



**AGENDA
OXFORD CITY COUNCIL REGULAR MEETING**

COURTHOUSE

TUESDAY, FEBRUARY 4, 2025 AT 7:30 PM

William Snavely, Mayor

Chantel Raghu, Vice-Mayor
Jason Bracken
Michael Smith

Amber Franklin
Alex French
David Prytherch

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Public Participation.
 - A. Public Recognition - Retirement of Lt. Lara Fening
 - B. Swearing-In of New Officer (John Jones, Police Chief)
 - C. Public Comments

The purpose of the public comments section is for members of the public to speak to the City Council on any subject not scheduled on the Agenda, except consent agenda items. To

speak, you may approach the podium and wait to be addressed by the Mayor. You will need to state your name and address for the public record. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff, or other members of the public, and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

- A. Minutes from the January 21, 2025, City Council meeting. (Heather Barbour, Clerk of Council)
- B. A Resolution Authorizing The Oxford Division Of Police To Retain For Use By The Municipality Certain Unclaimed Property In Its Possession. (John Jones, Police Chief)
- C. A Resolution Declaring Certain City Property No Longer Needed For Any Municipal Purpose And Authorizing Its Trade To An Authorized Firearms Dealer. (John Jones, Police Chief)
- D. A Resolution Authorizing The Police Chief And The Finance Director Or Their Designees To Dispose Of Contraband No Longer Needed As Evidence. (John Jones, Police Chief)
- E. A Resolution Approving Then And Now Certificates For Purchase Orders Issued Above \$3,000 Where An Invoice Was Received Prior To The Purchase Order Date, As A Requirement Of Ohio Revised Code 5705.41 (d) (Heidi Ridenour, Finance Director)

6. Resolutions.

- A. A Resolution Adopting The 2025 Measurable Action Items To Progress Toward Comprehensive Plan Goals. (Jessica Greene, Assistant City Manager)
- B. A Resolution Authorizing The City Manager To Enter The City Of Oxford To Become An America-250 Ohio Community, Supporting The Ohio Commission For The United States Semi-Quincentennial (America250-OH). (Jessica Greene, Assistant City Manager)
- C. A Resolution Authorizing The City Manager To Submit A Grant Application To The Ohio Department Of Development For The Advanced Energy Fund For Up To

\$1,400,000.00 And Commit To A Match Up To \$140,000.00. (Jessica Greene, Assistant City Manager)

- D. A Resolution Authorizing The City Manager To Enter Into A Contract With Zimmer Tractor, Inc., For The Purchase Of A Kubota RTV And Related Snow Clearing Equipment, At A Cost Not To Exceed \$55,000. (Michael Dreisbach, Service Director)

7. Ordinances.

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

A. First Reading

1. An Ordinance Granting The Request Of Matthew And Elizabeth Troy, To Connect To An Existing City Water Line And Sanitary Line For 5280 Hillcrest Drive A 10.98 Acre Parcel Outside The Oxford Corporate Limits. (Michael Dreisbach, Service Director)
2. An Ordinance Amending And Supplementing The Oxford Municipal Code By Revising A Chapter Of Part 7, Business Regulation Code, Chapter 744, Revising The Tobacco Retailer License Requirements For The Sale Of Tobacco And Paraphernalia Products In The City Of Oxford (Sam Perry, Community Development Director)
3. An Ordinance Repealing Oxford Codified Ordinance Chapter 1101 Entitled Subdivision Regulations And Adopting New Oxford Codified Ordinance Chapter 1101 Entitled Subdivision Regulations For The Purpose Of Amending Provisions Pertaining To Minor Subdivisions Inclusive Of Those Situated Along Alleys (Sam Perry, Community Development Director)
4. An Ordinance Repealing Oxford Codified Ordinance Chapter 1141 Entitled Accessory, Temporary, Supplemental And Environmental Regulations And Adopting New Oxford Codified Ordinance Chapter 1141 Entitled Accessory, Temporary, Supplemental And Environmental Regulations For The Purpose Of Incorporating A Site Plan Review Process For Sites Situated Exclusively Along One Or More Public Alleys. (Sam Perry, Community Development Director)
5. An Ordinance Repealing Oxford Codified Ordinance Chapter 1143 Entitled Districts And Adopting New Oxford Codified Ordinance Chapter 1143 Entitled Districts For The Purpose Of Referencing A New Site Plan Review Process Established In Chapter 1141 Pertaining To Sites Situated Exclusively Along One Or More Public Alleys (Sam Perry, Community Development Director)

6. An Ordinance Repealing Oxford Codified Ordinance Chapter 1149 Entitled Parking And Site Access And Adopting New Oxford Codified Ordinance Chapter 1149 Entitled Parking And Site Access For The Purpose Of Revising Residential Parking Regulations (Sam Perry, Community Development Director)
7. An Ordinance Repealing Oxford Codified Ordinance Chapter 1129 Entitled Administration And Adopting New Oxford Codified Ordinance Chapter 1129 Entitled Administration For The Purpose Of Clarifying That Site Plan Reviews Are Subject To The Same Notice Requirements As Are Typical For Public Hearings (Sam Perry, Community Development Director)
8. An Ordinance Repealing Oxford Codified Ordinance Chapter 1159 Entitled Definitions And Adopting New Oxford Codified Ordinance Chapter 1159 Entitled Definitions For The Purpose Of Amending The Definition Of Frontage To Exclude Measurement Along Alleys (Sam Perry, Community Development Director)
9. An Ordinance Creating A New Section 1501.13 With Local Amendments To Ohio Fire Code Of The City Of Oxford Pertaining To Alley Developments And Fire Protection Requirements (John Detherage, Fire Chief)
10. An Ordinance Approving A Preliminary And Final Planned Development Application And Preliminary Subdivision Submitted By Habitat For Humanity Of Greater Cincinnati For 32 Townhomes To Be Situated On 3.464 Acres Currently Addressed As 601, 603 And 607 W Chestnut Street, Oxford Ohio 45056, With Conditions (Sam Perry, Community Development Director)
11. An Ordinance Approving The Final Subdivision Application And Plat For The Clarence Place Subdivision Consisting Of 35 Lots Situated On 3.464 Acres Currently Addressed As 601, 603 And 607 W Chestnut Street, Oxford Ohio, 45056, With Conditions (Sam Perry, Community Development Director)

B. Second Reading

1. An Ordinance Levying Upon The Lots And Lands Enumerated In The List Of Estimated Assessments (Exhibit A) The Amounts Set Forth On Such List And Setting Forth Terms For Payment Of Assessments. (Michael Dreisbach, Service Director)
2. An Ordinance Amending Ordinance No. 3783 Supplemental Budget Ordinance Number 1 To Make Supplemental Appropriations For Fiscal Year 2025. (Heidi Ridenour, Finance Director)
3. An Ordinance Repealing Code Section 521.06 Duty To Keep Sidewalks In Repair And Clean And Adopting New Oxford Code Section 521.06 Entitled Duty To Keep Sidewalks In Repair And Clean. (Douglas R. Elliott, Jr., City Manager)

8. Announcements & Communications.

A. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

B. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

DATE	Meeting		
Feb 5	Environmental Commission	Municipal Building	7:00 p.m.
Feb 6	Housing Advisory Commission	College@Elm	5:00 p.m.
Feb 10	CANCELED- Oxford Recreation Board	Municipal Building	11:30 a.m.
Feb 10	Public Arts Commission of Oxford	Municipal Building	5:30 p.m.
Feb 11	Planning Commission	Courthouse	7:00 p.m.
Feb 12	Historic & Architectural Preservation Commission	Courthouse	6:00 p.m.
Feb 17	City Offices - CLOSED		
Feb 18	City Council	Courthouse	7:30 p.m.
Feb 20	Police Community Relations and Review Commission	Courthouse	7:00 p.m.
Feb 25	Board of Zoning Appeals	Courthouse	6:30 p.m.

9. Adjourn.



MINUTES
OXFORD CITY COUNCIL REGULAR MEETING
COURTHOUSE
TUESDAY, JANUARY 21, 2025 AT 7:30 PM

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.

Motion – To Enter Executive Session at 7:15 p.m. O.R.C. 121.22 (G)(1) To Consider Appointments to Boards and Commissions.

(Roll Call Vote) 1st Ms. Raghu 2nd Ms. Franklin

AYE # 5

Mr. Prytherch, Ms. Raghu, Mr. Smith, Ms. Franklin, and Mayor Snavelly

NAY # 0

ABS # 0

Motion – To Return from Executive Session at 7:32 p.m. O.R.C. 121.22 (G)(1) To Consider Appointments to Boards and Commissions.

(Voice Vote) 1st Ms. Franklin 2nd Ms. Raghu

AYE # 5

NAY # 0

ABS # 0

A regular meeting of the Oxford City Council was called to order by Mayor Snavelly on Tuesday, January 21, 2025, at 7:32 p.m. Members in attendance were David Prytherch, Amber Franklin, Michael Smith, and Chantel Raghu. Alex French and Jason Bracken were excused.

Staff Members in Attendance

Mr. Douglas R. Elliott, Jr., City Manager; Ms. Jessica Greene, Assistant City Manager; Mr. Michael Dreisbach, Service Director; Mr. John Jones, Police Chief; Mr. John Detherage, Fire Chief; Mr. Sam Perry, Community Development Director; Mr. Casey Wooddell, Parks and

Recreation Director; Ms. Heidi Ridenour, Finance Director; Ms. Ashley Keeton, Deputy Clerk; and Ms. Heather Barbour, Clerk of Council.

2. Pledge of Allegiance.

3. Approval of Agenda.

Motion – To Approve the Agenda.

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE # 5

NAY # 0

ABS # 0

4. Public Participation.

A. Appointments to Boards and Commissions

Motion – To Appoint Mr. Michael Vanni to the Environmental Commission for an unexpired term ending June 30, 2025.

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE # 5

NAY # 0

ABS # 0

B. Public Comments

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Public Comment - None.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

Motion – To Adopt the Consent Agenda.

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE # 5

NAY # 0

ABS # 0

- A. Minutes from the January 7, 2025, City Council Meeting. (Heather Barbour, Clerk of Council)
- B. Minutes from the January 14, 2025, City Council Retreat Work Session. (Jessica Greene, Assistant City Manager)
- C. Right of Way Permit #00822 Girl Scout Cookie Sales Uptown (Jessica Greene, Assistant City Manager)

6. Resolutions.

- A. A Resolution Authorizing The City Manager To Enter Into An Agreement With NextStep Networking For Onsite Weekly Support Services At A Cost Not To Exceed \$76,000 (Jessica Greene, Assistant City Manager)

Motion – To Adopt Resolution No. 7665.

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE # 5

NAY # 0

ABS # 0

Ms. Greene presented her staff report and addressed questions and comments from the Council.

Public Comment - None.

- B. A Resolution Authorizing Payment Of \$131,439.00 To Cobblestone Community Church, Inc. An Ohio Corporation Not For Profit For The Acquisition Of An Easement For The Construction Of Oxford Area Trails System (OATS) Phase V. (Michael Dreisbach, Service Director)

Motion – To Adopt Resolution No. 7666.

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE # 5

NAY # 0

ABS # 0

Mr. Dreisbach presented his staff report and addressed questions and comments from the Council.

Public Comment - None.

7. Ordinances.

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A. First Reading

- 1. An Ordinance Levying Upon The Lots And Lands Enumerated In The List Of Estimated Assessments (Exhibit A) The Amounts Set Forth On Such List And Setting Forth Terms For Payment Of Assessments. (Michael Dreisbach, Service Director)

Mr. Dreisbach presented his staff report and addressed questions and comments from the Council.

Public Comment - None.

2. An Ordinance Amending Ordinance No. 3783 Supplemental Budget Ordinance Number 1 To Make Supplemental Appropriations For Fiscal Year 2025. (Heidi Ridenour, Finance Director)

Ms. Ridenour presented her staff report and addressed questions and comments from the Council.

Public Comment - None.

3. An Ordinance Repealing Code Section 521.06 Duty To Keep Sidewalks In Repair And Clean And Adopting New Oxford Code Section 521.06 Entitled Duty To Keep Sidewalks In Repair And Clean. (Douglas R. Elliott, Jr., City Manager)

Mr. Elliott presented his staff report and slides (included in the minutes) and addressed the Council's questions and comments.

Public Comment - Mr. Vincent Hand, 511 East Chestnut Street - Mr. Hand praised the City's snow crews for their work in the most recent storms. Mr. Hand said he generally favors this Ordinance but still has questions. Mr. Hand asked about subsection A about clearing curbs and gutters. Mr. Hand expressed concern about the snow plow coming by after clearing the sidewalk and depositing snow back on the sidewalks. Mr. Hand asked that the Council tweak the Ordinance a bit.

B. Second Reading

None.

8. Announcements & Communications.

A. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

B. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

DATE	Meeting		
1. Jan 27	Oxford Recreation Board/TRI Board Joint Meeting	LaRosa's Pizzeria	11:00 a.m.
Feb 4	City Council	Courthouse	7:30 p.m.
Feb 5	Environmental Commission	Municipal Building	7:00 p.m.
Feb 6	Housing Advisory Commission	Municipal Building	5:00 p.m.
Feb 10	Oxford Recreation Board	Municipal Building	11:30 a.m.
Feb 10	Public Arts Commission of Oxford	Municipal Building	5:30 p.m.
Feb 11	Planning Commission	Courthouse	7:00 p.m.
Feb 12	Historic & Architectural Preservation Commission	Courthouse	6:00 p.m.
Feb 17	City Offices - CLOSED		
Feb 18	City Council	Courthouse	7:30 p.m.

9. Adjourn.

Motion – To Adjourn at 8:23 p.m.
(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch
AYE # 5
NAY # 0
ABS # 0

Snow and Ice Removal Proposal

City Council Meeting

January 21, 2025

Douglas R. Elliott, Jr.

City Manager

Existing Ordinance

- **521.06 DUTY TO KEEP SIDEWALKS IN REPAIR AND CLEAN.**
 - (a) No owner or occupant of abutting lands shall fail to keep sidewalks, curbs, or gutters in repair and free from snow, ice, or any nuisance. (ORC 723.011)
 - (b) Whoever violates this section is guilty of a minor misdemeanor.

Lynn Ave.



Fairfield Rd.



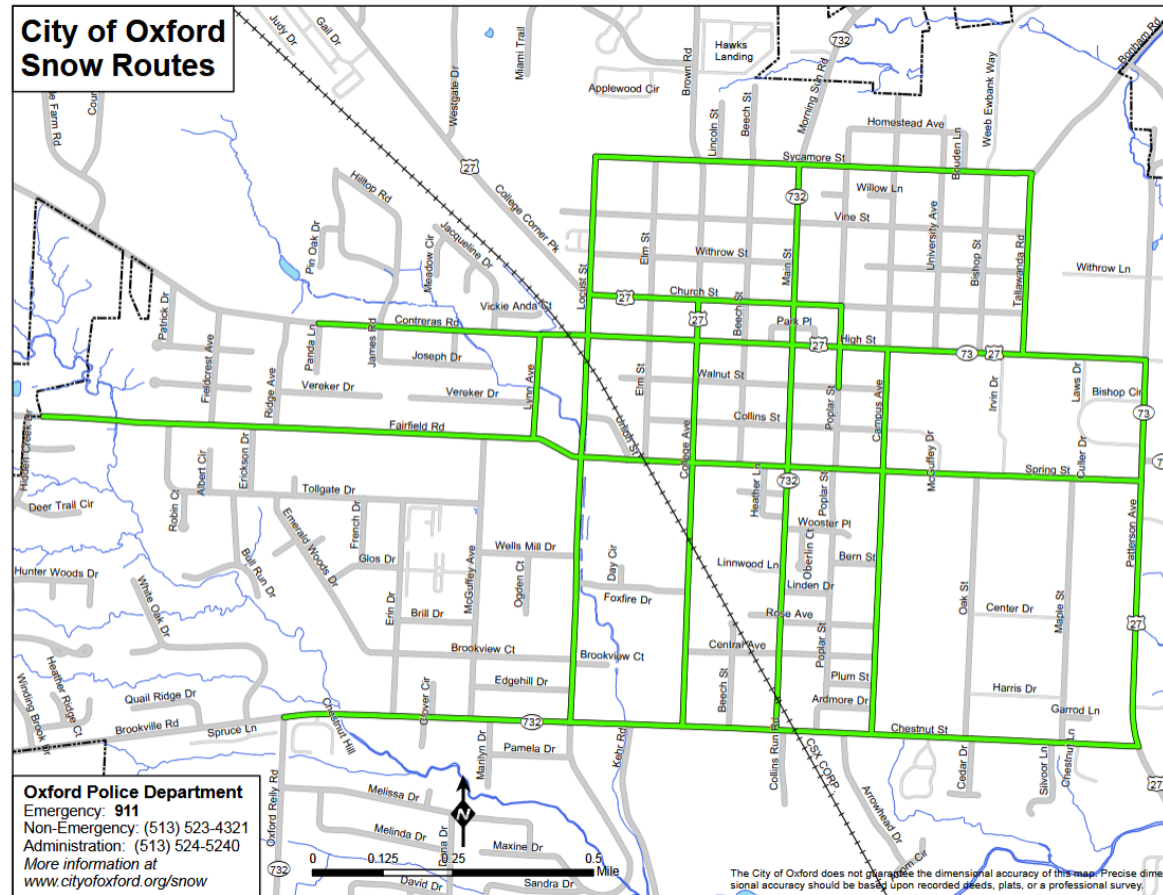
High Street



Proposed Ordinance

- **521.06 DUTY TO KEEP SIDEWALKS IN REPAIR AND CLEAN.**
 - (a) No owner or occupant of abutting lands shall fail to keep sidewalks, curbs, or gutters in repair and free from snow, ice, or any nuisance. (ORC 723.011)
 - (b) Every owner or occupant of any building or lot fronting on any street, alley, or other public highway of the City shall clear the sidewalk in front of the building or lot of snow and ice before 10 AM of the day following any such deposit.
 - (c) If the owner of any building or lot fails to comply with the provisions of this section, then the Director of Service by force account or contract may remove the snow or ice from the sidewalk and charge the expense thereof to such owner.
 - (d) If upon being notified, the owner fails to pay the City the amount of such expense, then the amount shall be certified by the Finance Director to the County Auditor, and the same shall act as a lien upon the property of such owner, and shall be collected as provided for in the case of special assessments
 - (e) Whoever violates this section is guilty of a minor misdemeanor.

City of Oxford Snow Routes



Proposed Policy

- The City will focus on sidewalks on the designated snow routes plus US 27 North/South and the OAT from Owls Landing to the Middle School.

Questions or Comments



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Police Division
PREPARED BY:	John Jones
DATE PREPARED:	1/21/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	A Resolution Authorizing The Oxford Division Of Police To Retain For Use By The Municipality Certain Unclaimed Property In Its Possession. (John Jones, Police Chief)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

Certain confiscated items are currently in the possession of the Division of Police. No listed item is necessary for evidentiary use by OPD. These items could be of use to City Divisions. These items have no known owner, have gone unclaimed by the owner after attempts to contact them, or have been forfeited by Court order.

