Procedures | 1264. Administration and Penalty |
| 1228. Utility Installations | 1228. Utility Installations |
| 1230. Definitions | 1268. Definitions |
| TITLE THREE – SUBDIVISION APPROVAL | |
| 1234. Subdivision Regulations | |
| 1236. Subdivision Review and Approvals | |
| TITLE FOUR – ZONING | TITLE FOUR – ZONING |
| 1240. General Provisions | 1240. General Provisions |
| 1248. Official Zoning Map | 1248. Official Zoning Map |
| 1252. Residential District Regulations | 1244. Establishment and Intent of Districts 1252. District Regulations |
| 1254. Commercial and Institutional District Regulations | 1244. Establishment and Intent of Districts 1252. District Regulations |

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| 1256. Planned Unit District Regulations | 1244. Establishment and Intent of Districts 1252. District Regulations |
| 1258. Alum Creek Preservation District | 1225. Alum Creek Preservation District |
| TITLE FIVE – GENERAL DEVELOPMENT STANDARDS | |
| 1260. Signs | 1230. Signs |
| 1262. Off-Street Parking and Loading Regulations | 1256. Off-Street Parking and Loading Regulations |
| 1264. Fences and Walls | 1262. Fences and Walls |
| 1266. Supplementary Regulations | 1260. Supplementary Regulations |
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3. SECTION-BY-SECTION HIGHLIGHTS

The Zoning Code modernization has resulted in thousands of detailed changes. The larger ideas behind those changes are summarized below. For specific information word-by-word updates, the current DRAFT and REDLINED DRAFT of the Planning and Zoning Code provide complete information.

TITLE TWO – PLANNING AND ADMINISTRATION

1218. Administrative and Decision Making Bodies and Officials

This chapter names the revised administrative bodies and outlines the duties of the Zoning Officer, which have been clarified and updated.

1220. Board of Zoning and Planning

This new Board will take the place of the current Planning Commission, Environmental Review Board, and Board of Zoning Appeals, combining their duties to review projects in all zoning districts. This approach is an effort to maintain the “one stop” appeal of current review for locations such as the Main Street District, while eliminating duplication of board responsibilities and a eliminate some potential legal difficulties with our current approach.

1223. Architectural Review Board

An ARB, with strengthened design review standards, will focus on architectural issues, providing approvals on Certificates of Appropriateness and recommendations to the BZAP. The approach and duties of this revised board are outlined here.

1226. Administrative Review Procedures

This chapter outlines and updates numerous administrative procedures including revised variance criteria, conditional use criteria, and the process for appeals to Council.

1228. Utility Installations

This chapter covers general utility issues within the city rights-of-way and carries over from the current code.

1230. Definitions

Numerous definitions have been added and clarified in conjunction with changes and updates to the overall zoning code.

TITLE THREE – SUBDIVISION APPROVAL**1234. Subdivision Regulations**

This chapter is missing from our current code and has been added to provide a legal basis and process for the subdivision of land.

1236. Subdivision Review and Approvals

This chapter is missing from our current code and has been added to provide a legal basis and process for the subdivision of land.

TITLE FOUR – ZONING**1240. General Provisions**

This chapter outlines the intent and interpretation of the Zoning Code and carries over from the current code.

1248. Official Zoning Map

This chapter generally describes the city Zoning Map and carries over from the current code.

1252. Residential District Regulations

The residential use districts have been presented in a more systematic way, representing the permitted and conditional uses in table format. Standards for districts have also been arranged in tables and various residential district standards from throughout the code have been pulled into this section for ease of use by residents/developers and simplified project review. These include standards for additional yard requirements, accessory structures, and in-law suites. An unused zoning category has removed to simplify the code and future land use planning.

1254. Commercial and Institutional District Regulations

The commercial and institutional use districts have been presented in a more systematic way, representing the permitted and conditional uses in table format. Many development standards have been outlined for districts, in particular the Main Street District that now has a number of standards adapted from the Main Street Guidelines. This will give added weight to these requirements by codifying them in this chapter. Several unused zoning categories have been removed to simplify the code and future land use planning.

1256. Planned Unit District Regulations

Previous “planned districts” of Planned Unit Residential (PUR) and Planned Unit Commercial (PUC) have been combined into Planned Unit Development (PUD). Development standards and application/review requirements have been significantly expanded.

1258. Alum Creek Preservation District

This is an added preservation district adopted in 2015 to protect the Alum Creek corridor.

TITLE FIVE – GENERAL DEVELOPMENT STANDARDS

1260. Signs

Signage standards across the districts are listed in table format for easier use. Some adjustments to signage sizes and types have been made.

1262. Off-Street Parking and Loading Regulations

Requirements for parking in districts are outlined, in some cases reducing requirements for highest prescribed current ratios.

1264. Fences and Walls

Fence and wall requirements were somewhat altered in an effort to reflect typical applications from residential users and reduce the need for common variances. In addition, requirements were added for screening fences for commercial uses adjacent to residential uses.

1266. Supplementary Regulations

A number of additional regulation have been added, including those for bed and breakfast uses, in-law suites, handicap ramps, portable storage units, and several “green” standards including those for alternative power and electric car charging stations.