

By: Mickelson

ORDINANCE NO. 10-2023

AN ORDINANCE TO AMEND CHAPTER 1135, DEFINITIONS, AND CHAPTER 1173, THE VILLAGE GATEWAY DISTRICT, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GRANVILLE, REGARDING MODIFICATIONS TO ZONING WITHIN THE VILLAGE GATEWAY DISTRICT

WHEREAS, there is the potential for development in the Village Gateway District and a desire by Village Council to ensure economic development is informed, supported, and sustainable; and

WHEREAS, new innovations in technology as it pertains to food service operations and restaurants continue to evolve, changing the landscape of how food transactions occur and;

WHEREAS, Village Council recognizes the need to address certain emerging technologies in Code, including online food purchases exchanged through pick-up windows; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Granville, Licking County, Ohio that:

Section I. Chapter 1135, Definitions, regarding the Village Gateway District, of the codified ordinances of the Village of Granville is hereby amended to read as follows:

CHAPTER 1135
Definitions

1135.01 Language use; Meanings.

CROSS

REFERENCES

General definitions - see ADM. 101.02
Subdivision regulations definitions - see P. & Z.
1105 Signs defined - see P. & Z. 1189.02

1135.01 LANGUAGE USE; MEANINGS.

(a) Interpretation of Language. Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of the Zoning Ordinance. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word "used" shall include "arranged, designed, constructed, altered, converted, rented, leased" or "intended to be used," and the word "shall" is mandatory and not directory.

- (37) "Drive-Through" means a food service window where items may be ordered on-site through a point of sale, either at a window, kiosk, or menu board, and subsequently paid for and delivered through the window. This shall be considered synonymous with drive-ins and drive-ups, and found elsewhere in this code.
- (94) "Pick-Up Window" means a food-service window through which pre-ordered and pre-paid items may be picked up, with no point-of-sale or menu kiosk. This shall be considered separate from drive-through windows and service windows as defined elsewhere in this Code.
- (101) "Service Window" means a window where non-food and non-beverage items may be picked up, or other such

services provided.

Section II: Chapter 1173, regarding the Village Gateway District, of the codified ordinances of the Village of Granville is hereby amended to read as follows:

**CHAPTER 1173
Village Gateway District**

- 1173.01 Purpose and intent.**
- 1173.02 Permitted and conditional uses.**
- 1173.03 Development standards and guidelines.**
- 1173.04 Plan approval required.**
- 1173.05 Procedure for approval.**

1173.01 PURPOSE AND INTENT.

The purpose and intent of the Village Gateway District is to create an attractive, well-designed entrance into the community that will provide suitable areas for a mixed uses in a visually-integrated, high-quality neighborhood setting. The Gateway District will have residences along with a moderate concentration of various types of compatible businesses and offices to service neighborhood needs. Special enhancements will include the preservation of existing natural resources, a useful pattern of open space and walking trails, integrated architecture and design that reflects the traditional architectural styles of Granville, adequate parking, appropriate landscaping and screening, desirable aesthetics, and creative site design intended to eliminate adverse effects of traffic congestion. The Village Gateway District is intended to provide increased tax revenues to both the local schools and the Village, while minimizing costs to the Village for infrastructure acquisition and maintenance and preserving or enhancing the quality of life and property values in the Village and Granville Township.
(Ord. 07-08. Passed 8-6-08.)