The Police Chief requests authorization to release these items to the specific Divisions in the City for use in general business.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE OXFORD DIVISION OF POLICE TO RETAIN FOR USE BY THE MUNICIPALITY CERTAIN UNCLAIMED PROPERTY IN ITS POSSESSION.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Pursuant to Oxford Codified Ordinances Section 127.11, the Division of Police having possession of certain unclaimed property set forth in Exhibit 'A', attached hereto and incorporated herein, requests the retention and use of said items for municipal purposes.

SECTION 2: Council, having reviewed the items listed, finds it to be beneficial to the City to retain this unclaimed property and authorizes the City's retention and use of said items.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

ACTING CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW(STAFF)

DISPOSED PROPERTY FOR USE BY CITY OF OXFORD POLICE OR OTHER DIVISIONS

Tag	Description	Report #	Officer	(unless noted otherwise)	Court	Case #	Status	Recommended Disposition
19-p-0460	Twenty-two pound bag Royal Canin dog food	19-1475	PSA Schatzle	Li, Zichang	Area 1	1901145	closed	OPD use
19-p-0481	Screwdriver	19-1593	Gilbert	unknown suspect	n/a	n/a	n/a	transfer to Streets/Maintenance
21-p-0651	Bag of assorted tools, knife	21-1723	Martin	unknown suspect	n/a	n/a	n/a	transfer to Streets/Maintenance
e-22-0776	One \$1 bill US	22-0392	R. Sikora	Denison, Alexander (deceased)	n/a	n/a	n/a	OPD use: L&F postage
e-22-1145	Pole saw	22-1222	Price	Senters, Desiree	Area 1	22300092	closed	unclaimed--transfer to Streets/Maintenance
e-22-1214	Two (2) boxes: 67 rounds .45 semi-auto	22-1451	Price	Seas, Daniel	Common Pleas	2023111744	closed	OPD use
e-22-1215	Three (3) boxes .45 semi-auto ammo	22-1451	Price	Seas, Daniel	Common Pleas	2023111744	closed	OPD use
e-22-1219	Two (2) boxes Sig Sauer 9mm semi-auto ammo	22-1451	Price	Seas, Daniel	Common Pleas	2023111744	closed	OPD use
e-22-1220	Glock 9mm semi-auto magazine, ten 9mm rounds	22-1451	Price	Seas, Daniel	Common Pleas	2023111744	closed	OPD use
e-22-1225	One .45 semi-auto round	22-1451	Price	Seas, Daniel	Common Pleas	2023111744	closed	OPD use
e-23-1374	Pry bar w/ red plastic handle	22-1653	S. Sikora	Byrd, Christopher	Common Pleas	2023050756	closed	transfer to Streets/Maintenance
e-23-0358	\$228 US	23-0278	Weaver	Cook, Trentin	Common Pleas	2023040576	closed	unclaimed--\$200 to Finance Office; \$28 for L&F postage
e-23-0853	Clear plastic 9mm magazine, eight 9mm cartridges	23-0769	Campbell	Pike, Daniel	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0854	Metal 9mm magazine; two 9mm cartridges	23-0769	Campbell	Pike, Daniel	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0903	Rifle magazine containing 25 Tulammo 7.62x39 rounds	23-0769	S. Sikora	Pike, Daniel	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0905	Cage 66F66 magazine w/ 6 9mm RP Luger rounds	23-0769	S. Sikora	Pike, Daniel	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0906	Pro Mag magazine w/ 19 9mm RP Luger rounds	23-0769	S. Sikora	Pike, Daniel	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0909	Glock 9mm magazine w/ 15 9mm Luger rounds	23-0769	S. Sikora	Pike, Daniel	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0852	Box of 9mm ammunition	23-0769	Thrasher	Pike, Daniel	Common Pleas	2023081149	closed	OPD use
e-23-0858	Gun cleaning kit	23-0769	Campbell	Pike, Daniel	Common Pleas	2023081149	closed	OPD use
e-23-0859	Baggie containing 11 9mm cartridges	23-0769	Campbell	Pike, Daniel	Common Pleas	2023081149	closed	OPD use
e-23-0860	Baggie containing two 7.62 cartridges	23-0769	Campbell	Pike, Daniel	Common Pleas	2023081149	closed	OPD use
e-23-0911	Baggie: 2 Tulammo 7.62, 13 9mm rounds	23-0769	S. Sikora	Pike, Daniel	Common Pleas	2023081149	closed	OPD use
e-23-0912	Seven jars of Tannerite	23-0769	S. Sikora	Pike, Daniel	Common Pleas	2023081149	closed	OPD use
e-23-1490	Two \$1 bills US	23-1196	Thissen	Stout, Joseph	Area 1	2300605	closed	unclaimed--OPD use (L&F postage)
e-24-0163	Eighteen (18) rounds 9mm ammunition	24-0132	Hartwig	Aho, Logan	Common Pleas	2024030333	closed	OPD use
e-24-1198	Toolbox drawer with metric/standard open-end wrenches	L&F	Gordon	unknown owner	n/a	n/a	n/a	unclaimed--transfer to Streets/Maintenance
e-24-1309	Winch ratchet	L&F	Gordon	unknown owner	n/a	n/a	n/a	unclaimed--transfer to Streets/Maintenance
e-24-1201	White plastic drink timber/lid	L&F	PSA Alcorn	unknown owner	n/a	n/a	n/a	unclaimed--OPD use
e-24-0622	9mm semi-auto pistol magazine w/ eight rounds	n/a	King	unknown owner	n/a	n/a	n/a	destroy; ammo for OPD use
e-24-0578	Box of Gold Dot ammunition (42 rounds, .380 cal.)	n/a	South	Mundy, Christina (owner)	n/a	n/a	n/a	OPD use
e-24-1389	Five boxes .30 and .38 ammunition--turned in by Oxford resident (unknown)	n/a	Dsp. Garnett	unknown owner	n/a	n/a	n/a	OPD use
e-24-0624	Two pellet rifles, 350 rounds .22LR ammo	n/a	Durkin	unknown owner	n/a	n/a	n/a	Rifles to Gunbusters; ammo for OPD use
e-24-0461	Socket wrench	n/a	King	unknown owner	n/a	n/a	n/a	unclaimed--transfer to Streets/Maintenance



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Police Division
PREPARED BY:	John Jones
DATE PREPARED:	1/21/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	A Resolution Declaring Certain City Property No Longer Needed For Any Municipal Purpose And Authorizing Its Trade To An Authorized Firearms Dealer. (John Jones, Police Chief)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

The attached list of property is being held by the Division of Police. The list consists of items including, but not limited to, firearms, ammunition, and other items confiscated as a result of usual and customary police activities. No item listed is necessary for evidentiary use nor is it of monetary value to be auctioned by the City of Oxford. The firearms listed are not appropriate for a trade to a firearms dealer for ammunition and are the recommendation from the Police Chief is to destroy these firearms and other property. Appropriate signed court orders to destroy the property have been obtained.

The Police Chief requests authorization to specify a date at which time, in the presence of the Finance Director and Property Officer, the items listed may be correctly disposed of.

RESOLUTION NO.

A RESOLUTION DECLARING CERTAIN CITY PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE AND AUTHORIZING ITS TRADE TO AN AUTHORIZED FIREARMS DEALER.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: In accordance with the Memorandum from the Chief of Police, certain firearms are hereby declared of no evidentiary value and no longer needed for any municipal purpose, and the same may be sold or traded in exchange for credit to an authorized law enforcement firearms dealer as allowed by Oxford Codified Ordinances, Section 127.11. The items are those as set forth on Attachment 'A' incorporated herein.

SECTION 2: Council hereby authorizes the sale or trade of those items listed on Attachment 'A' to an authorized law enforcement firearms dealer.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:
ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW(STAFF)

Area I Court

FIREARMS DISPOSAL

Tag	Description	Report #	Officer	Court	Case #	Status	Recommended Disposition of Property
e-23-0840	Rhino Gods' .357 Magnum gold pellet pistol	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0841	.357 revolver pellet pistol	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0842	Complete upper receiver to AR-platform rifle	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0843	Glock 17 replica pellet pistol	23-0769	Thrasher	Common Pleas	2023081149	closed	destroy
e-23-0844	Lower pistol receiver manufacturing jig w/ lower inside jig	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0845	Lower rifle receiver manufacturing jig with lower inside jig	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0846	Trigger assembly parts	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0847	Rifle assembly parts	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0848	Magpul AR-platform rifle pistol grip	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0849	Recoil spring with stock assembly for rifle	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0850	Rifle stock	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0855	Plastic gun sight installation tool	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0856	Semi-auto rifle owner's manual	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0857	Semi-auto rifle owner's manual	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0861	Gun sight case	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0902	Schmeisser 7.62x39 magazine	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0904	Black handle for pistol	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0907	Polymer 9mm pistol (test-fired as functional by G. Robinson)	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0910	Baggie containing bolts and trigger for firearm	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0934	Plastic bag of BB pellets	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0935	Silver CO2 canister for pellet gun	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0937	Black replica Glock 19 pellet pistol	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-24-0081	Crossman spring-driven pellet pistol	24-0054	Robinson	n/a	n/a	n/a	destroy
e-24-0272	Ammunition turned in by owner: shotgun shells, .22LR cartridges	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0376	Six rounds .38 Special ammunition (dispose, per owner)	n/a	Thissen	n/a	n/a	n/a	destroy
e-24-0565	Glock 19X airsoft pistol	n/a	Combs	n/a	n/a	n/a	destroy
e-24-0689	Smith & Wesson M&P40 .40 caliber semi-auto pistol, empty magazine	n/a	Durkin	n/a	n/a	n/a	destroy
e-22-1143	Walther P1 9mm semi-auto pistol, magazine, six rounds	22-1361	Ledermeier	n/a	n/a	n/a	destroy, per family request
e-23-0853	Clear plastic 9mm magazine, eight 9mm cartridges	23-0769	Campbell	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0854	Metal 9mm magazine; two 9mm cartridges	23-0769	Campbell	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0903	Rifle magazine containing 25 Tulammo 7.62x39 rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0905	Cage 66F66 magazine w/ 6 9mm RP Luger rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0906	Pro Mag magazine w/ 19 9mm RP Luger rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0909	Glock 9mm magazine w/ 15 9mm Luger rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-24-0622	9mm semi-auto pistol magazine w/ eight rounds	n/a	King	n/a	n/a	n/a	destroy; ammo for OPD use
e-24-0129	Taurus Spectrum .380 semi-auto pistol, magazine	24-0101	Hellwarth	Area 1	2400172	closed	destroy--court forfeiture
e-24-0474	Eastern Arms 20-gauge shotgun	24-0453	Weaver	Area 1	2400237	closed	destroy--court forfeiture
e-22-1222	Glock 37 .45 magazine	22-1451	Price	Common Pleas	2023111744	closed	Forfeiture--sell to Kiesler Police Supply
e-22-1234	Glock model 37 .45 semi-auto pistol, magazine	22-1451	Price	Common Pleas	2023111744	closed	Forfeiture--sell to Kiesler Police Supply

Area I Court

e-22-1214	Two (2) boxes: 67 rounds .45 semi-auto	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1215	Three (3) boxes .45 semi-auto ammo	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1219	Two (2) boxes Sig Sauer 9mm semi-auto ammo	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1220	Glock 9mm semi-auto magazine, ten 9mm rounds	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1225	One .45 semi-auto round	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-23-0852	Box of 9mm ammunition	23-0769	Thrasher	Common Pleas	2023081149	closed	OPD use
e-23-0858	Gun cleaning kit	23-0769	Campbell	Common Pleas	2023081149	closed	OPD use
e-23-0859	Baggie containing 11 9mm cartridges	23-0769	Campbell	Common Pleas	2023081149	closed	OPD use
e-23-0860	Baggie containing two 7.62 cartridges	23-0769	Campbell	Common Pleas	2023081149	closed	OPD use
e-23-0911	Baggie: 2 Tulammo 7.62, 13 9mm rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	OPD use
e-23-0912	Seven jars of Tannerite	23-0769	S. Sikora	Common Pleas	2023081149	closed	OPD use
e-24-0163	Eighteen (18) rounds 9mm ammunition	24-0132	Hartwig	Common Pleas	2024030333	closed	OPD use
e-24-0578	Box of Gold Dot ammunition (42 rounds, .380 cal.)	n/a	South	n/a	n/a	n/a	OPD use
e-24-1389	Five boxes .30 and .38 ammunition--turned in by Oxford resident	n/a	Dsp. Garnett	n/a	n/a	n/a	OPD use
e-24-0624	Two pellet rifles, 350 rounds .22LR ammo	n/a	Durkin	n/a	n/a	n/a	Rifles to Gunbusters; ammo for OPD use
e-24-0352	Maverick Arms 12 ga. Shotgun	24-0370	Martin	n/a	n/a	n/a	RTO
e-24-0495	9mm magazine for Taurus semi-auto pistol	24-0444	Hartwig	Area 1	2400224	closed	RTO
e-24-0494	Taurus 9mm semi-auto pistol	24-0444	Hartwig	Area 1	2400224	closed	RTO
e-24-1232	Heritage Rough Ride .22 revolver (recovered stolen)	24-0928	Thrasher	Common Pleas	2024111672	closed (NTB)	RTO per court authorization
e-24-0620	Ruger LCP-II, holster, magazine/ammo	24-0579	Hartwig	Area 1	2400302	closed	RTO per court order



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Police Division
PREPARED BY:	John Jones
DATE PREPARED:	1/21/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	A Resolution Authorizing The Police Chief And The Finance Director Or Their Designees To Dispose Of Contraband No Longer Needed As Evidence. (John Jones, Police Chief)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

Certain confiscated items are currently in the possession of the Division of Police. No listed item is necessary for evidentiary use by OPD. The Property Officer has received court orders to dispose of the property.

The Police Chief requests authorization to specify a date at which time, in the presence of the Finance Director and Property Officer, the items listed may be disposed of.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE POLICE CHIEF AND THE FINANCE DIRECTOR OR THEIR DESIGNEES TO DISPOSE OF CONTRABAND NO LONGER NEEDED AS EVIDENCE.

WHEREAS, the attached list of property is being held by the Division of Police; and

WHEREAS, the Police Chief and the City Manager recommend that the items set forth on Exhibit "A" be destroyed.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: The Police Chief or his designee in the presence of the Finance Director or his designee are hereby authorized to dispose of the contraband set forth on Exhibit "A" attached hereto and incorporated herein by reference, including but not limited to, alcoholic beverages, drug paraphernalia, evidentiary kits and other items confiscated as a result of usual and customary police activities and for which there is no value to the City in retaining the same.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW (STAFF)

Butler County Area I Court: "Application for and Judgment Authorizing the Disposition of Property" Inventory

Tag	Description	Report #	Officer	Court	Court Case #	Court Disposition	Recommended Disposition
16-p-0644	Photo disk	16-0869	S. Sikora	n/a	n/a	record sealed	destroy
16-p-0013	Slide box: two DNA swabs from outside of window	16-1047	Price	n/a	n/a	n/a	destroy
16-p-0014	Slide box containing hair and lint	16-1047	Price	n/a	n/a	n/a	destroy
16-p-0015	Metal tin: partial fingernail	16-1047	Price	n/a	n/a	n/a	destroy
16-p-0016	Two red drawstring bags	16-1047	Price	n/a	n/a	n/a	destroy
16-p-0101	Surveillance video on thumb drive	16-1062	S. Sikora	Area 1	1600684	closed	destroy
16-p-0124	Photo disk	16-1114	Hatfield	n/a	n/a	n/a	destroy
16-p-0102	DNA swab	16-1128	Durkin	n/a	n/a	n/a	destroy
16-p-0106	Video disk	16-1140	Reihs	Area 1	1600730	closed	destroy
16-p-0113	DNA swabs, drink bottle	16-1141	King	n/a	n/a	n/a	destroy
16-p-0112	DNA swabs	16-1143	King	Common Pleas	2017050856	closed	destroy
16-p-0224	DNA swabs	16-1143	King	Common Pleas	2017050856	closed	destroy
16-p-0107	Aerosol spray can, picture frame	16-1150	King	Common Pleas	2017050856	closed	destroy
16-p-0107	Aerosol can, picture frame	16-1150	King	n/a	n/a	n/a	destroy
16-p-0118	DNA swab	16-1159	King	n/a	n/a	n/a	destroy
16-p-0120	Video disk of interviews	16-1176	S. Sikora	n/a	n/a	closed	destroy
16-p-0131	DVD, receipts	16-1180	S. Sikora	Area 1	1600769, 767	closed	destroy
16-p-0128	Video disk	16-1185	Carlson	BCJC	n/a	adjudicated	destroy
16-p-0126	DVD	16-1188	Carlson	Area 1	1600784	closed	destroy
16-p-0125	Video disk	16-1192	S. Sikora	Area 1	1600771	closed	destroy
16-p-0130	Video disk and receipt	16-1192	S. Sikora	Area 1	1600771	closed	destroy
16-p-0132	Video disk and receipt	16-1200	King	Area 1	1600762	closed	destroy
16-p-0141	Video disk	16-1207	King	Common Pleas	2016081097	closed	destroy
16-p-0135	Flash drive	16-1213	Lindner	Area 1	1600775	closed	destroy
16-p-0136	Thumb drive, photo disk	16-1219	Lindner	n/a	n/a	n/a	destroy
16-p-0138	DVD	16-1221	Ledermeier	Area 1	1600776	closed	destroy
16-p-0137	DVD	16-1222	Campbell	Area 1	1600780	closed	destroy
16-p-0144	DVD	16-1229	Wagers	BCJC	n/a	adjudicated	destroy
16-p-0143	DVD, SANE kit, clothing	16-1232	Hardin	Common Pleas	2106081125	closed	destroy
16-p-0147	Photographs	16-1244	Hayes	n/a	n/a	n/a	destroy
16-p-0146	Photographs of incident scene	16-1245	Ledermeier	n/a	n/a	n/a	destroy
16-p-0158	DVD	16-1251	Wagers	Area 1	1600316	closed	destroy
16-p-0150	DVD	16-1252	Campbell	Area 1	1600826/828	closed	destroy
16-p-0154	Two OH passenger plates	16-1257	Reihs	Area 1	1601797	closed	plates mailed to OBMV
16-p-0167	Thumb drive	16-1285	Lindner	BCJC	n/a	adjudicated	destroy
16-p-0167	Thumb drive	16-1285	Lindner	BCJC	n/a	adjudicated	destroy
16-p-0170	Photo disk	16-1287	R. Sikora	n/a	n/a	n/a	destroy
16-p-0168	Assorted clothing, broken umbrella	16-1294	Ledermeier	Common Pleas	2016081228	closed	destroy
16-p-0168	Clothing and shoes	16-1294	S. Sikora	Area 1	1600836	closed	destroy
16-p-0168	Pacific Mountain bicycle	16-1294	Ledermeier	Common Pleas	2016081228	closed	unclaimed--auction
16-p-0178	DVD w/ suspect interview	16-1295	Durkin	n/a	n/a	n/a	destroy
16-p-0178	Black plastic tubing (fuel line w/ pry marks	16-1295	Durkin	n/a	n/a	n/a	destroy
16-p-0178	Photo disk	16-1295	Durkin	n/a	n/a	n/a	destroy
16-p-0169	Video disk and receipts	16-1296	Durkin	Area 1	1600846/847	closed	destroy
16-p-0180	Impounded bicycle seized from runaway juvenile	16-1303	Ledermeier	n/a	n/a	n/a	unclaimed--auction
16-p-0184	Video disk	16-1317	Terrell	Area 1	1601856	closed	destroy
16-p-0187	Photographs	16-1321	Ledermeier	Area 1	record sealed	closed	destroy
16-p-0196	Video disk	16-1352	Campbell	Area 1	record sealed	closed	destroy
16-p-0197	DVD, documents	16-1354	Carlson	n/a	n/a	n/a	destroy
16-p-0200	Photo disk	16-1390	Durkin	n/a	n/a	n/a	destroy
16-p-0206	Video disk, photographs	16-1392	Terrell	Area 1	1600861	closed	destroy
16-p-0216	Video disk	16-1430	Hayes	n/a	n/a	n/a	destroy
16-p-0219	Video disk, DNA swabs	16-1433	Price	n/a	n/a	n/a	destroy

