

ORDINANCE 2021-44

AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT TO REPEAL AND REPLACE SECTION 1185.02 OF THE ZONING CODE, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Chapters 711, 713, and 715 provide a statutory village the authority to enact zoning laws, rules, and regulations and provide for the enforcement thereof; and

WHEREAS, the Village of Commercial Point has adopted a Zoning Code, as amended from time to time, to regulate property within the Village; and

WHEREAS, Section 1185.02 of the Zoning Code was originally enacted with a combined requirement of parking spaces for “Manufacturing, warehousing, wholesaling, or similar establishments”; and

WHEREAS, due to the increase of warehousing use within the Village of Commercial Point, Section 1185.02 of the Zoning Code needs updated to account for, and clarify, the difference in needs for parking between “Manufacturing, warehousing, wholesaling, or similar establishments”; and

WHEREAS, the Village Council wishes to update Section 1185.02 within the Zoning Code of the Village of Commercial Point; and

WHEREAS, the Village intends to retain all rights and authority provided to it under the Ohio Revised Code and Zoning Code as amended to enforce the zoning laws, rules, and regulations of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, PICKAWAY COUNTY, OHIO THAT:

SECTION 1. Repeal and Replacement of Section 1185.02 of the Zoning Code. The Zoning Code of the Village of Commercial Point is hereby amended to repeal the current version of Section 1185.02 in its entirety and replace it with Exhibit A attached to this Ordinance and which is incorporated herein by reference. All other components of the Zoning Code of the Village of Commercial Point, as amended, are hereby reaffirmed and readopted. Nothing in this Section shall be construed as the Village waiving any of its rights or authority under the Ohio Revised Code or Zoning Code as amended to enforce the zoning laws, rules, and regulations of the Village.

SECTION 2. Open Meetings Certification. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. Declaration of Emergency; Effective Date. Because new warehouse developments are imminently forthcoming within the Village of Commercial Point and because this Ordinance is necessary to preserve commercial and economic development opportunities for the Village of Commercial Point, this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the Village of Commercial Point and shall, therefore, go into immediate effect upon passage.

Vote on Passage of the Ordinance:

Motion by: Jason Thompson

2nd: Tracy Joiner

Roll Call:

Yes Jason Thompson

Yes Aaron Grassel

Yes Ryan Mitchem

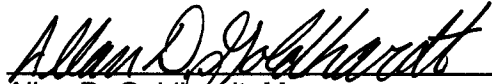
Yes Nancy Geiger

Yes Tracy Joiner

Yes Laura Wolfe

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Adopted this 6th day of December, 2021.



Allan D. Goldhardt, Mayor



Wendy Hastings, Fiscal Officer

Approved as to Form:



Joshua Cartee, Village Solicitor

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Exhibit A

1185.02 DIMENSIONS.

(a) Parking Spaces. Minimum area and dimensions exclusive of driveways and aisles as follows:

TYPE OF PARKING SPACE	MINIMUM WIDTH (feet)	MINIMUM LENGTH (feet)	MINIMUM AREA (sqfeet)
90-degree parking	9	18	162
Parallel parking	9	23	207
60-degree parking	9	18	162
45-degree parking	9	18	162

(b) Parking Aisles. Minimum widths as follows:

TYPE OF PARKING	MINIMUM AISLE WIDTH (feet)
90-degree parking	22
Angle parking	18
Parallel parking on one-way drive	14

USE	REQUIRED PARKING SPACE
Automobile service station	1 for each 2 pumps plus 2 for each service bay
Automobile repairs; car wash (office area)	1 for each 200 sq. ft. of gross floor area
Assembly hall, club room, place of amusement or similar place of assembly without fixed seating	1 for each 1,000 sq. ft. of gross floor area
Banks, savings and loans, and other financial businesses	1 for each 200 sq. ft. of gross floor area
Bed and breakfast inns	1 for each guest room
Bowling alleys, tennis courts or similar place of intensive public activity	4 for each alley, court or similar activity area
Business, technical and trade school, college and university	1 for each 2 students
Business and Professional Offices not elsewhere specified	1 for each 200 square feet of office space
Dance halls and assembly halls without fixed seats, exhibition halls except church assembly rooms in conjunction with auditorium	1 for each 100 sq. ft. of gross floor area used for assembly or dancing
Day care centers, children's nurseries and pre-schools	2 for each classroom but not less than 6 per center
Drive-up window service or fast-food restaurants, with seating,	1 for each 100 sq. ft. of gross floor space

