

Zoning Code Changes 2019

The purpose of this document is to summarize significant changes made to the 2013 Groveport Zoning Code – which includes changes made to the Groveport Sign Code adopted in Ordinance 17-035 on 9-25-17.

Changes are shown in **Red** font in the Zoning Code 2-28-2019 (Redline) Document.
(*Some changes in Section 1102- Definitions and Section 1178- Sign Regulations are shown in both **Red** –Changes/Deletions and **Green** –Additions.)

Chapter 1101 - Title, Purpose, and Effect of Ordinance

- No Changes

Chapter 1102 - Definitions

- Added **“Medical Marijuana Facility”**
- Added **“Cultivator”**
- Added **“Dispensary”**
- Added **“Processor”**
- Added **“Testing Laboratory”**
- Added **“Mini-Storage Facilities”**
- Adjustment to **“Sign: ‘A’ Frame”**
- Adjustment to **“Sign: Freestanding”** – to include ground and pole types
- Removal of **“Sign: Ground”**
- Removal of **“Sign: Pole”**
- Added **“Sign: Incidental”**
- Adjustment to **“Sign: Message Center”**
- Adjustment to **“Sign: Permanent”**
- Adjustment to **“Sign: Portable”**
- Added **“Sign: Real Estate”**
- Adjustment to **“Sign: Temporary”**
- Adjustment to **“Sign: Two-sided”**
- Adjustment to **“Sign: Yard”**
- Added **“Temporary Portable Storage Units”**

Chapter 1103 – Organization of the Zoning Ordinance

- No Changes

Chapter 1131 – Administrative Officers and Agencies

- No Changes

Chapter 1132 – Certificate of Zoning Compliance

- Added **1132.02(c) Zoning Verification**
- Changed 1132.05 Issuance of Certificate from **7 days to 14 days**
- Added **1132.07 Expiration Date**

Chapter 1133 – Enforcement Measures; Penalties

- No Changes

Chapter 1134 – Conditional Use Review

- No Changes

Chapter 1135 – Planned Development Review

- Added **1135.01(b)(12-14)**
- Adjustments to **1135.01(e) Plat Required**
- Added **1135.01(d) Exception for missing development plans**

Chapter 1136 – Amendments or Supplements

- Additions to **1136.02 Initiation of Action by Owner or Owner's Agent of Land**
- Adjustment to **1136.03(a)(1) Hearing Date**

Chapter 1137 – Appeal and Variance Administrative Review

- No Changes

Chapter 1151 – Establishment of Zoning Districts

- No Changes

Chapter 1152 – Establishment of Zoning District Map

- No Changes

Chapter 1153 – Permitted and Conditional Uses

- Adjustments to **1153.03 Land Use Matrix**

Chapter 1154 – General Development Standards

- Adjustments to **1154.03(c) Yards Required Open**
- Adjustments to **1154.04(c) Building Lines along Public Right-of-Ways**
- Adjustments to **1154.06 Lighting Performance Standards**
- Removal of **1154.07(7) Public Nuisance-Trash**

Chapter 1155 – Development Standards by District

- Adjustments to **1155.01 Development Standards Matrix**
- Added **1155.02(i-k) Rural District Road Frontage Exception for Triangular Shaped or Flag Lots**

Chapter 1156 – Planned Low Density Residential (PR-6) District

- Added Districts to **1156.02(f)(1)**

Chapter 1157 – Planned Medium Density Residential (PR-12) District

- Added Districts to **1157.02(f)(1)**

Chapter 1158 – Planned High Density Residential (PR-18) District

- No Changes

Chapter 1159 – Planned Shopping Center (PSC) District

- No Changes

Chapter 1160 – Planned Highway Service (PHS) District

- No Changes

Chapter 1161 – Select Commercial Planned District (SCPD)

- Removal of **1161.03(c)(1.)(A-C)**
- Removal of **1161.03(k)(1-3)**
- Added **1161.03(l)(5)(E)**
- Added **1161.03(m)**

Chapter 1162 – Planned Industrial Park (PIP) District

- Removed **1162.02(e)(3)(C)**

Chapter 1163 – Exceptional Use (EU) District

- No Changes

Chapter 1164 – Airport Environs Overlay (AEO) District

- No Changes

Chapter 1170 – Medical Marijuana Facilities

- New Chapter added
- Added **1170.01 Purpose**
- Added **1170.02 Where Permitted**
- Added **1170.03 Other Provisions**