16-p-0225	DNA swab, photo disk	16-1452	Huff	Area 1	sealed	sealed	destroy
16-p-0242	Video disk	16-1469	S. Sikora	n/a	n/a	n/a	destroy
16-p-0248	Photo disk, DNA swabs	16-1470	Terrell	n/a	n/a	n/a	destroy
16-p-0243	Medical records of victim	16-1475	S. Sikora	n/a	n/a	n/a	destroy
16-p-0236	Video disk, DNA swab	16-1478	King	n/a	n/a	civil court referral	destroy
16-p-0231	Thumb drive	16-1480	Gilbert	Area 1	1600958	closed	destroy
16-p-0246	Video disk, medical records	16-1482	S. Sikora	Area 1	record sealed	closed	destroy
16-p-0238	Copy of personal check	16-1494	Gilbert	n/a	n/a	n/a	destroy
16-p-0233	Dish towel w/ blood stain	16-1505	Gilbert	Area 1	record sealed	closed	destroy
16-p-0245	Video disk, documents	16-1518	Price	Area 1	1600998	closed	destroy
16-p-0262	Video disk	16-1539	Gilbert	Area 1	1601024	closed	destroy
16-p-0258	Receipt	16-1554	Ledermeier	n/a	n/a	n/a	destroy
16-p-0255	Photo disk	16-1562	Hayes	n/a	n/a	n/a	destroy
16-p-0263	Video disk	16-1575	Gilbert	Area 1	1601062	closed	destroy
16-p-0259	Video disk and receipt for value of stolen merchandise	16-1577	Gilbert	n/a	n/a	n/a	destroy
16-p-0277	Video disk	16-1620	Gilbert	Area 1	1601075	closed	destroy
16-p-0279	Video disk	16-1633	S. Sikora	BCJC	n/a	adjudicated	destroy
16-p-0288	Video disk	16-1649	King	n/a	n/a	n/a	destroy
16-p-0296	Video disk	16-1656	King	Area 1	1601146/168	closed	destroy
16-p-0306	Video disk	16-1660	R. Sikora	n/a	n/a	n/a	destroy
16-p-0302	Video disk	16-1679	Hayes	Area 1	1602322	closed	destroy
16-p-0287	Video disk	16-1690	Lindner	Area 1	1601113	closed	destroy
16-p-0289	Photographs	16-1695	Ledermeier	Area 1	1602250	closed	destroy
16-p-0297	DVD, photographs	16-1700	Lindner	Area 1	record sealed	closed	destroy
16-p-0293	Video disk	16-1702	Hayes	n/a	n/a	n/a	destroy
16-p-0489	Two (2) cell phones	16-1719	S. Sikora	Area 1	1601369	closed	unclaimed--donate to Smartphone Recycling
16-p-0300	DNA swabs	16-1724	Hayes	n/a	n/a	n/a	destroy
16-p-0303	Photo disk, DNA swabs	16-1724	Hayes	n/a	n/a	n/a	destroy
16-p-0309	Photographs of incident scene	16-1756	Butler	n/a	n/a	n/a	destroy
16-p-0310	Photographs of incident scene	16-1757	Butler	n/a	n/a	n/a	destroy
16-p-0440	Video disk	16-1762	S. Sikora	n/a	n/a	n/a	destroy
16-p-0318	Photo disk	16-1777	King	n/a	n/a	n/a	destroy
16-p-0315	Photo disk	16-1778	Hayes	Area 1	sealed	sealed	destroy
16-p-0316	Video disk	16-1778	Hayes	Area 1	n/a	record expunged	destroy
16-p-0323	Photo disk	16-1799	Hayes	n/a	n/a	n/a	destroy
16-p-0333	Photo disk	16-1807	Hayes	Area 1	n/a	sealed	destroy
16-p-0326	Photo disk	16-1816	Hayes	Area 1	n/a	sealed	destroy
16-p-0336	Video disk	16-1830	Campbell	n/a	n/a	n/a	destroy
16-p-0337	Video disk, receipt for value of stolen merchandise	16-1832	Varley	n/a	n/a	n/a	destroy
16-p-0335	Photographs of MVA	16-1838	Butler	Area 1	n/a	sealed	destroy
16-p-0491	Photographs of MVA	16-1874	Hardin	Area 1	1602495	closed	destroy
16-p-0429	Photo disk of search warrant	16-1918	Blauvelt	n/a	n/a	n/a	destroy
16-p-0432	Video disk	16-1921	Lindner	Area 1	1601359	closed	destroy
16-p-0481	Documents	16-1923	Price	Area 1	1601353	closed	destroy
16-p-0430	Documents	16-1925	Hardin	Area 1	1602447	closed	destroy
16-p-0439	Photographs	16-1935	Lindner	Area 1	record sealed	closed	destroy
16-p-0437	Flash drive, photographs	16-1948	Hayes	Area 1	record sealed	closed	destroy
16-p-0438	Photo disk	16-1956	Hayes	n/a	n/a	n/a	destroy
16-p-0477	Photo disk	16-1976	Hayes	n/a	n/a	n/a	destroy
16-p-0482	Photographs of incident scene	16-2005	Ledermeier	n/a	n/a	n/a	destroy
16-p-0484	Video disk	16-2014	S. Sikora	Area 1	1601449	closed	destroy
16-p-0573	Three (3) video disks	16-2014	S. Sikora	Area 1	1601449	closed	destroy
16-p-0527	Video disk	16-2015	Campbell	Area 1	1601397/396	closed	destroy
16-p-0488	Video disk	16-2024	Huff	Area 1	1601379	closed	destroy
16-p-0490	Video disk	16-2025	Reihs	Area 1	1601374	closed	destroy
16-p-0492	Printed texts of phone messages	16-2034	Price	n/a	n/a	n/a	destroy
16-p-0519	Court documents	16-2037	Price	n/a	n/a	n/a	destroy

16-p-0528	Photo disk, receipts	16-2048	Price	n/a	n/a	n/a	destroy
16-p-0545	Photo disk	16-2053	S. Sikora	n/a	n/a	n/a	destroy
16-p-0530	Photographs	16-2057	Ledermeier	n/a	n/a	closed	destroy
16-p-0555	Drink can	16-2073	Gilbert	n/a	n/a	n/a	destroy
16-p-0538	Photo disk, DNA swabs	16-2090	King	n/a	n/a	n/a	destroy
16-p-0537	DNA swab	16-2091	Jenkins	n/a	n/a	n/a	destroy
16-p-0541	Photo disk, documents	16-2105	Varley	n/a	n/a	n/a	destroy
16-p-0542	Photo disk, cellphones	16-2114	S. Sikora	n/a	n/a	n/a	destroy
16-p-0549	Photographs	16-2120	Reihs	Area 1	1601458	closed	destroy
16-p-0547	Photo disk	16-2139	Hayes	n/a	n/a	n/a	destroy
16-p-0546	Photographs, documents, video disk	16-2140	Lindner	Area 1	1601496	closed	destroy
16-p-0562	Vehicle parts	16-2180	Gilbert	Area 1	1602752	closed	destroy
16-p-0575	Photographs	16-2186	Ledermeier	Area 1	1602765	closed	destroy
16-p-0570	Photographs, video disk	16-2187	Wagers	Area 1	1601528	closed	destroy
16-p-0565	Photographs	16-2189	Butler	n/a	n/a	n/a	destroy
16-p-0569	Video disk	16-2196	S. Sikora	Area 1	1601730A/530B	closed	destroy
16-p-0571	Photo disk	16-2202	Terrell	n/a	n/a	n/a	destroy
16-p-0578	DNA swab	16-2219	King	n/a	n/a	n/a	destroy
16-p-0582	DNA swabs, video disk	16-2225	Terrell	n/a	n/a	n/a	destroy
16-p-0580	DNA sabs, video disk	16-2226	Terrell	n/a	n/a	n/a	destroy
16-p-0579	DNA sabs, video disk	16-2227	Terrell	n/a	n/a	n/a	destroy
16-p-0583	DNA sabs, video disk	16-2231	Terrell	n/a	n/a	n/a	destroy
16-p-0590	Video disk	16-2235	Lindner	Area 1	1601551	closed	destroy
16-p-0602	Receipts, photographs, video disk	16-2244	Lindner	Area 1	1601561	closed	destroy
16-p-0641	Receipts, photographs, video disk	16-2258	Lindner	Area 1	record sealed	closed	destroy
17-p-0016	DVD	17-0028	Lindner	Area 1	1700211	closed	destroy
17-p-0018	DVD	17-0036	Campbell	Area 1	1700033	closed	destroy
17-p-0015	DVD, photographs, LEADS printouts	17-0037	Durkin	Area 1	record sealed	closed	destroy
17-p-0037	DVD	17-0043	Ledermeier	Area 1	1700303	closed	destroy
17-p-0028	Video disk	17-0045	Wagers	Area 1	1700045	abated	destroy
17-p-0040	Photo disk	17-0049	S. Sikora	n/a	n/a	n/a	destroy
17-p-0036	Photo disk	17-0074	Price	n/a	n/a	n/a	destroy
17-p-0035	Photographs of incident scene	17-0076	Ledermeier	n/a	n/a	n/a	destroy
17-p-0041	DVD	17-0077	Gilbert	Area 1	1700074	closed	destroy
17-p-0044	Receipt	17-0086	Jenkins	Area 1	1700068	closed	destroy
17-p-0053	Photographs of incident scene	17-0109	Ledermeier	n/a	n/a	n/a	destroy
17-p-0055	Fraudulent check	17-0115	Wagers	n/a	n/a	n/a	destroy
17-p-0060	DVD	17-0118	Wagers	BCJC	n/a	adjudicated	destroy
17-p-0063	Photographs, video disk	17-0134	Lindner	n/a	n/a	n/a	destroy
17-p-0070	DVD, fictitious \$50 bill	17-0137	Campbell	Area 1	1700104	closed	destroy
17-p-0050	JAX100 stereo speaker	17-0141	Huff	Area 1	civil citation	adjudicated	RTO
17-p-0087	Photo disk	17-0154	Price	n/a	n/a	n/a	destroy
17-p-0080	Photographs	17-0159	Lindner	Area 1	1700146	closed	destroy
17-p-0089	Photographs	17-0188	Hool	Area 1	1700142	closed	destroy
17-p-0090	Photographs	17-0191	Ledermeier	Area 1	1700163	closed	destroy
17-p-0142	DVD	17-0203	Blauvelt	Area 1	1700234	closed	destroy
17-p-0098	Receipts, video disk	17-0204	Gilbert	Area 1	sealed	record expunged	destroy
17-p-0092	9mm shell casings	17-0210	Jenkins	n/a	n/a	n/a	destroy
17-p-0106	DVD	17-0237	Campbell	Area 1	1700162	closed	destroy
17-p-0114	Video disk	17-0242	Wagers	n/a	n/a	n/a	destroy
17-p-0111	DNA swabs	17-0245	S. Sikora	BCJC	n/a	adjudicated	destroy
17-p-0113	Bomb note	17-0245	S. Sikora	BCJC	n/a	adjudicated	destroy
17-p-0113	Apple iPhone	17-0245	S. Sikora	BCJC	n/a	adjudicated	RTO
17-p-0136	Video disk	17-0253	Blauvelt	Area 1	1700305	closed	destroy
17-p-0132	Video disk	17-0303	Hayes	n/a	n/a	n/a	destroy
17-p-0148	DVD	17-0319	S. Sikora	BCJC	n/a	adjudicated	destroy
17-p-0140	Brown/gray hat	17-0320	Gilbert	n/a	n/a	n/a	destroy

17-p-0147	Photographs of incident scene	17-0332	Ledermeier	n/a	n/a	n/a	destroy
17-p-0159	Photographs of incident scene	17-0338	Ledermeier	n/a	n/a	n/a	destroy
17-p-0247	Thumb drive, medical records	17-0342	Blauvelt	Area 1	sealed	record expunged	destroy
17-p-0191	Photographs of incident scene	17-0442	Ledermeier	n/a	n/a	n/a	destroy
17-p-0205	Receipts for value of stolen merchandise	17-0468	Hayes	n/a	n/a	n/a	destroy
17-p-0226	DVD	17-0470	Campbell	Area 1	1700392	closed	destroy
17-p-1365	Photo disk, Play Station box, DNA swabs	17-0507	Ledermeier	n/a	n/a	n/a	destroy
17-p-0239	Photo disk	17-0555	Hayes	n/a	n/a	n/a	destroy
17-p-0290	DVD	17-0567	Reihs	Area 1	n/a	civil court referral	destroy
17-p-0277	Two (2) DVDs	17-0568	S. Sikora	Common Pleas	2017060926	closed	destroy
17-p-0250	Whiskey bottle, photographs of incident scene	17-0574	Morgan	n/a	n/a	n/a	destroy
17-p-0267	Photographs	17-0611	Morgan	Area 1	1700821	closed	destroy
17-p-0264	Photographs	17-0621	Lindner	BCJC	n/a	adjudicated	destroy
17-p-0262	Photo disk, shoe prints	17-0640	Hayes	n/a	n/a	n/a	destroy
17-p-0279	Photographs	17-0653	Blauvelt	Area 1	1700823	closed	destroy
17-p-0302	Photo disk, exclusionary DNA swab	17-0696	King	n/a	n/a	n/a	destroy
17-p-0380	DVD	17-0704	Blauvelt	Area 1	1700655	closed	destroy
17-p-0295	DVD	17-0712	S. Sikora	n/a	n/a	n/a	destroy
17-p-0292	video disk	17-0715	Terrell	Area 1	1700511;1701622	closed	destroy
17-p-0296	Thumb drive, summons, notes	17-0725	S. Sikora	Area 1	1700625	closed	destroy
17-p-0293	Flash drive	17-0743	Hayes	Area 1	1700626	closed	destroy
17-p-0313	DNA swabs, scissor jack	17-0771	Blauvelt	n/a	n/a	n/a	destroy
17-p-0310	Vehicle title, photographs	17-0780	Morgan	Area 1	record sealed	closed	destroy
17-p-0308	Glass plate of fingerprints	17-0797	Lindner	n/a	n/a	n/a	destroy
17-p-0328	Photographs of text messages	17-0840	Morgan	n/a	n/a	n/a	destroy
17-p-0672	Cell phone (recovered stolen, damaged)	17-0851	R. Sikora	Common Pleas	2017122069	closed	unclaimed--donate to Smart Phone Recycling
17-p-0684	DVD, security reports	17-0859	Jenkins	Common Pleas	2017122069	closed	destroy
17-p-0351	Photographs of incident scene	17-0864	Ledermeier	n/a	n/a	n/a	destroy
17-p-0348	DVD	17-0884	Hayes	Area 1	1700740/724/725	closed	destroy
17-p-0352	Photo disk, Blue Ray player box	17-0894	Price	n/a	n/a	n/a	destroy
17-p-0353	Photographs, receipts	17-0907	Morgan	Area 1	1700845	closed	destroy
17-p-0358	Baggie of marijuana and pipe	17-0916	Butler	n/a	n/a	n/a	destroy
17-p-0359	Photos of victim's injuries	17-0938	Lindner	Area 1	1700804/803	closed	destroy
17-p-0367	Photos of two fraudulent checks	17-0960	Reihs	n/a	n/a	n/a	destroy
17-p-0395	Photographs of MVA	17-0995	Ledermeier	Area 1	1701247	closed	destroy
17-p-0394	Medical records of victim	17-1003	S. Sikora	Area 1	1700904	closed	destroy
17-p-0383	Video disk	17-1015	S. Sikora	n/a	n/a	n/a	destroy
17-p-0384	Two pages of cell phone texts	17-1040	Ledermeier	n/a	n/a	n/a	destroy
17-p-0392	Photos of MVA	17-1064	Morgan	Area 1	1701358	closed	destroy
17-p-0398	DVD	17-1073	King	n/a	n/a	n/a	destroy
17-p-0399	DVD and photographs	17-1085	S. Sikora	Area 1	1700938	closed	destroy
17-p-0403	Video disk	17-1092	R. Sikora	Area 1	1700963	closed	destroy
17-p-0400	Photo disk, empty prescription bottle	17-1095	Price	n/a	n/a	n/a	destroy
17-p-0407	LEADS printouts, citation copies, ID card	17-1100	Ledermeier	Area 1	1700972/968	closed	destroy
17-p-0409	DVD, photos	17-1106	S. Sikora	Common Pleas	2017071219	closed	destroy
17-p-0417	2001 Dodge vehicle registration	17-1123	Ledermeier	Area 1	1700979/1701446	closed	destroy
17-p-0419	Video disk	17-1135	Blauvelt	Area 1	1701432	closed	destroy
17-p-0420	Photographs of incident scene	17-1140	Morgan	n/a	n/a	n/a	destroy
17-p-0418	Key fob, DNA swabs, cleaning bottle	17-1141	Blauvelt	n/a	n/a	n/a	destroy
17-p-0450	DNA swab, fingerprints	17-1150	R. Sikora	Area 1	1701011	closed	destroy
17-p-0499	Photo lineup, envelope	17-1184	Blauvelt	Common Pleas	2017111864	closed	destroy
17-p-0451	Photos of hit/skip incident	17-1186	Morgan	n/a	n/a	n/a	destroy
17-p-0452	Photographs	17-1199	Morgan	BCJC	n/a	adjudicated	destroy
17-p-0467	Photographs of incident scene	17-1222	Ledermeier	n/a	n/a	n/a	destroy
17-p-0465	Flash drive	17-1234	Durkin	n/a	n/a	n/a	destroy
17-p-0479	DVD	17-1247	Campbell	Area 1	1701077	closed	destroy
17-p-0611	Photo disk	17-1275	S. Sikora	n/a	n/a	n/a	destroy

