

By:

**ORDINANCE NO. 11-2023**

**AN ORDINANCE TO AMEND CHAPTER 1157, GENERAL ZONING REGULATIONS, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GRANVILLE**

**WHEREAS**, the Village has undertaken a comprehensive review of the Zoning Ordinances, and identified areas for improvement; and

**WHEREAS**, recent development within the Village has made clear the lack of process and procedure for finalizing and approving development requirements and specifications; and

**WHEREAS**, Village Council understands the need to require preliminary and final development plans for most development within the Village; and

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

**Section I.** Chapter 1157, General Zoning Regulations, of the codified ordinances of the Village of Granville is hereby amended to read as follows:

**CHAPTER 1157  
Village Gateway District**

**1157.01 Conformance required**

**1157.02 Additional prohibited uses; Commission determination.**

**1157.03 Conversion of dwellings.**

**1157.04 Accessory buildings without main building.**

**1157.05 Traffic visibility across corner lots.**

**1157.06 Required area of space cannot be reduced.**

**1157.07 Off-street parking and loading.**

**1157.08 Emergency repairs.**

**1157.09 Unsafe buildings.**

**1157.10 Pending applications for zoning permits.**

**1157.11 Prior approvals.**

**1157.12 Groundwater protection from hazardous materials and chemicals.**

**1157.13 Accessory uses and structures.**

**1157.14 Parking and occupancy of house trailers and campers.**

**1157.15 Development plan required.**

**1157.16 Prohibited uses in a yard.**

**1157.02 ADDITIONAL PROHIBITED USES; COMMISSION DETERMINATION.**

Uses not specifically enumerated in this Zoning Code as either expressly permitted or unpermitted, shall be subject to approval of the Planning Commission. In determining if a specific use shall be allowed, the Planning Commission shall evaluate the following

- A. Is the proposed use compatible with existing permitted uses in the zoning district?
- B. Is the proposed use similar to those other uses expressly unpermitted in the zoning district?
- C. Will the proposed use create undue burden on infrastructure in the zoning district as a result of the uses' nature and intensity?
- D. Is the proposed use likely to create nuisance conditions for other permitted uses?

**1157.04 ACCESSORY BUILDINGS WITHOUT MAIN BUILDING.**

In any district no accessory building or structure shall be erected, placed or constructed on any lot or parcel prior to the erection or construction of the principal or main building with the exception of the contractor's temporary building. Contractor's temporary building use is limited to equipment storage and contractor's office. Real estate sales conducted from the contractor's temporary building are permitted only until the construction of the first building on the site, which shall act

or unpermitted, shall be subject to approval of the Planning Commission. In determining if a specific use shall be allowed, the Planning Commission shall evaluate the following

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- C. Will the proposed use create undue burden on infrastructure in the zoning district as a result of the uses' nature and intensity?
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#### **1157.04 ACCESSORY BUILDINGS WITHOUT MAIN BUILDING.**

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#### **1157.08 EMERGENCY REPAIRS.**

The Village Manager shall have the power to grant zoning permits for emergency repairs. Any request must be accompanied by a letter stating the nature of the emergent request, with justification. If the permit is issued, it shall not require hearings or Planning Commission approval. However, Planning Commission shall be informed at their next scheduled meeting.

#### **1157.15 DEVELOPMENT PLAN REQUIRED.**

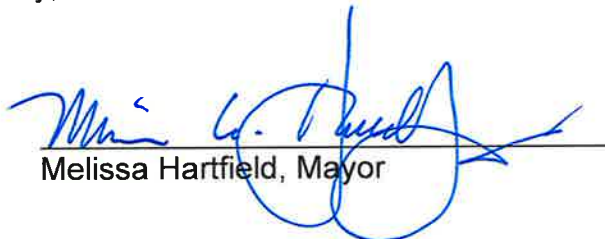
Any application for site plan review or subdivision review shall be required to file a preliminary and final development plan. The preliminary development plan (PDP) shall be submitted with the preliminary subdivision plat, if applicable. A small site plan, generally held to be a small single-use structure or property of less than one (1) acre, shall not require a PDP by code. However, a PDP may be required if Village Staff feel the site plan is of sufficient complexity that the development would benefit from the additional layer of review.

- (A) A PDP shall include, at a minimum, the following:
  - High-Level Development standards
  - Lot standards
  - Proposed typical lot layouts
  - Proposed architectural style
  - Preliminary landscape plan
  - Detail for public amenities such as benches
  - Proposed parks and open space plan
  - Preliminary signage plan and detail
  - Preliminary grading and drainage plan
  - Proposed ROW cross-sections
  - Phase I drainage report
  - Phase I utility report
  - Phase I geotechnical report, if applicable

- Preliminary Plat, if applicable.
- (B) An FDP shall include, at a minimum, the following:  
Final Development standards or design guidelines  
Lot standards  
Typical lot layouts  
Final Landscape plan  
Detail for public amenities such as benches  
Signage plan and detail  
Architecture guide, to include materials and styles  
ROW cross-sections  
Parks and open space plan  
Grading and drainage plan  
Stormwater Pollution Prevention Plan (SWPPP)  
Phase II drainage report, signed and stamped by an engineer licensed in the state of Ohio  
Phase II utility report, signed and stamped by an engineer licensed in the state of Ohio  
Phase II geotechnical report, if applicable, signed and stamped by an engineer licensed in the state of Ohio
- (C) Approval Process – The PDP shall be approved by Village Council, with recommendation from Planning Commission, in conformance with applicable regulations, unless otherwise stipulated elsewhere in this Code. The FDP shall be reviewed for conformance with the PDP, and other applicable regulations and ordinances, by Planning & Development staff, in conjunction with other reviewing departments and agencies. Village Council shall review the FDP for general conformance with the approved PDP, and shall approve, deny, or approve with conditions. Any substantial deviation from the PDP, as determined by the Planning & Development Director or Village Council, shall require amendment of the PDP. Any such amendment of the PDP shall be reviewed and approved by Council.
- (D) Exemptions – Individual site plans in the Suburban Residential District and Village Residential District shall be exempt from this code section. Any individual site plans part of an overall FDP shall also be exempted from this code section.

**Section II.** 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 3<sup>rd</sup> day of May, 2023.

  
Melissa Hartfield, Mayor

ATTEST:

  
Autumn Klein, Clerk of Council

APPROVED AS TO FORM:

  
William Mattes, Law Director