Chapter 1171 – Accessory Uses and Structures

- Added **1171.04 Exemptions**

Chapter 1172 – Adult Entertainment Businesses

- No Changes

Chapter 1173 – Excavation and Quarry (EQ)

- Deleted Chapter

Chapter 1174 - Fences

- Added **1174.02 (h) – Reconstruction of existing, non-conforming fences**

Chapter 1175 – Home Occupation

- added **1175.03(e)**

Chapter 1176 – Landscaping Regulations

- Adjustments to **1176.05(a)(1)**

Chapter 1177 – Off-Street Parking and Loading

- Additions to **1177.01(b)**
- Added **1177.03(c) No parking in Sight Distance Triangle**
- Adjustments to **1177.07(a-c)**
- Added **1177.07(d-e) Access Drive Slope and Condition of Drive**
- Adjustments to **1177.08(b) Trailers, Recreational and Similar Equipment**
- Added **1177.08(c) Temporary Portable Storage Units**

Chapter 1178 – Sign Regulations

- Adjustment to “**Prohibited Signs**” **1178.02 (a) (2-12)** – “Banner” type removed; “Trailer” and “Roof” types added; additional sign types listed individually and renumbered
- Added “**1178.02 (e) Clearance**” – to establish consistent 8’ minimum clearance for pedestrian/vehicular traffic.
- Removed “**1178.02 (f) Contact Information**” – No longer required
- Added “**1178.03 Signs In All Districts – No Permit Required**” – (c) A-Frame signs, (d) Temporary signs for properties designated as Residential 1,2, or 3 Family Dwellings, (e) Incidental signs, (f) Window signs
- Adjustment to “**1178.05 Temporary Signs**” – Quantities set Per Tenant, Per Frontage and limited to a Maximum of 2 frontages.
- Adjustment to “**1178.05 (a) – (d) Temporary Signs – District Charts**” – Maximum size, Maximum Height, Minimum Setback and Time Duration adjusted for consistency across districts; Ground and Pole signs included in Freestanding signs; No permits required for Window signs. (Note page # discrepancy to be addressed in Final)
- Adjustment to “**1178.06 (a) Historic District**” location
- Adjustment to “**1178.06 Historic, 1178.07 Office and Commercial, 1178.08 Industrial, 1178.09 All Other Areas –Permanent Signs – District Charts**” – Quantity, Maximum Area, Maximum Height, and Minimum Setback adjusted for consistency across districts; Ground and Pole signs included in Freestanding signs; No permits required for Window signs; Subdivision Gateway Signs removed from non-applicable districts; Redundant language removed. (Note page # discrepancy to be addressed in Final)

Chapter 1179 – Swimming Pools

- Adjustments to **1179.02(b)**
- Adjustments to **1179.05(a)(b)**
- Removed **1179.05(c)**

Chapter 1180 – Towers, Antennae, Wind Turbines, and Similar Structures

- Adjustments to 1180.04(a) Solar Panels – Location without Conditional Use

Chapter 1181 – Nonconforming Situations

- Adjustments to **1181.03** Existing, Nonconforming fences

Chapter 1191 – Procedures and Requirements for Subdivision Approval

- Restructured **1191.09 Final Plat**
- Adjustments to **1191.10 Copies to Be Filed**
- Adjustments to **1191.13 Combining Entire Tax Parcels, Re-Plats, Subdivisions, Vacations, Plats of Streets, and Common Open Spaces**
- Additions to **1191.13(2)**
- Deleted **1191.15 Payment of Tap Fees at Final Residential Plat Approval**

Chapter 1192 – Subdivision without Plat

- No Changes

Chapter 1193 – Storm Water Management Regulation

- No Changes

Chapter 1194 – Erosion and Sediment Pollution Control Regulation

- No Changes

Chapter 1195 – Required Improvements

- Additions to **1195.02(b)(5) driveway slope**

Chapter 1196 – Design Standards

- Adjustments to **1196.07(b)(1-3) Sidewalks**
- Adjustments to **1196.08(f)(1) Building Sewers** -Tap permit expiration
- Added **1196.12(e) Certificate of Drainage**