17-p-0483	Photographs of incident scene	17-1287	Ledermeier	n/a	n/a	n/a	destroy
17-p-0483	Photographs	17-1287	Ledermeier	n/a	n/a	n/a	destroy
17-p-0488	Photographs, documents	17-1304	Carlson	n/a	n/a	n/a	destroy
17-p-0489	Photographs	17-1305	Ledermeier	n/a	n/a	n/a	destroy
17-p-0494	Photographs	17-1305	Ledermeier	n/a	n/a	n/a	destroy
17-p-0498	Photographs of incident scene	17-1306	Ledermeier	n/a	n/a	n/a	destroy
17-p-0514	Video disk	17-1355	S. Sikora	n/a	n/a	n/a	destroy
17-p-0519	DNA swabs	17-1356	King	Common Pleas	2017101737	closed	destroy
17-p-0510	Photographs	17-1373	Hardin	Area 1	1701129	closed	destroy
17-p-0532	DVD	17-1395	Lindner	Area 1	1701140	closed	destroy
17-p-0529	DVD	17-1438	Carlson	n/a	n/a	IND. protection order error	destroy
17-p-0576	DVD	17-1493	King	Area 1	1701304	closed	destroy
17-p-0576	DVD	17-1493	King	Common Pleas	2017040707	closed	destroy
17-p-0594	Photographs	17-1532	Ledermeier	Area 1	record sealed	closed	destroy
17-p-0556	Five various gift cards	17-1570	S. Sikora	n/a	n/a	n/a	RTO
17-p-0639	Photo lineup	17-1599	S. Sikora	Common Pleas	2017091619	closed	destroy
17-p-0617	Two DVDs	17-1600	S. Sikora	Common Pleas	2017091619	closed	destroy
17-p-0612	Video disk	17-1681	Blauvelt	Area 1	1701382	closed	destroy
17-p-0616	Photo disk	17-1688	Ledermeier	n/a	n/a	n/a	destroy
17-p-0625	DNA swabs	17-1722	Jenkins	n/a	n/a	n/a	destroy
17-p-0630	DVD, photographs	17-1742	Price	Area 1	1701449	closed	destroy
17-p-0805	DVD: interview and phone downloads	17-1760	Blauvelt	n/a	n/a	n/a	destroy
17-p-0658	DVD	17-1802	Price	BCJC	n/a	adjudicated	destroy
17-p-0659	DVD, receipts	17-1803	Hardin	Area 1	1701484; 1800690	closed	destroy
17-p-0656	DVD	17-1828	Morgan	Area 1	record sealed	closed	destroy
17-p-0675	Thumb drive video	17-1878	Lindner	Area 1	1701527	closed	destroy
17-p-0679	DVD, search warrant data	17-1904	Wagers	BCJC	n/a	adjudicated	destroy
17-p-0699	Photographs	17-1958	King	n/a	n/a	n/a	destroy
17-p-0700	DVD video	17-1972	Hayes	Area 1	1701608	abated	destroy
17-p-0719	Brick Street surveillance video disk	17-1990	R. Sikora	n/a	n/a	n/a	destroy
17-p-0718	DVD, photos	17-2001	King	n/a	n/a	n/a	destroy
17-p-0731	Photo lineups	17-2026	R. Sikora	Common Pleas	2018010017	closed	destroy
17-p-0725	Bank statements	17-2034	Carlson	n/a	n/a	n/a	destroy
17-p-0740	suspect photos, vehicle receipts	17-2057	Campbell	Common Pleas	2018010058	closed	destroy
17-p-0740	suspect photos, vehicle receipts	17-2057	Campbell	Common Pleas	2018010103	closed	destroy
17-p-0734	Store security video	17-2072	Hardin	n/a	n/a	n/a	destroy
17-p-0733	DVD	17-2078	Price	Area 1	record sealed	closed	destroy
17-p-0738	Flash drive, DVD	17-2080	Morgan	Area 1	record sealed	closed	destroy
17-p-0735	Flash drive of incident scene photos	17-2084	Lindner	n/a	n/a	n/a	destroy
17-p-0737	Video disk	17-2093	Durkin	n/a	n/a	n/a	destroy
17-p-0759	Thumb drive	17-2138	S. Sikora	Area 1	1701728	closed	destroy
17-p-0754	Photographs of MVA	17-2169	Ledermeier	Area 1	1702538	closed	destroy
17-p-0769	DNA swabs	17-2183	S. Sikora	n/a	n/a	n/a	destroy
17-p-0771	Photo lineup	17-2212	King	Area 1	1800032	closed	destroy
17-p-0775	DVD: interview of suspect	17-2224	Lindner	BCJC	n/a	adjudicated	destroy
17-p-0770	Photo disk, men's pants	17-2239	Price	n/a	n/a	n/a	destroy
17-p-0772	Apple iPhone (unclaimed by owner)	17-2245	S. Sikora	Common Pleas	2017122041	closed	unclaimed--donate to Cell Phone Bank
17-p-0793	Video disk, photos of MVA	17-2271	Ledermeier	Area 1	record sealed	closed	destroy
17-p-0781	Kroger receipt	17-2272	Carlson	Area 1	record sealed	closed	destroy
17-p-0783	DVD, documents	17-2274	Carlson	Area 1	1701803	closed	destroy
17-p-0782	DVD: security video	17-2280	Carlson	n/a	n/a	closed	destroy
17-p-0785	Photographs of incident scene	17-2294	Lindner	n/a	n/a	n/a	destroy
17-p-0804	DNA swab	17-2309	Blauvelt	Common Pleas	2018010132	closed	destroy
17-p-0800	Receipt and video disk	17-2311	Lindner	Area 1	1800001	closed	destroy
18-p-0347	Documents	18-1046	Huff	n/a	n/a	n/a	destroy
18-p-0007	Photo lineup	18-0004	Blauvelt	n/a	n/a	n/a	destroy
18-p-0005	DVD	18-0031	Wagers	Area 1	1800035	closed	destroy

18-p-0007	USB drive	18-0048	Hardin	Area 1	1800029	closed	destroy
18-p-0013	DVD, receipt	18-0076	Butler	Area 1	1800055	closed	destroy
18-p-0025	Flash drive, photographs	18-0090	Carlson	Area 1	record sealed	closed	destroy
18-p-0014	Video disk	18-0093	Price	n/a	n/a	n/a	destroy
18-p-0021	DVD	18-0099	Huff	Area 1	1800435	closed	destroy
18-p-0031	Video disk	18-0107	Lindner	Area 1	1800065	closed	destroy
18-p-0018	Photographs of incident scene	18-0112	Morgan	n/a	n/a	n/a	destroy
18-p-0020	Photographs of incident scene	18-0117	Lindner	n/a	n/a	n/a	destroy
18-p-0030	Photo disk, shell casings	18-0120	Hool	n/a	n/a	n/a	destroy
18-p-0034	Photographs	18-0135	Ledermeier	Area 1	1800010	closed	destroy
18-p-0035	Photographs	18-0137	Morgan	Area 1	1800100	closed	destroy
18-p-0055	Video disk, vape, DNA swabs	18-0142	Blauvelt	Area 1	1800088	closed	destroy
18-p-0095	DVD, photo lineup	18-0151	R. Sikora	Area 1	record sealed	closed	destroy
18-p-0083	Medical records of victim	18-0154	S. Sikora	n/a	n/a	n/a	destroy
18-p-0037	DVD	18-0160	Wagers	BCJC	n/a	adjudicated	destroy
18-p-0039	Video disk	18-0174	R. Sikora	Area 1	1800110	closed	destroy
18-p-0042	Video disk, receipt	18-0175	R. Sikora	Area 1	1800109	closed	destroy
18-p-0042	Video disk, receipt	18-0175	R. Sikora	Area 1	1800109	closed	destroy
18-p-0284	Video disk, documents	18-0192	King	n/a	n/a	n/a	destroy
18-p-0047	DNA swabs	18-0205	Carlson	n/a	n/a	n/a	destroy
18-p-0049	Photographs of incident scene	18-0222	Ledermeier	n/a	n/a	n/a	destroy
18-p-0079	USB Drive	18-0235	Wagers	BCJC	n/a	adjudicated	destroy
18-p-0085	Photographs, DNA swabs	18-0244	Lindner	n/a	n/a	n/a	destroy
18-p-0058	Photographs	18-0270	Ledermeier	n/a	n/a	n/a	destroy
18-p-0061	Photographs of MVA	18-0292	Morgan	n/a	n/a	n/a	destroy
18-p-0064	Photographs of victim's injuries	18-0303	Lindner	Area 1	n/a	abated	destroy
18-p-0077	DVD	18-0306	S. Sikora	Area 1	1800426/413	closed	destroy
18-p-0084	Photographs	18-0328	Morgan	n/a	n/a	n/a	destroy
18-p-0094	Photo disk, documents (OPD assist on non-Oxford incident)	18-0337	Campbell	n/a	n/a	n/a	destroy
18-p-0092	White T-short	18-0343	Jenkins	n/a	n/a	n/a	destroy
18-p-0096	DVD	18-0358	R. Sikora	Area 1	1800426	closed	destroy
18-p-0108	Photographs of text messages	18-0364	Morgan	n/a	n/a	n/a	destroy
18-p-0124	Surveillance video	18-0373	Hool	n/a	n/a	n/a	destroy
18-p-0120	DVD	18-0402	S. Sikora	Area 1	1800262	closed	destroy
18-p-0146	DVD	18-0410	S. Sikora	Area 1	1800305	closed	destroy
18-p-0137	DVD, documents	18-0435	Lindner	Area 1	1800292/300	closed	destroy
18-p-0148	Thumb drive	18-0437	R. Sikora	Area 1	record sealed	closed	destroy
18-p-0156	Flash drive, receipt	18-0457	A. Jones	Area 1	1800307	closed	destroy
18-p-0160	Documents	18-0486	A. Jones	n/a	n/a	n/a	destroy
18-p-0161	Flash drive, photographs	18-0490	Butler	Area 1	1800366	closed	destroy
18-p-0178	Photos and DVD	18-0522	Carlson	Common Pleas	2018040648	closed	destroy
18-p-0181	DVD	18-0525	Wagers	BCJC	n/a	adjudicated	destroy
18-p-0188	Credit card	18-0528	Huff	n/a	n/a	n/a	destroy
18-p-0196	Thumb drive	18-0560	S. Sikora	Area 1	1800459	closed	destroy
18-p-0192	DVD, documents	18-0565	Robinson	Area 1	1800414	closed	destroy
18-p-0227	Surveillance video disk	18-0660	Carlson	Area 1	1800512; 1800511	closed	destroy
18-p-0226	Pill box containing cigarette butt	18-0675	Carlson	BCJC	n/a	adjudicated	destroy
18-p-0225	DVD w/ photos of victim	18-0681	Price	Area 1	1800476	closed	destroy
18-p-0252	Photographs	18-0735	Ledermeier	BCJC	n/a	adjudicated	destroy
18-p-0269	Vaping device	18-0753	Lindner	n/a	n/a	n/a	destroy
18-p-0302	Video disk	18-0758	Lindner	Area 1	1800568	closed	destroy
18-p-0256	Receipts	18-0760	Lindner	n/a	n/a	closed--CP reimbursed	destroy
18-p-0258	Photographs	18-0777	Morgan	Area 1	1801006	closed	destroy
18-p-0275	DVD	18-0784	S. Sikora	Area 1	1800582	closed	destroy
18-p-0276	DNA swabs	18-0785	S. Sikora	n/a	n/a	n/a	destroy
18-p-0285	Photographs of incident scene	18-0785	S. Sikora	n/a	n/a	n/a	destroy
18-p-0279	Video disk	18-0807	Huff	n/a	n/a	n/a	destroy

18-p-0282	Personal check	18-0816	Huff	n/a	n/a	n/a	destroy
18-p-0293	Photo disk	18-0872	Lindner	n/a	n/a	n/a	destroy
18-p-0297	Flash drive	18-0885	Hardin	Area 1	record sealed	closed	destroy
18-p-0321	Glass pipe w/ marijuana residue	18-0890	Lindner	Area 1	1800676	closed	destroy
18-p-0299	Photographs	18-0897	Campbell	Area 1	1800631	closed	destroy
18-p-0313	Video disk	18-0922	R. Sikora	Area 1	1800656	closed	destroy
18-p-0313	Video disk	18-0922	R. Sikora	Area 1	1800651	closed	destroy
18-p-0313	Video disk	18-0922	R. Sikora	Area 1	1800654	closed	destroy
18-p-0308	Photographs	18-0940	Ledermeier	n/a	n/a	n/a	destroy
18-p-0317	Three (3) video disks	18-0974	Durkin	Area 1	1800681	closed	destroy
18-p-0315	Thumb drive video	18-0977	Durkin	n/a	n/a	restitution made	destroy
18-p-0327	Surveillance video disk, store receipt	18-0997	R. Sikora	Area 1	1800685	closed	destroy
18-p-0337	Photographs of suspicious powder in envelope	18-1003	Ledermeier	n/a	n/a	n/a	destroy
18-p-0336	DVD, photographs, receipts	18-1005	Ledermeier	Area 1	1800706	closed	destroy
18-p-0336	DVD, photographs, receipts	18-1005	Ledermeier	Area 1	1800693	closed	destroy
18-p-0336	DVD, photographs, receipts	18-1005	Ledermeier	Area 1	1800691	closed	destroy
18-p-0340	Hospital documents, medical records	18-1022	Ledermeier	Area 1	1800719	closed	destroy
18-p-0350	DNA swabs	18-1037	Blauvelt	n/a	n/a	n/a	destroy
18-p-0346	Photo disk, DNA swabs, driver license	18-1038	Campbell	n/a	n/a	n/a	destroy
18-p-0354	DVD	18-1081	Morgan	Area 1	1800725	closed	destroy
18-p-0310	Lock box	18-1084	S. Sikora	n/a	n/a	n/a	destroy
18-p-0445	Video disk	18-1085	Rehs	n/a	n/a	n/a	destroy
18-p-0369	DNA swabs	18-1089	S. Sikora	n/a	n/a	n/a	destroy
18-p-0360	Clothing	18-1092	Lindner	n/a	n/a	n/a	destroy
18-p-0368	DNA swabs	18-1094	S. Sikora	n/a	n/a	n/a	destroy
18-p-0364	Video disk	18-1095	Wagers	n/a	n/a	n/a	destroy
18-p-0366	Photographs of DV incident	18-1123	Ledermeier	Area 1	record sealed	closed	destroy
18-p-0393	Pop bottles	18-1194	Hayes	n/a	n/a	n/a	destroy
18-p-0397	Video disk	18-1203	Morgan	n/a	n/a	n/a	destroy
18-p-0395	Drug abuse instruments	18-1208	Jenkins	Area 1	1800870	closed	destroy
18-p-0394	DVD	18-1209	S. Sikora	Area 1	1800857	closed	destroy
18-p-0428	Surveillance video disk	18-1298	Carlson	Area 1	1800979	closed	destroy
18-p-0480	DVD, photographs	18-1310	Lindner	BCJC	n/a	adjudicated	destroy
18-p-0480	DVD, photographs	18-1310	Lindner	BCJC	n/a	adjudicated	destroy
18-p-0480	DVD, photographs	18-1310	Lindner	BCJC	n/a	adjudicated	destroy
18-p-0470	DNA swabs, photo disk	18-1374	Price	n/a	n/a	n/a	destroy
18-p-0472	Two (2) potted plants	18-1390	Ledermeier	n/a	n/a	n/a	destroy
18-p-0486	Video disk	18-1426	Price	Area 1	record sealed	closed	destroy
18-p-0523	DNA swabs from stolen scooter	18-1428	Blauvelt	Area 1	record sealed	closed	destroy
18-p-0520	Receipt	18-1463	Hardin	Area 1	record sealed	closed	destroy
18-p-0544	Video disk	18-1582	Morgan	n/a	n/a	n/a	destroy
18-p-0565	Assorted personal items	18-1620	Lindner	n/a	n/a	n/a	destroy
18-p-0557	Kroger receipt, photograph	18-1638	Lindner	Area 1	record sealed	closed	destroy
18-p-0571	DVD	18-1652	Lindner	Area 1	1801188	closed	destroy
18-p0569	Photographs of text messages	18-1675	Lindner	n/a	n/a	n/a	destroy
18-p-0580	DVD	18-1692	S. Sikora	Common Pleas	2018111968	closed	destroy
18-p-0580	DVD	18-1692	S. Sikora	Common Pleas	2018111963	closed	destroy
18-p-0611	Video disk	18-1728	Ledermeier	n/a	n/a	n/a	destroy
18-p-0624	Video disk	18-1728	Ledermeier	n/a	n/a	n/a	destroy
18-p-0583	Signed Miranda Warning card	18-1751	Ledermeier	Common Pleas	2018112002	closed	destroy
18-p-0586	Photographs	18-1769	Lindner	Area 1	1801306	closed	destroy
18-p-0604	Video disk	18-1796	Huff	Area 1	1801310	closed	destroy
18-p-0603	Pocket knife	18-1808	Price	n/a	n/a	n/a	destroy
18-p-0612	DNA swabs, DVD	18-1829	Blauvelt	Common Pleas	201811945	closed	destroy
18-p-0612	DNA swabs, DVD	18-1829	Blauvelt	Common Pleas	2018111962	closed	destroy
18-p-0613	DVD, photographs	18-1833	Blauvelt	Common Pleas	201811945	closed	destroy
18-p-0613	DVD, photographs	18-1833	Blauvelt	Common Pleas	2018111962	closed	destroy