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Drive-up window service or fast-food restaurants, without seating	1 for each 200 sq. ft. of gross floor area
Driving range	1 for each 2 playing locations
Dwellings other than multi-family	2 for each dwelling unit
Eating and drinking establishments with no drive-up window service	1 for each 100 sq. ft. of gross floor space
Electronic products store - retail	1 for each 500 sq. ft.
Elementary and middle schools	1 for each teacher and staff member, plus 1 per student up to five (5) percent of the student body
Funeral homes, mortuaries	1 for each 150 sq. ft. of gross floor area
Furniture and appliance stores, household equipment or furniture repair shop	1 for each 400 sq. ft. of gross floor area
Golf course	4 for each hole plus 1 space for each 2 employees on combined work shifts
Health care maintenance and emergency services	1.5 for each treatment room plus one for every employee on the largest shift
High school	1 for each 2 students
Hospitals	1 for each bed
Indoor swimming pool or natatorium	1 for each 5-person capacity (1 person/1,000 gallons of pool capacity) plus 1 for each 4 seats or 30 sq. ft. of seating floor area
Indoor sales exclusively of motor vehicles, aircraft, watercraft, lumber, plants and furniture	1 for each 1,000 sq. ft. of sales area
Libraries, museums or art galleries	1 for each 500 sq. ft. of gross floor area
Manufacturing, warehousing, wholesaling, or similar establishments	For buildings 1,000,000 sq. ft. and less, 1 per 2,500 sq. ft. of gross building area, for buildings 1,000,001 sq. ft. and greater, 1 per 3,000 sq. ft. of gross building area
Medical and dental offices and clinics	1 for each 200 sq. ft. of gross floor area
Miniature golf course	2 spaces for each hole plus 1 for each 2 employees on combined work shifts
Motels and hotels (not including restaurant facilities)	1 for each living or sleeping unit plus space for supplementary uses
Multi-family residential	2 for each dwelling unit
Outdoor display and sales	1 for each 1,000 sq. ft. of display area
Outdoor swimming pool	1 for each 5-person capacity (1 person/500 gallons) plus space for supplementary uses

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Exhibit A (continued)

Personal services such as barber shop or beauty shop	1 space for every chair
Personal and Consumer Services not elsewhere specified	1 for each employee plus one for each 400 square feet of office space
Recreational uses not elsewhere specified	1 for each 3 patrons
Restaurants and bars	1 for each 100 sq. ft. of gross floor area
Retail sales or services not elsewhere specified	3 for first 1,000 sq. ft. plus 1 for each additional 500 sq. ft. of gross floor area
Sanitariums, convalescent homes, children's homes	1 for each 2 beds
Service-related uses such as printing or plumbing shops	1 for each 2 employees plus 1 for every 2 vehicles used for service or delivery
Shopping centers including supermarkets	3 for each 1,000 sq. ft. of gross floor area
Sports arenas, auditoriums, theaters, assembly halls, churches, or similar place with fixed seating	1 for each 4 seats
Video rental store	1 for each 300 square feet of gross floor area

- (a) Where two (2) or more uses are provided on the same lot, including principal and supplementary uses, the total number of spaces required shall equal or exceed the sum of their individual requirements.
- (b) The calculation of parking spaces shall be to the next highest whole number where a fractional space results.
- (c) Whenever a building or use is constructed or enlarged in gross floor area, by number of employees, by number of dwelling units, by seating capacity or otherwise after the effective date of this Zoning Code such as to create a requirement under this chapter for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.