1173.02 PERMITTED AND CONDITIONAL USES.

- (a) Permitted Uses.
 - (1) Retail outlets: furniture, clothing, jewelry, drug, shoe and variety stores, hardware, appliance, lighting, paint and wallpaper stores.
 - (2) Retail food preparation: meat markets, bakeries, specialty food shops, ice cream stores, delicatessens, coffee shops, tea shops, confectionery stores, and other similar facilities. All uses allowed under this provision may also engage in the sale of related products such as coffee beans, mugs, coffee makers in support of or ancillary to the beverages or snacks listed above.
 - (3) Specialty shops: antique shops, gift shops, magazine, book stores, card shops, stationery stores, florist shops, arts and crafts supplies stores, bridal shops, health food stores, musical instruments stores, music stores, bicycle stores, toy stores, audio equipment stores, video equipment stores, china stores, glassware stores, linen stores, computer stores, software stores, quilting stores, fabric stores, office supply stores, picture frame stores, video rental stores, camera and photography shops and sporting goods outlets.
 - (4) Service uses. Laundromat, dry-cleaning and laundry pick-up stations, barber and beauty shops, physical fitness centers, shoe repair and tailor shops, print shops, and copy shops.
 - (5) Business and professional offices: such as medical and dental offices and clinics, law offices, insurance offices, real estate offices, advertising agency offices, answering service offices, architects' offices, certified public accountants' offices, engineers' offices, interior decorators' offices, and financial services offices including financial planner offices, stock brokerage offices, and veterinary offices, hospitals or clinics that do not include outside animal runs.
 - (6) Banks, finance and utility company offices without drive-through facilities.
 - (7) Commercial and residential mixed-use buildings, with commercial uses on the ground floor and dwelling units above the ground floor.
 - (8) Home occupations.
 - (9) Restaurants, without drive-in, drive-up, or drive-through

- (10) arrangements.
Mobile food trucks.

(b)

Conditional Uses.

- (1) Mortuaries and funeral homes.
- (2) Banks, finance and utility company offices with drive-through facilities.
- (3) Grocery stores, convenience stores (without the sale of gasoline or fuel).
- (4) Single family, two-family and multifamily residential units, provided that no building shall have more than six dwelling units. No first-floor residential uses shall be permitted for properties with frontage and vehicular access to arterial roadways.
- (5) Retirement community, nursing homes, assisted living structures and child care/preschool facilities.
- (6) Recreational facilities and entertainment uses.
- (7) **Restaurants with a pick-up window.**
- (8) **Establishments with a service window.**
- ~~(9) *Drive-ins, drive-ups, or drive-throughs in conjunction with a permitted, or approved conditional use, except, that drive-up, drive-through, or drive-in facilities shall not be permitted in or at any fast food enterprise, or any enterprise involving the sale of beverages (for the purposes of this section, a fast food enterprise is a business engaged in the sale of prepared or quickly prepared food and beverages, usually in disposable containers and wrappers, for consumption either on or off premises, in a facility in which a major portion of the food and beverage sales to patrons are at stand-up type counters or drive-in, drive-up, or drive-through arrangements).*~~
- (10) Garden center.
- (11) Places of assembly: civic structures, religious structures and other places of assembly.
- (12) Mixed-use combinations of multi-family residential, retirement community, nursing homes, or assisted living structures.
- (13) Production of artisan goods using hand tools only (for example, jewelry or ceramics).
- (14) Veterinary offices, hospitals or clinics that include outside runs. Animal boarding facilities that are not associated with a veterinary office, hospital, or clinic.

(c) Interpretation of this Section. Each use must have its own independent approval, whether permitted or conditional.
(Ord. 08-14. Passed 9-3-14.)

1173.03 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.

- (a) Lot, Building and Other Requirements.

Pick-up Windows		N/A
	<p>Canopies shall be complimentary to building design.</p> <p>Drive aisle shall be screened from public view with a combination of landscaping and decorative walls or fences.</p> <p>Ingress and egress shall be from parking lots in the rear or side of the building, or shall be screened appropriately from the public right-of-way.</p> <p>Each pick-up window shall have one drive aisle and one window.</p> <p>Stacking of vehicles shall be confined to the subject property, and shall not inhibit flow of traffic through or around the site.</p> <p>Hours of operations may be limited by Planning Commission and will not exceed 18 hours a day.</p> <p>Only one pick-up window may be permitted per parcel or building.</p> <p>Only one pick-up window may be permitted within a 500-foot radius.</p> <p>A traffic study is required prior to Conditional Use Approval.</p>	

Section III. This ordinance shall become effective upon the earliest date allowed by the laws of the State of Ohio and the Charter of the Village of Granville.


Passed this 19th day of April, 2023.


 Melissa Harfield, Mayor

ATTEST:


Autumn Klein, Clerk of Council

APPROVED AS TO FORM:


William Mattes, Law Director