18-p-0601	Receipts	18-1839	A. Jones	Area 1	1900303	closed	destroy
18-p-0625	Thumb drive, receipts	18-1841	King	Common Pleas	2018122095	closed	destroy
18-p-0618	Baggie of marijuana	18-1873	Ledermeier	BCJC	n/a	adjudicated	destroy
18-p-0632	Video disk	18-1897	S. Sikora	Area 1	1801358	closed	destroy
18-p-0647	Assorted personal items from recovered stolen vehicle	18-1900	Blauvelt	n/a	n/a	n/a	destroy
18-p-0647	Assorted clothing and personal items	18-1900	Blauvelt	n/a	n/a	n/a	destroy
18-p-0627	Three video disks	18-1907	Huff	n/a	n/a	n/a	destroy
18-p-0629	Bird scooter	18-1922	Morgan	n/a	n/a	n/a	destroy
18-p-0638	Interview on DVD	18-1932	King	Common Pleas	2018112072	closed	destroy
18-p-0642	Video disk	18-1982	Varley	Area 1	1801393	closed	destroy
18-p-0657	Video disk	18-1994	R. Sikora	n/a	n/a	n/a	destroy
18-p-0643	Tire iron, gun box	18-1997	Morgan	n/a	n/a	n/a	destroy
18-p-0677	Interview on DVD	18-2010	S. Sikora	Area 1	1801411	closed	destroy
18-p-0660	Drug abuse instruments, suspected narcotics (overdose incident)	18-2048	Hool	n/a	n/a	n/a	destroy
18-p-0659	DVD, house key	18-2051	Blauvelt	n/a	n/a	n/a	destroy
18-p-0664	Flash drive	18-2076	Lindner	Area 1	1802668	closed	destroy
18-p-0678	Documents	18-2100	Reihs	n/a	n/a	n/a	destroy
18-p-0672	Flash drive, debit card	18-2140	Lindner	Common Pleas	2019010020	closed	destroy
18-p-0680	DVD	18-2145	Lindner	n/a	n/a	n/a	destroy
18-p-0676	Umbrella, photo line-up, video disk	18-2162	Ledermeier	n/a	n/a	n/a	destroy
18-p-0678	Lottery log, DVD	18-2164	Ledermeier	Area 1	1900046	closed	destroy
19-p-0001	DNA swabs, photo disk, thumb drive, vehicle ignition	19-0013	Wagers	n/a	n/a	n/a	destroy
19-p-0016	Photo disk	19-0045	S. Sikora	n/a	n/a	n/a	destroy
19-p-0017	DVD	19-0050	Hool	Area 1	1900057	closed	destroy
19-p-0014	DVD, photographs	19-0057	Reihs	Area 1	1900047	closed	destroy
19-p-0018	DVD, debit cards, documents	19-0058	Lindner	Area 1	1900045	closed	destroy
19-p-0036	Photo disk	19-0131	Hayes	n/a	n/a	n/a	destroy
19-p-0030	DVD, photographs	19-0134	Mayberry	n/a	n/a	n/a	destroy
19-p-0044	Narcotics, drug abuse instruments	19-0184	Gilbert	Common Pleas	2020121569	closed	destroy
19-p-0049	EBT card	19-0187	Ledermeier	n/a	n/a	n/a	destroy
19-p-0677	Store surveillance video disk	19-0196	Price	Area 1	1900480	closed	destroy
19-p-0048	DVD, signed Miranda Warning card	19-0196	Price	Area 1	1900291	closed	destroy
19-p-0055	DVD, photographs	19-0199	Lindner	Common Pleas	2019020320	closed	destroy
19-p-0050	DNA swab, 3 DVDs	19-0211	S. Sikora	n/a	n/a	n/a	destroy
19-p-0056	Flash drive, photographs	19-0230	Morgan	Area 1	1900189	closed	destroy
19-p-0054	Photographs of victim's injuries	19-0239	Lindner	Area 1	1900176	closed	destroy
19-p-0064	Video disk	19-0281	Gilbert	Area 1	1900393	closed	destroy
19-p-0078	Medical records	19-0288	Ledermeier	Area 1	1900214	closed	destroy
19-p-0072	Video disk	19-0311	Gilbert	n/a	n/a	n/a	destroy
19-p-0081	Photo disk	19-0314	King	n/a	n/a	n/a	destroy
19-p-0343	Photo disks, medical records	19-0363	Gilbert	Area 1	1901063	closed	destroy
19-p-0343	Five (5) DVDs, medical records	19-0363	Gilbert	Area 1	1901063	closed	destroy
19-p-0107	DVD, personal clothing, body tissue (refrigerated)	19-0367	King	Common Pleas	2020081280	closed-civil disposition	destroy
19-p-0114	DVD, flash drive	19-0404	Carlson	BCJC	n/a	adjudicated	destroy
19-p-0125	Beverage bottle, DNA swabs, cigarette butt	19-0411	S. Sikora	Area 1	1900312	closed	destroy
19-p-0237	Video disk	19-0439	Price	Area 1	1900303	closed	destroy
19-p-0194	Video disk	19-0457	S. Sikora	Area 1	1900462	closed	destroy
19-p-0142	Video disk	19-0467	Morgan	Area 1	sealed	record expunged	destroy
19-p-0168	DNA swabs, photographs, signed Miranda Warning card	19-0503	King	n/a	n/a	n/a	destroy
19-p-0147	Video disk	19-0504	S. Sikora	n/a	n/a	n/a	destroy
19-p-0153	Video disk	19-0548	Hayes	Area 1	1900380	closed	destroy
19-p-0167	Photographs, DVD	19-0563	Blauvelt	n/a	n/a	n/a	destroy
19-p-0179	Store surveillance video disk	19-0574	Lindner	Area 1	1900502	closed	destroy
19-p-0178	Documents, fake \$100 bill, store receipt	19-0581	Mayberry	Area 1	record sealed	closed	destroy
19-p-0178	Store receipt for value of stolen merchandise, fictitious \$100 bill	19-0581	Mayberry	Area 1	sealed	record sealed	destroy
19-p-0184	DNA swab, iPhone, photo disk	19-0632	Lindner	n/a	n/a	n/a	destroy
19-p-0191	Video disk	19-0653	Reihs	Area 1	1900461	closed	destroy

19-p-0191	Video disk	19-0653	Reihs	Area 1	1900461	closed	destroy
19-p-0433	Assorted toiletries, clothing, personal items	19-0656	Morgan	Area 1	1900549	closed	unclaimed--destroy
19-p-0196	Video disk	19-0677	Price	Area 1	1900480	closed	destroy
19-p-0232	Video disk	19-0703	Ledermeier	n/a	n/a	n/a	destroy
19-p-0239	Photo disk	19-0725	King	n/a	n/a	n/a	destroy
19-p-0205	Video disk	19-0740	Campbell	n/a	n/a	n/a	destroy
19-p-0246	Video disk of Brick Street bar fight	19-0746	Blauvelt	n/a	n/a	n/a	destroy
19-p-0247	Kroger parking lot surveillance footage	19-0756	Blauvelt	n/a	n/a	n/a	destroy
19-p-0231	Thumb drive	19-0803	Campbell	Area 1	1900654	closed	destroy
19-p-0235	Store surveillance video disk	19-0813	Price	Area 1	1900614	closed	destroy
19-p-0243	Cell phone	19-0846	Lindner	n/a	n/a	n/a	destroy
19-p-0263	Video disk	19-0877	Thrasher	BCJC	n/a	adjudicated	destroy
19-p-0250	Android phone	19-0895	Hardin	Common Pleas	2023030353	closed	RTO
19-p-0250	Android phone	19-0895	Hardin	Common Pleas	2023030353	closed	unclaimed--donate to Cell Phone Bank
19-p-0250	Android cell phone	19-0895	Hardin	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
19-p-0261	Alcoholic beverage and sample vial	19-0899	Reihs	Area 1	1900647	closed	destroy
19-p-0261	Alcoholic beverage, sample vial	19-0899	Reihs	Area 1	1900647	closed	destroy
19-p-0284	DNA swabs (exclusionary)	19-0902	S. Sikora	n/a	n/a	n/a	destroy
19-p-0264	damaged bike lock and photos of bike	19-0922	Thrasher	n/a	n/a	n/a	destroy
19-p-0265	Photographs	19-0929	Lindner	Area 1	1900665	closed	destroy
19-p-0271	Photographs	19-0943	Thrasher	n/a	n/a	n/a	destroy
19-p-0269	Video disk of theft	19-0944	Thrasher	Area 1	1900681	closed	destroy
19-p-0267	Fictitious check, bank documents (no loss of personal information)	19-0945	Thrasher	n/a	n/a	n/a	destroy
19-p-0283	Four (4) photo lineups	19-0962	Blauvelt	Common Pleas	2020070913	closed	destroy
19-p-0283	Photo lineups, DNA exclusionary swabs	19-0962	Blauvelt	Common Pleas	2020070913	closed	destroy
19-p-0283	iPhone (3)	19-0962	Lindner	Common Pleas	2020070913	closed	unclaimed--donate to Smartphone Recycling
19-p-0289	Video disk	19-0972	Thrasher	Area 1	1900712	closed	destroy
19-p-0288	Printouts of cell phone text messages	19-0973	Thrasher	Area 1	1900717	closed	destroy
19-p-0299	Store surveillance video disk	19-0987	Wagers	Area 1	1900738	closed	destroy
19-p-0326	Photographs	19-1068	Lindner	n/a	n/a	n/a	destroy
19-p-0331	Store surveillance video disk	19-1101	Lindner	Area 1	1900814/815	closed	destroy
19-p-0357	Store surveillance video disk	19-1162	Lindner	Area 1	1900850	closed	destroy
19-p-0405	Photo disk	19-1316	Morgan	n/a	n/a	n/a	destroy
19-p-0404	Fingerprint lifts	19-1318	Ledermeier	n/a	n/a	n/a	destroy
19-p-0410	DVD	19-1341	Huff	Area 1	1901016	closed	destroy
19-p-0417	Video disk, receipt for stolen merchandise (items recovered)	19-1349	Campbell	n/a	n/a	n/a	destroy
19-p-0449	Photo disk, DNA swabs	19-1453	S. Sikora	n/a	n/a	n/a	destroy
19-p-0457	Video disk	19-1456	Huff	Area 1	sealed	record sealed	destroy
19-p-0460	Veterinary medical documents	19-1475	PSA Schatzle	Area 1	1901145	closed	destroy
19-p-0460	Veterinary medical documents	19-1475	PSA Schatzle	Area 1	1901145	closed	destroy
19-p-0460	Invoice from Oxford Animal Care Clinic	19-1475	PSA Schatzle	Area 1	1901145	closed	destroy
19-p-0460	Veterinary medical documents	19-1475	PSA Schatzle	Area 1	1901145	closed	destroy
19-p-0460	Veterinary medical documents	19-1475	PSA Schatzle	Area 1	1901145	closed	destroy
19-p-0460	DVD w/ photos of K9	19-1475	R. Sikora	Area 1	1901145	closed	destroy
19-p-0460	Twenty-two pound bag Royal Canin dog food	19-1475	PSA Schatzle	Area 1	1901145	closed	OPD use
19-p-0462	Flash drive	19-1482	Wagers	Area 1	1901147	closed	destroy
19-p-0461	USB drive	19-1513	Butler	BCJC	n/a	adjudicated	destroy
19-p-0470	DVD, photos	19-1569	Thrasher	n/a	n/a	n/a	destroy
19-p-0492	DNA swabs, photo line-up	19-1577	S. Sikora	n/a	n/a	n/a	destroy
19-p-0482	Two (2) DVDs	19-1581	Huff	Area 1	1901215	closed	destroy
19-p-0491	Earrings	19-1587	Gilbert	n/a	n/a	n/a	destroy
19-p-0488	Photographs	19-1593	Thrasher	n/a	n/a	n/a	destroy
19-p-0481	Screwdriver	19-1593	Gilbert	n/a	n/a	n/a	transfer to Streets/Maintenance
19-p-0507	Curtain w/ bloodstains	19-1610	Durkin	n/a	n/a	n/a	destroy
19-p-0502	Photographs	19-1644	Thrasher	n/a	n/a	n/a	destroy
19-p-0510	Thumb drive	19-1652	Carlson	n/a	n/a	n/a	destroy
19-p-0542	DVD	19-1666	Robinson	Area 1	1901274	closed	destroy

19-p-0517	9mm casings	19-1667	Varley	n/a	n/a	n/a	destroy
19-p-0524	Photos	19-1683	Thrasher	Area 1	1901283	closed	destroy
19-p-0527	Thumb drive	19-1688	Lindner	Area 1	1901992	closed	destroy
19-p-0544	Photographs, receipt	19-1705	Lindner	Area 1	1901348	closed	destroy
19-p-0545	Video disk	19-1756	Lindner	n/a	n/a	n/a	destroy
19-p-0555	Cut locks (3), DNA swabs, photo disk	19-1765	Blauvelt	n/a	n/a	n/a	destroy
19-p-0552	Receipts	19-1770	Thrasher	Area 1	1901363	closed	destroy
19-p-0564	Recovered stolen license plate	19-1814	Hool	n/a	n/a	n/a	destroy
19-p-0586	DNA swabs, clothing, tools	19-1823	Ledermeier	n/a	n/a	n/a	destroy
19-p-0575	Receipt	19-1826	Gilbert	Area 1	1901394	closed	destroy
20-p-0010	OH license plate	19-1830	Blauvelt	Area 1	200014	closed	destroy
19-p-0571	Photographs	19-1850	Thrasher	n/a	n/a	n/a	destroy
19-p-0585	OH license plate	19-1851	Hardin	Area 1	1902193	closed	destroy
19-p-0510	Recovered stolen license plate	19-1852	Gilbert	n/a	n/a	n/a	destroy
20-p-0003	Photos, video disk	20-0010	Thrasher	Area 1	2000016	closed	destroy
20-p-0006	Video disk, documents	20-0023	Hellwarth	n/a	n/a	n/a	destroy
20-p-0005	Photos	20-0026	Hellwarth	Area 1	2000032	closed	destroy
20-p-0057	Fingerprint lifts, exclusionary prints	20-0061	King	n/a	n/a	n/a	destroy
20-p-0032	DNA swabs, personal items	20-0091	Blauvelt	n/a	n/a	n/a	destroy
20-p-0058	DVD	20-0130	S. Sikora	Area 1	2000105	closed	destroy
20-p-0029	Video disk	20-0160	Thrasher	n/a	n/a	n/a	destroy
20-p-0062	DVD, trespass notices, photos	20-0165	Ledermeier	Area 1	2000276/258	closed	destroy
20-p-0080	Video disk	20-0176	Hellwarth	n/a	n/a	n/a	destroy
20-p-0120	Thumb drive	20-0181	S. Sikora	n/a	n/a	n/a	destroy
20-p-0092	Thumb drive, personal items	20-0185	Hatfield	n/a	n/a	n/a	destroy
20-p-0068	Black glove	20-0190	Lindner	n/a	n/a	n/a	destroy
20-p-0072	Video disk	20-0196	Thrasher	Area 1	2000161	closed	destroy
20-p-0078	Lottery tickets	20-0200	Hool	n/a	n/a	n/a	destroy
20-p-0086	Hypodermic syringe	20-0225	Thrasher	Area 1	2000186	closed	destroy
20-p-0085	Small flashlight	20-0232	Ledermeier	n/a	n/a	n/a	destroy
20-p-0110	Photo disk	20-0295	J. Jones	n/a	n/a	n/a	destroy
20-p-0104	Video disk, confiscated fictitious ID card	20-0302	Hellwarth	Area 1	record sealed	closed	destroy
20-p-0119	Suspicious letter	20-0326	Gilbert	n/a	n/a	n/a	destroy
20-p-0122	Two (2) flash drives	20-0333	Blauvelt	Area 1	2000269	closed	destroy
20-p-0126	Photo disk	20-0356	Hellwarth	n/a	n/a	n/a	destroy
20-p-0130	Video disk, video camera	20-0366	S. Sikora	n/a	n/a	n/a	destroy
20-p-0133	Fictitious \$100 bill, flash drive	20-0373	Butler	n/a	n/a	n/a	destroy; transfer fake bill to Secret Service
20-p-0137	Small bag containing personal items	20-0387	Campbell	Area 1	2000294	closed	unclaimed--destroy
20-p-0140	Bank documents	20-0389	Wagers	n/a	n/a	n/a	destroy
20-p-0144	DVD	20-0395	Carlson	Area 1	2000299	closed	destroy
20-p-0153	Flash drive	20-0426	Butler	Area 1	2000501	closed	destroy
20-p-0158	Photo disk	20-0448	King	n/a	n/a	n/a	destroy
20-p-0268	Side view mirror	20-0462	Carlson	n/a	n/a	n/a	destroy
20-p-0162	Fictitious \$100 bill	20-0465	Hayes	n/a	n/a	n/a	transfer fake bill to Secret Service
20-p-0163	Video disk, receipt for value of stolen merchandise	20-0469	Reihs	n/a	n/a	n/a	destroy
20-p-0172	Photo line-up	20-0479	S. Sikora	n/a	n/a	n/a	destroy
20-p-0158	Photos	20-0488	King	n/a	n/a	n/a	destroy
20-p-0173	Photos	20-0492	King	n/a	n/a	n/a	destroy
20-p-0175	Photographs, photo disk	20-0498	Lindner	n/a	n/a	n/a	destroy
20-p-0195	IN passenger plate on recovered stolen vehicle	20-0504	PSA Alcorn	n/a	n/a	n/a	destroy
20-p-0177	Fictitious \$20 bill	20-0514	Hellwarth	n/a	n/a	n/a	destroy
20-p-0184	Video disk, documents	20-0533	Price	n/a	n/a	n/a	destroy
20-p-0189	Brown change purse, bent spoon, broken glass pipe, hypodermic syringe	20-0537	Wagers	Area 1	warrant withdrawn	abated	destroy
20-p-0189	Unsealed empty 1.75L bottle Lady Bligh spiced rum, sample vial	20-0537	Wagers	Area 1	warrant withdrawn	abated	destroy
20-p-0190	DVD, lottery and bank documents	20-0546	Hatfield	Area 1	2000417	closed	destroy
20-p-0197	Assorted personal items, unopened mail, hotel access cards	20-0558	Thrasher	Area 1	2000383	closed	destroy
20-p-0213	Video disk	20-0588	Carlson	n/a	n/a	n/a	destroy

20-p-0238	Baggie of marijuana	20-0593	Wagers	Area 1	2000636	closed	destroy
20-p-0220	Suspicious letter	20-0614	Price	n/a	n/a	n/a	destroy
20-p-0223	Photos on DVD	20-0622	Hatfield	n/a	n/a	n/a	destroy
20-p-0232	Video disk	20-0649	Wagers	n/a	n/a	n/a	destroy
20-p-0237	Photos on DVD	20-0654	Hatfield	n/a	n/a	n/a	destroy
20-p-0492	Photo line-up	20-0659	Ledermeier	n/a	n/a	n/a	destroy
20-p-0240	Video disk, receipt	20-0662	Hardin	Area 1	2000444	closed	destroy
20-p-0247	Video disk, signed Miranda Warning card	20-0664	Carlson	n/a	n/a	n/a	destroy
20-p-0254	Video disk, photo lineup	20-0695	S. Sikora	Area 1	2000453	closed	destroy
20-p-0252	Receipts (2)	20-0697	Durkin	n/a	n/a	n/a	destroy
20-p-0259	Thumb drive video	20-0719	Blauvelt	Area 1	2000741/470	closed	destroy
20-p-0256	Video disk, work gloves, saw blades	20-0728	Hool	Area 1	2000469	closed	destroy
20-p-0256	Recovered stolen tools from Gilman's Home Center	20-0728	Hool	Area 1	2000469	closed	RTO
20-p-0264	Video disk	20-0750	Lindner	Area 1	2000476/470	closed	destroy
20-p-0274	DVD, photo lineup, medical records	20-0756	S. Sikora	Common Pleas	2020081111	closed	destroy
20-p-0272	DVD	20-0766	Wagers	Area 1	2000482	closed	destroy
20-p-0276	Lighter, phone chargers, vape device	20-0784	Lindner	Area 1	2000642	closed	RTO
20-p-0277	DNA swabs, receipts	20-0795	Lindner	n/a	n/a	n/a	destroy
20-p-0278	Video disk	20-0796	Lindner	n/a	n/a	n/a	destroy
20-p-0293	Video disk	20-0842	Hatfield	n/a	n/a	n/a	destroy
20-p-0314	Video disks (2)	20-0865	Ledermeier	n/a	n/a	n/a	destroy
20-p-0294	Photos	20-0868	Ledermeier	n/a	n/a	n/a	destroy
20-p-0296	Gift cards (20), receipts	20-0870	Gilbert	Area 1	sealed	record expunged	destroy
20-p-0302	DNA swabs, money bands	20-0889	King	n/a	n/a	n/a	destroy
20-p-0308	Video disk	20-0891	Hatfield	Area 1	2000558	closed	destroy
20-p-0315	Video disk	20-0915	Wagers	n/a	n/a	n/a	destroy
20-p-0318	Video on flash drive	20-0923	Lindner	Area 1	2000577	closed	destroy
20-p-0327	Hypodermic syringe	20-0935	Wagers	Area 1	2000578	closed	destroy
20-p-0337	Fictitious \$50 bill; video disk	20-0973	Campbell	n/a	n/a	n/a	transfer bill to Secret Service
20-p-0348	DVD	20-0984	Ledermeier	n/a	n/a	n/a	destroy
20-p-0348	Photo disk	20-0984	Ledermeier	n/a	n/a	n/a	destroy
20-p-0358	Video disk	20-0988	Reihs	n/a	n/a	n/a	destroy
20-p-0348	Video disk	20-0995	Reihs	n/a	n/a	n/a	destroy
20-p-0347	Video disk	20-1008	Blauvelt	n/a	n/a	n/a	destroy
20-p-0353	Photo disk, blood samples, assorted personal items	20-1024	Ledermeier	n/a	n/a	n/a	destroy
20-p-0356	Video disk, photos, fictitious \$50 bill	20-1041	Ledermeier	n/a	n/a	n/a	transfer to US Secret Service
20-p-0390	Video disk	20-1082	S. Sikora	Area 1	sealed	record expunged	destroy
20-p-0389	Video disk, receipts, fictitious \$50 bill	20-1098	Carlson	n/a	n/a	n/a	destroy; transfer fake bill to US Secret Service
20-p-0392	DVD: surveillance video	20-1103	Wagers	n/a	n/a	n/a	destroy
20-p-0451	Check books, checks, bank video	20-1187	S. Sikora	Area 1	2000763	closed	destroy
20-p-0453	DVD: store surveillance video	20-1193	Reihs	Area 1	2001377	abated	destroy
20-p-0435	DVD, documents	20-1215	Carlson	Area 1	2000786	closed	destroy
20-p-0515	Victim's medical records	20-1233	Hardin	Area 1	2100340	closed	destroy
20-p-0444	Hammer/hatchet multi-tool	20-1266	Campbell	n/a	n/a	n/a	unclaimed--auction
20-p-0488	Video disk, boxes, broken glass	20-1290	S. Sikora	n/a	n/a	n/a	destroy
20-p-0460	DVD: residential security video	20-1318	Hellwarth	n/a	n/a	n/a	destroy
20-p-0485	Black cell phone, Sprint SD card	20-1340	Campbell	n/a	n/a	n/a	destroy
20-p-0486	DNA swabs, photos on disk, cellphone, headphones	20-1357	King	Common Pleas	2020121579	closed	destroy; RTO electronics
20-p-0487	Prescription pads	20-1361	Jenkins	n/a	n/a	n/a	destroy
20-p-0503	Documents, video, photos, inspection receipts	20-1377	Ledermeier	Area 1	2000838	closed	destroy
20-p-0497	VISA cards: Charles Stewart, Nathaniel Thomas--unclaimed	20-1401	Gilbert	n/a	n/a	n/a	destroy
20-p-0513	DNA swabs	20-1428	Ledermeier	n/a	n/a	n/a	destroy
20-p-0512	DVD: surveillance video	20-1438	Hatfield	n/a	n/a	n/a	destroy
21-p-0004	Photo disk, receipts	21-0002	King	n/a	n/a	n/a	destroy
21-p-0006	Blue face mask	21-0014	Ledermeier	n/a	n/a	n/a	destroy
21-p-0013	Receipt	21-0048	Campbell	Area 1	charges dropped	abated	destroy
21-p-0025	Personal items	21-0085	Hatfield	n/a	n/a	n/a	destroy

21-p-0064	Video disk, documents	21-0155	Hatfield	Area 1	2100090	closed	destroy
21-p-0070	DVD	21-0165	Campbell	Area 1	2100103	closed	destroy
21-p-0070	DVD	21-0165	Campbell	Common Pleas	2021111540	closed	destroy
21-p-0077	Narcotics, drug abuse instruments	21-0195	Thrasher	Area 1	2100116	closed	destroy
21-p-0091	Photo disk	21-0213	S. Sikora	n/a	n/a	n/a	destroy
21-p-0088	Photos on DVD	21-0232	Lindner	BCJC	n/a	adjudicated	destroy
21-p-0089	Photos on DVD	21-0234	Butler	Area 1	record sealed	closed	destroy
21-p-0127	Photos on flash drive	21-0340	Carlson	BCJC	n/a	adjudicated	destroy
21-p-0141	DNA swabs, photo disk	21-0346	King	n/a	n/a	n/a	destroy
21-p-0131	Flash drive	21-0352	Lindner	n/a	n/a	n/a	destroy
21-p-0137	DNA swabs, photo disk, signed Miranda Warning card	21-0354	Ledermeier	n/a	n/a	n/a	destroy
21-p-0138	DNA swabs	21-0364	S. Sikora	n/a	n/a	n/a	destroy
21-p-0147	Photo disk, medical records	21-0378	Thrasher	Area 1	2100278	closed	destroy
21-p-0147	Photo disk, medical records	21-0378	Thrasher	Area 1	sealed	record expunged	destroy
21-p-0157	Photos on DVD	21-0383	King	n/a	n/a	n/a	destroy
21-p-0304	Video disk (suspect interview)	21-0394	Ledermeier	n/a	n/a	n/a	destroy
21-p-0159	Small Sentry safe, personal papers, wallet (unclaimed)	21-0395	S. Sikora	Common Pleas	2021040480	closed	destroy
21-p-0159	DVD: incident scene photos	21-0395	S. Sikora	Common Pleas	2021040480	closed	destroy
21-p-0159	Broken Motorola radio case	21-0395	S. Sikora	Common Pleas	2021040480	closed	destroy
21-p-0159	Bag of assorted rusted tools	21-0395	S. Sikora	Common Pleas	2021040480	closed	destroy
21-p-0159	Medical documents on suspect	21-0395	S. Sikora	Common Pleas	2021040480	closed	destroy
21-p-0304	Interview on DVD	21-0395	Ledermeier	n/a	n/a	n/a	destroy
21-p-0159	Apple iPhone 11 (unclaimed)	21-0395	S. Sikora	Common Pleas	2021040480	closed	unclaimed--donate to Cell Phone Bank
21-p-0159	iPhone 11(broken screen), Samsung cell phone (unclaimed)	21-0395	S. Sikora	Common Pleas	2021040480	closed	unclaimed--donate to Cell Phone Bank
21-p-0159	Chicago Bulls ball cap (unclaimed)	21-0395	S. Sikora	Common Pleas	2021040480	closed	unclaimed--donate to Thread Up Oxford
21-p-0159	ES backpack (unclaimed)	21-0395	S. Sikora	Common Pleas	2021040480	closed	unclaimed--donate to TOPPS
21-p-0159	Red Air Jordan shoes (unclaimed)	21-0395	S. Sikora	Common Pleas	2021040480	closed	unclaimed--donate to TOPSS
21-p-0179	Video disk	21-0432	S. Sikora	n/a	n/a	n/a	destroy
21-p-0193	Photos	21-0452	Thissen	Area 1	2100254	closed	destroy
21-p-0187	DVD	21-0456	Durkin	Area 1	2100258	closed	destroy
21-p-0194	Photos	21-0469	Wagers	Area 1	2100250	closed	destroy
21-p-0208	Photo disk	21-0481	Ledermeier	n/a	n/a	n/a	destroy
21-p-0201	Sealed 12 oz. can alcoholic beverage	21-0497	Ledermeier	Area 1	2100261	closed	destroy
21-p-0210	Flash drive	21-0504	Butler	BCJC	n/a	adjudicated	destroy
21-p-0202	Video disk	21-0507	Carlson	Area 1	2100279	closed	destroy
21-p-0209	Assorted items left in vehicle (GTA/recovered); DNA swabs	21-0509	Ledermeier	n/a	n/a	n/a	destroy
21-p-0219	DNA swabs, pocket knife, photo disk	21-0530	Ledermeier	n/a	n/a	n/a	destroy
21-p-0506	VISA card, knife	21-0533	Morgan	Area 1	2100301	closed	destroy
21-p-0217	Photos	21-0550	S. Sikora	Area 1	2100301	closed	destroy
21-p-0218	Photos on disk	21-0565	Ledermeier	n/a	n/a	n/a	destroy
21-p-0291	Video disk	21-0573	Carlson	n/a	n/a	n/a	destroy
21-p-0239	iPhone	21-0579	S. Sikora	BCJC	n/a	adjudicated	destroy
21-p-0223	Flash drive	21-0581	Hatfield	Common Pleas	2021050605	closed	destroy
21-p-0226	Photos, video disk	21-0590	Lindner	Area 1	record sealed	closed	destroy
21-p-0257	Medical records	21-0597	Ledermeier	Area 1	2100702	closed	destroy
21-p-0257	Video disk	21-0597	Ledermeier	Area 1	2100702	closed	destroy
21-p-0239	iPhone	21-0599	S. Sikora	BCJC	n/a	adjudicated	unclaimed--donate to Cell Phone Bank
21-p-0256	Photo disk	21-0618	Ledermeier	Area 1	2100344	closed	destroy
21-p-0263	Photo line-up	21-0620	Hatfield	n/a	n/a	n/a	destroy
21-p-0250	Candy box containing baggie with crystallized substance	21-0624	Reihs	Common Pleas	2021111537	closed	destroy
21-p-0336	Video disk	21-0693	Reihs	n/a	n/a	n/a	destroy
21-p-0279	Photo disk	21-0700	S. Sikora	n/a	n/a	n/a	destroy
21-p-0280	DNA swabs, personal items	21-0704	S. Sikora	n/a	n/a	n/a	destroy
21-p-0271	Video disk	21-0708	King	n/a	n/a	n/a	destroy
21-p-0275	Video disk, photos	21-0709	Durkin	Area 1	2100769	closed	destroy
21-p-0276	Video disks	21-0715	Blauvelt	Area 1	2100369/368	closed	destroy
21-p-0278	Video disk	21-0725	Morgan	Area 1	sealed	record sealed	destroy

21-p-0286	Video disk	21-0737	Hatfield	Area 1	sealed	record sealed	destroy
21-p-0286	Video disk	21-0737	Hatfield	Area 1	sealed	record sealed	destroy
21-p-0305	Two (2) DVDs	21-0740	Ledermeier	Area 1	2100482	closed	destroy
21-p-0297	Forty-one (41) fictitious \$20/\$100 bills	21-0768	R. Sikora	Area 1	2100885	closed	transfer to US Secret Service
21-p-0301	Video disk	21-0771	S. Sikora	Area 1	2100411	closed	destroy
21-p-0320	Drug paraphernalia	21-0787	Price	n/a	n/a	n/a	destroy
21-p-0318	DNA swabs, photo disk	21-0800	S. Sikora	n/a	n/a	n/a	destroy
21-p-0323	Photos on DVD	21-0803	King	n/a	n/a	n/a	destroy
21-p-0327	Flash drive	21-0820	Hatfield	n/a	n/a	n/a	destroy
21-p-0331	Copies of text messages	21-0831	Thrasher	n/a	n/a	n/a	destroy
21-p-0374	Video disk	21-0832	S. Sikora	n/a	n/a	n/a	destroy
21-p-0338	Keys, receipts	21-0837	Ledermeier	n/a	n/a	n/a	destroy
21-p-0365	Signed Miranda Warning cards	21-0847	Ledermeier	Area 1	2100436	closed	destroy
21-p-0362	Sections of rope	21-0893	Hayes	n/a	n/a	n/a	destroy
21-p-0368	DNA swabs, fingerprint lifts	21-0899	S. Sikora	n/a	n/a	n/a	destroy
21-p-0364	Glock pistol	21-0908	Thrasher	Area 1	2101071	closed	destroy
21-p-0372	Photos on DVD	21-0912	Ledermeier	n/a	n/a	n/a	destroy
21-p-0389	Video disk	21-0916	Morgan	Area 1	2100469; 2100470	closed	destroy
21-p-0382	DVD	21-0919	S. Sikora	Common Pleas	2021111551	closed	destroy
21-p-0379	Video disk	21-0922	Thissen	n/a	n/a	n/a	destroy
21-p-0416	DNA swabs, photo disk	21-0930	King	n/a	n/a	n/a	destroy
21-p-0496	DVD	21-0944	S. Sikora	Area 1	2100957	closed	destroy
21-p-0970	Photo disc	21-0970	Morgan	n/a	n/a	n/a	destroy
21-p-0390	Debit card, receipt, DVD	21-0975	Jenkins	Area 1	2100523	closed	destroy
21-p-0396	Photo disk	21-0997	Morgan	n/a	n/a	n/a	destroy
21-p-0404	Photo disk	21-1003	King	n/a	n/a	n/a	destroy
21-p-0406	DVD	21-1005	Morgan	Common Pleas	2021091154	closed	destroy
21-p-0415	Photo disk	21-1016	King	n/a	n/a	n/a	destroy
21-p-0407	Credit cards	21-1017	Hartwig	n/a	n/a	n/a	destroy--unclaimed by owners
21-p-0421	Photo and video disks	21-1032	Durkin	Area 1	2101222	closed	destroy
21-p-0440	Fictitious \$20 bill	21-1076	R. Sikora	n/a	n/a	n/a	transfer to Secret Service
21-p-0458	Baseball cap	21-1088	Reihs	n/a	n/a	n/a	destroy
21-p-0468	Video disk	21-1090	Reihs	n/a	n/a	n/a	destroy
21-p-0443	Photo lineup, DNA swabs	21-1101	S. Sikora	Area 1	2100967	closed	destroy
21-p-0446	Bank checks, transcript of text messages	21-1121	Campbell	n/a	n/a	n/a	destroy
21-p-0484	Video disk	21-1127	S. Sikora	n/a	n/a	n/a	destroy
21-p-0464	9mm casings, photo and video disks	21-1153	Ledermeier	n/a	n/a	n/a	destroy
21-p-0485	DNA swabs, hat, spoon, receipt	21-1171	S. Sikora	Area 1	2100650	closed	destroy
21-p-0482	Video disk	21-1178	S. Sikora	Area 1	2100607	closed	destroy
21-p-0501	Video disk	21-1201	Ledermeier	Area 1	record sealed	closed	destroy
21-p-0502	Video disk, fictitious \$20 bills	21-1223	Ledermeier	n/a	n/a	n/a	transfer to US Secret Service
21-p-0503	Photo disk	21-1242	Ledermeier	n/a	n/a	n/a	destroy
21-p-0531	Photos on disk, iPhone, signed Miranda Warning card	21-1254	Ledermeier	BCJC	n/a	adjudicated	destroy
21-p-0504	Fictitious bank check	21-1272	A. Jones	n/a	n/a	n/a	destroy
21-p-0530	DNA swabs	21-1343	Ledermeier	n/a	n/a	n/a	destroy
21-p-0523	USB drive	21-1347	Butler	BCJC	n/a	adjudicated	destroy
21-p-0521	Plastic vial containing foil w/ unknown substance	21-1350	Carlson	Area 1	2100848	closed	destroy
21-p-0594	Video disk	21-1352	S. Sikora	n/a	n/a	n/a	destroy
21-p-0573	Notepad laptop, clothing	21-1414	S. Sikora	n/a	n/a	n/a	unclaimed--destroy
21-p-0543	Photos	21-1416	Ledermeier	Common Pleas	2021111473	closed	destroy
21-p-0547	Two (2) knives	21-1428	A. Jones	BCJC	n/a	adjudicated	destroy--unclaimed by guardian
21-p-0576	Photo disk	21-1442	Ledermeier	n/a	n/a	n/a	destroy
21-p-0555	USB drive	21-1446	Hayes	BCJC	n/a	adjudicated	destroy
21-p-0569	Video disk	21-1503	Morgan	n/a	n/a	n/a	destroy
21-p-0596	Sunglasses, video disk	21-1512	Hartwig	BCJC	n/a	adjudicated	destroy
21-p-0598	Envelope and letter	21-1561	Hatfield	n/a	n/a	n/a	destroy
21-p-0630	Photographs, court documents	21-1640	Ledermeier	n/a	n/a	n/a	destroy

21-p-0664	Cut bike lock	21-1643	Wagers	n/a	n/a	n/a	destroy
21-p-0622	Video disk, receipt	21-1661	Hartwig	n/a	n/a	n/a	destroy
21-p-0695	Shipping receipt	21-1664	Ledermeier	n/a	n/a	n/a	destroy
21-p-0628	Five(5) electronic tracking devices	21-1678	Gilbert	Area 1	2100903	closed	destroy
21-p-0629	Bike chain/lock with cut link	21-1682	Campbell	n/a	n/a	n/a	destroy
21-p-0636	Photo lineup	21-1690	Martin	n/a	n/a	n/a	destroy
21-p-0635	Letter and photo--possible hazardous materials	21-1696	Martin	n/a	n/a	n/a	destroy
21-p-0637	Video disk	21-1698	Hartwig	n/a	n/a	n/a	destroy
21-p-0638	Video disk	21-1703	Morgan	Area 1	2100898	closed	destroy
21-p-0632	Receipt, USB drive	21-1705	S. Sikora	n/a	n/a	n/a	destroy
21-p-0639	Video disk	21-1708	Morgan	Area 1	2100902	closed	destroy
21-p-0633	DNA swabs, hypodermic syringe, cigarette butt from scene	21-1711	Ledermeier	n/a	n/a	n/a	destroy
21-p-0651	Bag of assorted tools, knife	21-1723	Martin	n/a	n/a	n/a	transfer to Streets/Maintenance
21-p-0657	suspect's right shoe, insole, bag of assorted para-thread	21-1764	Morgan	n/a	n/a	n/a	destroy
21-p-0659	Photos on disk	21-1773	Ledermeier	n/a	n/a	n/a	destroy
21-p-0679	Milwaukee Tool 1/4" impact driver and batteries	21-1778	Martin	Area 1	2100949	closed	RTO
21-p-0673	DVD	21-1788	Hatfield	Area 1	2100950	closed	destroy
21-p-0672	Fictitious \$100 bill	21-1789	A. Jones	n/a	n/a	n/a	transfer to Secret Service
21-p-0667	Video disk	21-1800	Hartwig	n/a	n/a	n/a	destroy
21-p-0671	Sharps tube: hypodermic syringe/needle	21-1801	Gilbert	Area 1	2100946	closed	destroy
21-p-0677	DVD with telephone calls	21-1821	King	Area 1	2200088	closed	destroy
21-p-0682	Video disk	21-1832	Hartwig	n/a	n/a	n/a	destroy
21-p-0692	Video disk, DNA swabs	21-1839	Ledermeier	Common Pleas	2021121662	closed	destroy
21-p-0684	Photos on disk	21-1840	Ledermeier	n/a	n/a	n/a	destroy
21-p-0685	Photos on disk	21-1841	Ledermeier	n/a	n/a	n/a	destroy
21-p-0686	Photos on disk	21-1842	Ledermeier	n/a	n/a	n/a	destroy
21-p-0683	Photos on disk	21-1843	Ledermeier	n/a	n/a	n/a	destroy
21-p-0687	Video disk	21-1854	Hatfield	n/a	n/a	n/a	destroy
21-p-0694	Video disk	21-1855	Ledermeier	n/a	n/a	n/a	destroy
22-p-0002	Photo disk, watch, keys	22-0005	Thrasher	Common Pleas	2022040469	closed	destroy
22-p-0002	Photo disk	22-0005	King	Common Pleas	2022040469	closed	destroy
22-p-0002	Container w/ unknown substance	22-0005	King	Common Pleas	2022040469	closed	destroy
22-p-0002	Drug paraphernalia and drug abuse instruments	22-0005	King	Common Pleas	2022040469	closed	destroy
22-p-0002	Capped hypodermic syringe/needle w/ clear liquid	22-0005	King	Common Pleas	2022040469	closed	destroy
22-p-0002	Baggie containing crystallized rock substance	22-0005	King	Common Pleas	2022040469	closed	destroy
22-p-0002	Assorted bank credit/debit cards	22-0005	King	Common Pleas	2022040469	closed	destroy
22-p-0002	Two \$500 savings bonds (E. Overton, owner)	22-0005	King	Common Pleas	2022040469	closed	RTO
22-p-0002	Assorted personal items (unknown owners)	22-0005	King	Common Pleas	2022040469	closed	unclaimed--destroy
22-p-0005	Tennis shoe of suspect	22-0008	Hool	n/a	n/a	n/a	destroy
22-p-0007	Note, photos	22-0014	Butler	BCJC	n/a	adjudicated	destroy
22-p-0008	911 call on DVD	22-0017	Thissen	Area 1	2200017	closed	destroy
22-p-0020	Photo disk	22-0027	Ledermeier	n/a	n/a	n/a	destroy
22-p-0012	DNA swabs	22-0033	A. Jones	n/a	n/a	n/a	destroy
22-p-0019	Unsealed wine bottle	22-0039	Hartwig	Area 1	2200037	closed	destroy
22-p-0015	Photo disk	22-0042	Hatfield	n/a	n/a	n/a	destroy
22-p-0025	Video disk	22-0057	Martin	Area 1	2200104	closed	destroy
22-p-0019	Unsealed 750ml wine bottle	22-0089	Hartwig	Area 1	2200037	closed	destroy
22-p-0052	DNA swabs, cell phone, receipts	22-0093	S. Sikora	n/a	n/a	n/a	destroy
22-p-0040	Keys, lanyard, vehicle documents	22-0129	Thrasher	Area 1	2200123	closed	destroy--unclaimed by owner
e-22-0059	Flash drive	22-0141	Ledermeier	n/a	n/a	n/a	destroy
22-p-0046	Recovered stolen firearm	22-0146	Hatfield	n/a	n/a	n/a	RTO--Dayton PD
e-22-0005	Receipt	22-0158	Hartwig	n/a	n/a	n/a	destroy
e-22-0006	Fictitious \$20 bill	22-0158	Hartwig	n/a	n/a	n/a	destroy
e-22-0007	Receipt from male diner	22-0158	Hartwig	n/a	n/a	n/a	destroy
e-22-0008	Video disk	22-0161	Ledermeier	n/a	n/a	n/a	destroy
e-22-0066	Video disk	22-0161	Ledermeier	n/a	n/a	n/a	destroy
e-22-0013	Video disk	22-0183	Reihs	n/a	n/a	n/a	destroy

e-22-0014	Receipt for value of stolen items	22-0183	Reihs	n/a	n/a	n/a	destroy
e-22-0024	Receipt for value of stolen items	22-0206	Hartwig	n/a	n/a	n/a	destroy
e-22-0025	Video disk	22-0206	Hartwig	n/a	n/a	n/a	destroy
22-p-0054	5/3 Bank ATM receipt (non-Oxford location)	22-0207	Heilwarth	n/a	n/a	n/a	destroy
e-22-0047	USB drive	22-0208	Ledermeier	Area 1	2200116/101	closed	destroy
e-22-0772	Sealed 12 oz. bottle Sierra Nevada IPA	22-0392	R. Sikora	n/a	n/a	n/a	destroy
e-22-0774	Sealed 12 oz. can Truly hard seltzer	22-0392	R. Sikora	n/a	n/a	n/a	destroy
e-22-0775	Sealed 12 oz. bottle Fat Tire ale	22-0392	R. Sikora	n/a	n/a	n/a	destroy
e-22-0776	One \$1 bill US	22-0392	R. Sikora	n/a	n/a	n/a	OPD use: L&F postage
e-22-0477	Fictitious CA OL	22-0589	Reihs	Area 1	2200728	closed	destroy
e-22-0471	CT Tek charging adapter and Apple USB cord	22-0589	Reihs	Area 1	2200728	closed	unclaimed--destroy
e-22-0472	Bottle of Dolce & Gabbana Light Blue Perfume	22-0589	Reihs	Area 1	2200728	closed	unclaimed--destroy
e-22-0473	Apple Ear Pods and case	22-0589	Reihs	Area 1	2200728	closed	unclaimed--destroy
e-22-0476	Payactiv debit card issued to Daniell Long	22-0589	Reihs	Area 1	2200728	closed	unclaimed--destroy
e-22-0478	Bottle of Burberry for Women perfume	22-0589	Reihs	Area 1	2200728	closed	unclaimed--destroy
e-22-0475	Silver iPod 4GB	22-0589	Reihs	Area 1	2200728	closed	unclaimed--donate to Cell Phone Bank
e-22-0479	Samsung 8GB mini tablet	22-0589	Reihs	Area 1	2200728	closed	unclaimed--donate to Cell Phone Bank
e-22-0531	Hypodermic syringe	22-0647	Jenkins	Area 1	2200467	closed	destroy
e-22-0532	Baggie containing white powder	22-0647	Jenkins	Area 1	2200467	closed	destroy
e-22-0533	Aluminum foil containing white flaked substance	22-0647	Jenkins	Area 1	2200467	closed	destroy
e-22-0665	Disk of Wal-Mart security footage; receipt	22-0815	Hayes	Area 1	2200399	closed	destroy
e-22-0666	Blue Golden State Warriors basketball jersey, medium	22-0815	Hayes	Area 1	2200399	closed	unclaimed--donate to Thread Up Oxford
e-22-0670	Pharmacy card	22-0830	King	Area 1	2200391	closed	destroy
e-22-0671	Cigarette butts	22-0830	King	Area 1	2200391	closed	destroy
e-22-0672	Amazon shipping envelope	22-0830	King	Area 1	2200391	closed	destroy
e-22-0673	Amazon shipping box	22-0830	King	Area 1	2200391	closed	destroy
e-22-0958	Marijuana drug kit	22-1142	Wagers	Common Pleas	2022111544	closed	destroy
e-22-0959	Red plastic straw	22-1142	Wagers	Common Pleas	2022111544	closed	destroy
e-22-0960	Glass smoking pipe/residue	22-1142	Wagers	Common Pleas	2022111544	closed	destroy
e-22-0961	Baggie of marijuana	22-1142	Wagers	Common Pleas	2022111544	closed	destroy
e-22-0962	White crushed crystalline substance	22-1142	Wagers	Common Pleas	2022111544	closed	destroy
e-22-0963	AWS digital scale	22-1142	Wagers	Common Pleas	2022111544	closed	destroy
e-22-1037	Receipt for value of stolen items	22-1213	King	Area 1	2200638	closed	destroy
e-22-1038	Disk of surveillance video	22-1213	King	Area 1	2200638	closed	destroy
e-23-1039	Three cigars, vape pen/cartridge, two vapes	22-1216	Hatfield	BCJC	n/a	adjudicated	destroy
e-23-1040	Plastic bags with green plant material; cigar w/ green plant material	22-1216	Hatfield	BCJC	n/a	adjudicated	destroy
e-22-1146	Sharps tube: two hypodermic syringes/needles	22-1222	Price	Area 1	22300092	closed	destroy
e-22-1144	Photo disk	22-1222	Price	Area 1	22300092	closed	destroy
e-22-1148	Red bag containing drug abuse instruments	22-1222	Price	Area 1	22300092	closed	destroy
e-22-1147	Bag of Mini-Starburst candy	22-1222	Price	Area 1	22300092	closed	destroy
e-22-1080	DNA swabs from inside vehicle	22-1222	Ledermeier	Area 1	22300092	closed	destroy
e-22-1081	Photo disk	22-1222	Ledermeier	Area 1	22300092	closed	destroy
e-22-1149	Black knit hat, purple face mask	22-1222	Price	Area 1	22300092	closed	unclaimed--destroy
e-22-1145	Pole saw	22-1222	Price	Area 1	22300092	closed	unclaimed--transfer to Streets/Maintenance
e-22-1098	Clear glass smoking pipe	22-1300	Carlson	Area 1	2200666	closed	destroy
e-22-1104	Fictitious IL OL	22-1313	Campbell	Area 1	2201173	closed	destroy
e-22-1180	DVD: exterior photos of structure	22-1325	S. Sikora	Common Pleas	2022111574	closed	destroy
e-22-1185	DVD: Axon body camera footage	22-1325	S. Sikora	Common Pleas	2022111574	closed	destroy
e-22-1186	DVD: emails, video, photos, OFD reports	22-1325	S. Sikora	Common Pleas	2022111574	closed	destroy
e-22-1255	DVD: photos from search warrant	22-1325	S. Sikora	Common Pleas	2022111574	closed	destroy
e-22-1257	Bic lighter	22-1325	S. Sikora	Common Pleas	2022111574	closed	destroy
e-22-1253	Orange/brown Cleveland Browns jacket (unclaimed)	22-1325	S. Sikora	Common Pleas	2022111574	closed	unclaimed--donate to Thread Up Oxford
e-22-1256	Maroon/red Cleveland Cavaliers ball cap	22-1325	S. Sikora	Common Pleas	2022111574	closed	unclaimed--donate to Thread Up Oxford
e-22-1258	Navy/red jersey (unclaimed)	22-1325	S. Sikora	Common Pleas	2022111574	closed	unclaimed--donate to Thread Up Oxford
e-22-1141	DVD: incident scene photos	22-1361	Ledermeier	n/a	n/a	n/a	destroy
e-22-1143	Walther P1 9mm semi-auto pistol, magazine, six rounds	22-1361	Ledermeier	n/a	n/a	n/a	destroy, per family request
e-22-1142	Samsung cell phone	22-1361	Ledermeier	n/a	n/a	n/a	RTO--family

e-22-1401	LED television (recovered stolen)	22-1401	Price	n/a	n/a	n/a	RTO
e-23-1433	Nintendo Wii unit in original box (missing parts)	22-1402	Price	n/a	n/a	n/a	unclaimed--Cohen Recycling
e-22-1206	DNA swab of suspect A. Henderson	22-1451	Price	Area 1	2200831	closed	destroy
e-22-0673	Photo disk of cell phone screen shots	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-0674	Thumb drive: cell phone data download	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1212	Two knives in storage tube	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1227	Triton T3 digital scale with white powder residue	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1228	Brown paper bag containing six bags of marijuana	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1229	Baggie containing three different kinds of pills	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1230	Zip-lock baggie containing suspected mushrooms	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1231	Two zip-lock baggies of marijuana	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1232	Zip-lock baggie with white substance	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1233	Baggie of suspected Xanax pills	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1243	Photo disk of suspect's injuries	22-1451	Ledermeier	Common Pleas	2023111744	closed	destroy
e-22-1279	Photo disk from search warrant	22-1451	Price	Common Pleas	2023111744	closed	destroy
e-22-1222	Glock 37 .45 magazine	22-1451	Price	Common Pleas	2023111744	closed	Forfeiture--sell to Kiesler Police Supply
e-22-1234	Glock model 37 .45 semi-auto pistol, magazine	22-1451	Price	Common Pleas	2023111744	closed	Forfeiture--sell to Kiesler Police Supply
e-22-1214	Two (2) boxes: 67 rounds .45 semi-auto	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1215	Three (3) boxes .45 semi-auto ammo	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1219	Two (2) boxes Sig Sauer 9mm semi-auto ammo	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1220	Glock 9mm semi-auto magazine, ten 9mm rounds	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1225	One .45 semi-auto round	22-1451	Price	Common Pleas	2023111744	closed	OPD use
e-22-1210	Black Nike jacket, gray T-shirt	22-1451	Price	n/a	n/a	n/a	unclaimed--donate to Thread Up Oxford
e-22-1272	Plastic baggie w/ residue	22-1486	Thrasher	Area 1	2300039	closed	destroy
e-22-1273	Spent Narcan cartridge	22-1486	Thrasher	Area 1	2300039	closed	destroy
e-22-1274	Pieces of paper	22-1486	Thrasher	Area 1	2300039	closed	destroy
e-22-1275	Brown Louis Vuitton box	22-1486	Thrasher	Area 1	2300039	closed	destroy
e-22-1276	Hypodermic syringe	22-1486	Thrasher	Area 1	2300039	closed	destroy
e-22-1282	VISA debit/credit card	22-1503	Wagers	n/a	n/a	n/a	unclaimed--destroy
e-22-1288	Vanilla VISA debit/gift card	22-1503	Wagers	n/a	n/a	n/a	unclaimed--destroy
e-22-1286	Samsung cell phone	22-1503	Wagers	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-22-1348	Glass smoking pipe with residue	22-1612	Wagers	Area 1	2200808	closed	destroy
e-23-1005	Apple iPhone 8 (damaged screen)	22-1626	S. Sikora	Area 1	2300364	closed	RTO
e-22-1376	DNA swab Dale Hamblin	22-1653	S. Sikora	Common Pleas	2023050756	closed	destroy
e-22-1378	Black latex gloves	22-1653	S. Sikora	Common Pleas	2023050756	closed	destroy
e-22-1379	White/USA flag face mask	22-1653	S. Sikora	Common Pleas	2023050756	closed	destroy
e-23-0114	DVD: incident scene photos	22-1653	S. Sikora	Common Pleas	2023050756	closed	destroy
e-23-0642	DNA swab	22-1653	S. Sikora	Common Pleas	2023050756	closed	destroy
e-23-0793	Motorola 5G cell phone	22-1653	S. Sikora	Common Pleas	2023050756	closed	RTO
e-23-1374	Pry bar w/ red plastic handle	22-1653	S. Sikora	Common Pleas	2023050756	closed	transfer to Streets/Maintenance
e-22-1377	Black Atomic Beam flashlight	22-1653	S. Sikora	Common Pleas	2023050756	closed	unclaimed--destroy
e-22-1375	Hooded fleece jacket (unknown owner)	22-1653	S. Sikora	Common Pleas	2023050756	closed	unclaimed--donate to Thread Up Oxford
e-22-1393	Vacuum-dried marijuana	22-1660	Butler	n/a	n/a	n/a	destroy
e-22-1394	USPS box containing torn padded envelope/bubble wrap	22-1660	Butler	n/a	n/a	n/a	destroy
e-23-0053	Assorted drug paraphernalia	23-0046	Reihs	BCJC	n/a	adjudicated	destroy
e-23-0078	Lululemon crossbody bag	23-0063	Ledermeier	Area 1	22300092	closed	destroy
e-23-0080	Photo disk	23-0063	Ledermeier	Area 1	22300092	closed	destroy
e-23-0084	U-Lock Storage Units paperwork	23-0063	Ledermeier	Area 1	22300092	closed	destroy
e-23-0085	Cat collar	23-0063	Ledermeier	Area 1	22300092	closed	destroy
e-23-0104	Healthcare card, bank card issued to Chaya Greenburg	23-0063	Ledermeier	Area 1	22300092	closed	destroy
e-23-0105	Gift cards, bank cards, bank forms	23-0063	Ledermeier	Area 1	22300092	closed	destroy
e-23-0079	Eight (8) sealed packs of Pokémon cards	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--auction
e-23-0081	Fourteen (14) sealed packs of Pokémon cards	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--auction
e-23-0086	Twenty-four (24) Pokémon cards (no packaging)	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--auction
e-23-0107	Checks and debit card issued to Michael Polly	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--destroy
e-23-0108	Debit card issued to Desiree Senters	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--destroy
e-23-0109	OH OL, bank cards issued to Valerie Sizelove	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--destroy

e-23-0111	Black/red hair wig	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--destroy
e-23-0119	Various Ols, bank cards and bank forms	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--destroy
e-23-0083	Set of keys	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--destroy
e-23-0106	Checks, bank cards, bank forms belonging to Courtney Senters	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--destroy
e-23-0112	Portable electric heater	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--donate to TOPSS
e-23-0082	White iPhone	23-0063	Ledermeier	Area 1	22300092	closed	unclaimed--donated to Cell Phone Bank
e-23-0087	Blue bag that contained narcotics and equipment	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0088	Hypodermic syringes/needles	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0089	Bottle caps w/ white powdery residue	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0090	Cotton swabs	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0091	Glass smoking pipe w/ residue/burn marks	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0092	White powdery substance in folded aluminum foil	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0093	Hypodermic syringe with clear liquid	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0094	Kitchen knives (2)	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0095	Solid crystallized rock-like substance	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0096	Green tweezers	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0097	Red/green bowl for liquifying narcotics	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0098	Green straw w/ white powdery residue	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0099	Small black net bag	23-0075	Thrasher	Area 1	2300108	closed	destroy
e-23-0194	Gray plastic storage container: assorted sports trading cards	23-0076	Price	n/a	n/a	n/a	unclaimed--auction
e-23-0193	TCL Roku Television	23-0076	Price	n/a	n/a	n/a	unclaimed--Cohen Recycling
e-23-0310	Samsung television with cut power cord	23-0076	Price	n/a	n/a	n/a	unclaimed--Cohen Recycling
e-23-0188	Black Nike bookbag	23-0077	Price	n/a	n/a	n/a	unclaimed--destroy
e-23-0229	DVD: incident scene photos	23-0173	Price	n/a	n/a	n/a	destroy
e-23-0230	Wallet belonging to Michael L. High (incarcerated @ London CI)	23-0173	Price	n/a	n/a	n/a	RTO
e-23-0358	\$228 US	23-0278	Weaver	Common Pleas	2023040576	closed	unclaimed--\$200 to Finance Office; \$28 for L&F postage
e-23-0375	Samsung cell phone	23-0278	Weaver	Common Pleas	2023040576	closed	unclaimed--donate to Cell Phone Bank
e-23-0379	iPhone	23-0278	Weaver	Common Pleas	2023040576	closed	unclaimed--donate to Cell Phone Bank
e-23-0544	Baggie containing white crystalline substance	23-0308	Thrasher	Area 1	2300208	closed	destroy
e-23-0546	Glass smoking pipe w/ white powdery substance and burn marks	23-0308	Thrasher	Area 1	2300208	closed	destroy
e-23-0548	Yellow butane torch	23-0308	Thrasher	Area 1	2300208	closed	destroy
e-23-0558	Two white oblong pills w/ imprint 44-413	23-0308	Thrasher	Area 1	2300208	closed	destroy
e-23-0545	Credit Karma debit card issued to Daniell Long	23-0308	Thrasher	Area 1	2300208	closed	unclaimed--destroy
e-23-0547	Missouri EBT card issued to Brittany Banfield	23-0308	Thrasher	Area 1	2300208	closed	unclaimed--destroy
e-23-0528	Two fictitious VA Ols; two fictitious TN Ols	23-0316	Hellwarth	n/a	n/a	n/a	destroy
e-23-0448	Brick Street bar blue 21+ wristband	23-0316	Morgan	Common Pleas	2023030344	closed	destroy
e-23-0490	Bag of MVA debris: red fender section, black plastic joiners	23-0316	Morgan	Common Pleas	2023030344	closed	destroy
e-23-0491	Bag of MVA debris: amber marker light face, silver marker light	23-0316	Morgan	Common Pleas	2023030344	closed	destroy
e-23-0527	DVD: video footage from witness vehicle	23-0316	Hellwarth	Common Pleas	2023030344	closed	destroy
e-23-0449	Gold iPhone w/ damaged back plate	23-0316	Morgan	Common Pleas	2023030344	closed	RTO
e-23-0450	Red Volkswagen Beetle (impounded)	23-0316	Morgan	Common Pleas	2023030344	closed	RTO
e-23-0482	Sample from Knob Creek whiskey bottle	23-0321	A. Jones	Area 1	2300152	closed	destroy
e-23-0483	Unsealed bottle Knob Creek whiskey	23-0321	A. Jones	Area 1	2300152	closed	destroy
e-23-0484	Four sealed 50ml bottles Fireball whiskey	23-0321	A. Jones	Area 1	2300152	closed	destroy
e-23-0485	Five sealed cans Twisted Tea alcoholic beverage	23-0321	A. Jones	Area 1	2300152	closed	destroy
e-23-0486	Monster the Beast vape	23-0321	A. Jones	Area 1	2300152	closed	destroy
e-23-0487	Mr. Fog vape	23-0321	A. Jones	Area 1	2300152	closed	destroy
e-23-0488	Flight Vape stick	23-0321	A. Jones	Area 1	2300152	closed	destroy
e-23-0541	Sharps container and three hypodermic syringes/needles	23-0351	Carlson	Area 1	2300166	closed	destroy
e-23-0542	Blue/white silicone container with foil and white substance	23-0351	Carlson	Area 1	2300166	closed	destroy
e-23-0614	Clear glass smoking pipe	23-0397	S. Sikora	Area 1	2300002	closed	destroy
e-23-0632	Baseball bat w/ lettering "Brooklyn Smasher"	23-0410	Thissen	Area 1	2300354	closed	destroy
e-23-0633	Pocket knife	23-0410	Thissen	Area 1	2300354	closed	destroy
e-23-0653	Bottle containing crystalline substance	23-0454	Thrasher	Area 1	2300398	closed	destroy
e-23-0654	Aluminum foil containing white crystalline substance	23-0454	Thrasher	Area 1	2300398	closed	destroy
e-23-0672	Red paper wrapper containing red skull-shaped pill	23-0496	S. Sikora	Area 1	2300313	closed	destroy
e-23-0688	Photo disk	23-0496	S. Sikora	Area 1	2300313	closed	destroy

e-23-0677	Clear plastic container w/ white crystalline substance	23-0518	Weaver	Area 1	2300321	closed	destroy
e-23-0717	Baggie of clear crystalline substance	23-0592	Hatfield	Area 1	2400062	closed	destroy
e-23-0718	Glass smoking pipe, baggie w/ residue, OH OL	23-0592	Hatfield	Area 1	2400062	closed	destroy
e-23-0719	Kate Spade coin purse, Guess coin purse	23-0592	Hatfield	Area 1	2400062	closed	unclaimed--destroy
e-23-0734	Small bag of marijuana	23-0613	Jenkins	BCJC	n/a	adjudicated	destroy
e-23-0735	Vape pen	23-0613	Jenkins	BCJC	n/a	adjudicated	destroy
e-23-0760	Glass bong	23-0613	Jenkins	BCJC	n/a	adjudicated	destroy
e-23-0776	Photo lineup folders and photos	23-0629	Thrasher	Common Pleas	2023081276	closed	destroy
e-23-0754	Video disk from Walmart	23-0629	Thrasher	Common Pleas	2023081276	closed	destroy
e-23-0755	Walmart receipt	23-0629	Thrasher	Common Pleas	2023081276	closed	destroy
e-23-0757	Photo lineup folders and photos	23-0629	Thrasher	Common Pleas	2023081276	closed	destroy
e-23-0762	Plastic baggie containing crystal substance	23-0629	Thrasher	Common Pleas	2023081276	closed	destroy
e-23-0769	Video disk from Walmart	23-0629	Thrasher	Common Pleas	2023081276	closed	destroy
e-23-0768	Video disk from Walmart	23-0629	Thrasher	Common Pleas	2023081276	closed	destroy
e-23-0756	Black iPhone	23-0629	Thrasher	Common Pleas	2023081276	closed	RTO
e-23-0763	Black drawstring bag with assorted jewelry	23-0629	Thrasher	Common Pleas	2023081276	closed	unclaimed--auction
e-23-0764	American Bowling Congress '300' ring (perfect game award)	23-0629	Thrasher	Common Pleas	2023081276	closed	unclaimed--auction
e-23-0749	Gerber folding knife	23-0629	Thrasher	Common Pleas	2023081276	closed	unclaimed--destroy
e-23-0750	Assorted lighters	23-0629	Thrasher	Common Pleas	2023081276	closed	unclaimed--destroy
e-23-0751	Unsealed pack Newport cigarettes	23-0629	Thrasher	Common Pleas	2023081276	closed	unclaimed--destroy
e-23-0752	Toggle switch	23-0629	Thrasher	Common Pleas	2023081276	closed	unclaimed--destroy
e-23-0753	Toothbrush	23-0629	Thrasher	Common Pleas	2023081276	closed	unclaimed--destroy
e-23-0784	Baggie of marijuana	23-0694	Weaver	BCJC	n/a	adjudicated	destroy
e-23-0785	Disk w/ surveillance footage	23-0694	Weaver	BCJC	n/a	adjudicated	destroy
e-23-0791	Buprenorphine and Naloxone sublingual film	23-0704	Wagers	Area 1	2300448	closed	destroy
e-23-0803	Cut padlock	23-0746	Hool	Common Pleas	2023060886	closed	destroy
e-23-0804	SD 16gb memory card, Verizon SIM card	23-0746	Hool	Common Pleas	2023060886	closed	destroy
e-23-0801	Tree stump (held trail camera)	23-0746	Hool	Common Pleas	2023060886	closed	unclaimed--destroy
e-23-0802	Trail camera and antenna	23-0746	Hool	Common Pleas	2023060886	closed	unclaimed--destroy
e-23-0812	Samsung cell phone	23-0754	Hartwig	Area 1	2300686	closed	unclaimed--donate to Cell Phone Bank
e-23-0814	LG cell phone	23-0754	Hartwig	Area 1	2300686	closed	unclaimed--donate to Cell Phone Bank
e-23-0815	Cell phone	23-0754	Hartwig	Area 1	2300686	closed	unclaimed--donate to Cell Phone Bank
e-23-0816	BLU cell phone	23-0754	Hartwig	Area 1	2300686	closed	unclaimed--donate to Cell Phone Bank
e-23-0817	Samsung cell phone	23-0754	Hartwig	Area 1	2300686	closed	unclaimed--donate to Cell Phone Bank
e-23-0819	Samsung tablet	23-0754	Hartwig	Area 1	2300686	closed	unclaimed--donate to Cell Phone Bank
e-23-0823	Unsealed Old Crow whiskey bottle 375ml	23-0755	Jenkins	Area 1	2300687	closed	destroy
e-23-0822	Keys on lanyard	23-0755	Jenkins	Area 1	2300687	closed	RTO
e-23-0824	Purse and contents	23-0755	Jenkins	Area 1	2300687	closed	RTO
e-23-0875	Key chain w/ 7 keys	23-0757	S. Sikora	Area 1	2300367	closed	RTO
e-23-0828	4 lb. explosives kit	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0830	Krylon spray paint can	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0832	eBay receipt for Glock gun parts	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0833	Digital scale	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0834	Digital scale	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0835	Large plastic bag containing 70 grams marijuana	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0836	Rick and Morty 'metal tray w/ marijuana residue	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0837	Four unidentified drug capsules	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0839	Glass vial w/ unknown blue crystal substance	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0840	Rhino Gods' .357 Magnum gold pellet pistol	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0841	.357 revolver pellet pistol	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0842	Complete upper receiver to AR-platform rifle	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0843	Glock 17 replica pellet pistol	23-0769	Thrasher	Common Pleas	2023081149	closed	destroy
e-23-0844	Lower pistol receiver manufacturing jig w/ lower inside jig	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0845	Lower rifle receiver manufacturing jig with lower inside jig	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0846	Trigger assembly parts	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0847	Rifle assembly parts	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0848	Magpul AR-platform rifle pistol grip	23-0769	Campbell	Common Pleas	2023081149	closed	destroy

e-23-0849	Recoil spring with stock assembly for rifle	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0850	Rifle stock	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0855	Plastic gun sight installation tool	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0856	Semi-auto rifle owner's manual	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0857	Semi-auto rifle owner's manual	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0861	Gun sight case	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0862	Metal container: six bong assembly parts	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0863	Metal marijuana grinder	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0864	Glass bongs w/ residue	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0865	Eight boxes various sizes of zip-lock style plastic bags	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0866	Glass containers w/ metal lids	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0867	Four metal vape caps with residue	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0868	Glass vial w/ marijuana	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0869	Plastic Tupperware container w/ residue	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0894	Large black/clear bag containing marijuana	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0895	Clear bag containing marijuana	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0896	Medium clear/black bag containing marijuana	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0897	Hefty bag/blue clasp containing marijuana	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0898	Heft bag/purple clasp containing marijuana	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0899	RAW rolling paper w/ holder	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0902	Schmeisser 7.62x39 magazine	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0904	Black handle for pistol	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0907	Polymer 9mm pistol (test-fired as functional by G. Robinson)	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0908	DVD: scene photos	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0910	Baggie containing bolts and trigger for firearm	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23-0922	Search warrant (approved by BCCCP)for safe	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy
e-23--831	Miscellaneous tools and gun parts	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23--838	33 plastic vacuum mailer bags w/ marijuana residue	23-0769	Campbell	Common Pleas	2023081149	closed	destroy
e-23-0853	Clear plastic 9mm magazine, eight 9mm cartridges	23-0769	Campbell	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0854	Metal 9mm magazine; two 9mm cartridges	23-0769	Campbell	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0903	Rifle magazine containing 25 Tulammo 7.62x39 rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0905	Cage 66F66 magazine w/ 6 9mm RP Luger rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0906	Pro Mag magazine w/ 19 9mm RP Luger rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0909	Glock 9mm magazine w/ 15 9mm Luger rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	destroy; ammo for OPD use
e-23-0852	Box of 9mm ammunition	23-0769	Thrasher	Common Pleas	2023081149	closed	OPD use
e-23-0858	Gun cleaning kit	23-0769	Campbell	Common Pleas	2023081149	closed	OPD use
e-23-0859	Baggie containing 11 9mm cartridges	23-0769	Campbell	Common Pleas	2023081149	closed	OPD use
e-23-0860	Baggie containing two 7.62 cartridges	23-0769	Campbell	Common Pleas	2023081149	closed	OPD use
e-23-0911	Baggie: 2 Tulammo 7.62, 13 9mm rounds	23-0769	S. Sikora	Common Pleas	2023081149	closed	OPD use
e-23-0912	Seven jars of Tannerite	23-0769	S. Sikora	Common Pleas	2023081149	closed	OPD use
e-23-0829	Wireless outdoor camera (recovered stolen)	23-0769	Campbell	Common Pleas	2023081149	closed	RTO
e-23-0851	Rifle carrying bag	23-0769	S. Sikora	Common Pleas	2023081149	closed	RTO
e-23-0870	Blue camo backpack	23-0769	S. Sikora	Common Pleas	2023081149	closed	RTO
e-23-0901	Wooden keepsake box containing personal papers	23-0769	S. Sikora	Common Pleas	2023081149	closed	RTO
e-23-0881	Used hypodermic syringe/needle	23-0779	Hellwarth	Area 1	2300368	closed	destroy
e-23-0882	Rubber container with dirty cotton inside	23-0779	Hellwarth	Area 1	2300368	closed	destroy
e-23-0930	Rock & Morty glass smoking device/residue	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0931	Iridescent glass smoking device/residue	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0932	Red striped glass handheld smoking device/residue	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0933	Small black digital scale	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0934	Plastic bag of BB pellets	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0935	Silver CO2 canister for pellet gun	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0937	Black replica Glock 19 pellet pistol	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0938	Envelope: printouts, signed Miranda Warning card, 2 disks	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-0939	DVD: photos from search warrant	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-1006	Thumb drive containing cell phone download	23-0796	Price	Common Pleas	2023071041	closed	destroy
e-23-1149	USB thumb drive w/ returns from Facebook	23-0796	Price	Common Pleas	2023071041	closed	destroy

e-23-0936	Boost Mobile cell phone	23-0796	Price	Common Pleas	2023071041	closed	RTO
e-23-0999	Disk w/ search warrant data; thumb drive	23-0810	Hatfield	Common Pleas	2023060886	closed	destroy
e-23-0993	Blue Moto cellphone/red case, SIM card cutout	23-0810	Hatfield	Common Pleas	2023060886	closed	unclaimed--donate to Cell Phone Bank
e-23-0940	Mr. Fog vape	23-0814	Hartwig	n/a	n/a	n/a	destroy
e-23-0941	Mr. Fog nicotine vape	23-0815	Hartwig	Area 1	2300454	closed	destroy
e-23-0942	Studio Vapes receipt	23-0815	Hartwig	Area 1	2300454	closed	destroy
e-23-0943	Studio Vapes punch card	23-0815	Hartwig	Area 1	2300454	closed	destroy
e-23-0988	Breeze Pro Edition vape	23-0840	Reihs	Area 1	2300439	closed	destroy
e-23-0994	Crystalline substance inside folded paper towel	23-0851	Thrasher	Area 1	2300716	closed	destroy
e-23-0995	LD Club Red 100s cigarette pack	23-0851	Thrasher	Area 1	2300716	closed	destroy
e-23-1003	Non-matching bicycle seat on Schwinn Trail Way bicycle	23-0854	Morgan	n/a	n/a	n/a	unclaimed--auction
e-23-1004	Schwinn Trail Way bicycle (unknown owner)	23-0854	Morgan	n/a	n/a	n/a	unclaimed--auction
e-23-1008	Video surveillance disk	23-0857	Wagers	Area 1	2300415	closed	destroy
e-23-1009	Container with hypodermic syringes/needles	23-0857	Wagers	Area 1	2300415	closed	destroy
e-23-1024	Baggie of crystallized substance	23-0881	Hartwig	Area 1	2300744	closed	destroy
e-23-1026	Baggie containing crystalline substance	23-0891	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1028	Hypodermic syringe/needle	23-0891	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1029	Container of Narcan	23-0891	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1030	Pocket knife	23-0891	Thrasher	Common Pleas	2024010002	closed	RTO
e-23-1030	Pocket knife	23-0891	Thrasher	Common Pleas	2024121923	closed	RTO
e-23-1040	Hypodermic syringes/needles	23-0901	Jenkins	Area 1	2400010	closed	destroy
e-23-1042	Glass bubble pipe	23-0901	Jenkins	Area 1	2400010	closed	destroy
e-23-1039	Plastic jar w/ crystalline substance	23-0901	Jenkins	Area 1	2400010	closed	destroy
e-23-1041	Hypodermic syringes/needles	23-0901	Jenkins	Area 1	2400012	closed	destroy
e-23-1043	Glass smoking pipe	23-0901	Jenkins	Area 1	2400012	closed	destroy
e-23-1038	Baggie containing white powder	23-0901	Jenkins	Area 1	2400012	closed	destroy
e-23-1059	Space Gods Pink Star Showers 3g/300mg Delta 8 vape pod	23-0921	Hartwig	n/a	n/a	n/a	destroy
e-23-1060	Five (5) Space Gods Pink Star Shower vape pods	23-0921	Hartwig	n/a	n/a	n/a	destroy
e-23-1061	Four (4) Space Gods Sour Space Rings vape pods	23-0921	Hartwig	n/a	n/a	n/a	destroy
e-23-1062	Five (5) Space Gods Blue Raspberry vape pods	23-0921	Hartwig	n/a	n/a	n/a	destroy
e-23-1063	Disk w/ search warrant photos	23-0921	Hartwig	n/a	n/a	n/a	destroy
e-23-1096	Americana Hemp Company Blackberry Kush 6g Full Spectrum Blend vape	23-0941	Hartwig	n/a	n/a	n/a	destroy
e-23-1097	Americana Hemp Company Blackberry Kush 6g Full Spectrum Blend vape	23-0941	Hartwig	n/a	n/a	n/a	destroy
e-23-1098	Five Americana Hemp Company Strawberry Smoothie vapes	23-0941	Hartwig	n/a	n/a	n/a	destroy
e-23-1100	Five Americana Hemp Company Honey Dew Lemon Ice vapes	23-0941	Hartwig	n/a	n/a	n/a	destroy
e-23-1103	Americana Hemp Company Blackberry Kush D-6-8-9-10-11 vape	23-0941	Hartwig	n/a	n/a	n/a	destroy
e-23-1109	Unsealed 750ml bottle Classico Blue Curacao liqueur	23-0964	Hartwig	Common Pleas	2023091410	closed	destroy
e-23-1110	Multi-colored glass smoking pipe	23-0964	Hartwig	Common Pleas	2023091410	closed	destroy
e-23-1111	Prescription bottle containing blue pill w/ C40 imprint	23-0964	Hartwig	Common Pleas	2023091410	closed	destroy
e-23-1122	Package of Naloxone sublingual film	23-0966	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1123	Hypodermic syringes/needles	23-0966	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1124	Uncapped hypodermic syringe/no needle	23-0966	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1125	Pill bottle: blue pill, imprint 'Lannett 0586'	23-0966	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1126	Pill bottle: blue pill capsules, white crystalline substance	23-0966	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1127	Baggie containing white rocklike substance	23-0966	Thrasher	Common Pleas	2024010002	closed	destroy
e-23-1119	LG Smartphone	23-0966	Thrasher	Common Pleas	2024010002	closed	RTO
e-23-1120	Gray Sky Devices smartphone	23-0966	Thrasher	Common Pleas	2024010002	closed	RTO
e-23-1121	Motorola Smartphone	23-0966	Thrasher	Common Pleas	2024010002	closed	RTO
e-23-1119	Black LG Smartphone	23-0966	Thrasher	Common Pleas	2024010002	closed	RTO
e-23-1120	Gray Sky Devices Smartphone	23-0966	Thrasher	Common Pleas	2024010002	closed	RTO
e-23-1121	Black Motorola smartphone	23-0966	Thrasher	Common Pleas	2024010002	closed	RTO
e-23-1164	Fictitious SC OL	23-0994	Hellwarth	Area 1	2300967	closed	destroy
e-23-1165	Fictitious OH OL	23-0998	Hartwig	Area 1	2300969	closed	destroy
e-23-1167	Sealed 12 oz. can Michelob Ultra Superior Light beer	23-0998	Hartwig	Area 1	2300495	closed	destroy
e-23-1166	Vuse vape	23-0998	Hartwig	n/a	n/a	n/a	destroy
e-23-1168	Fictitious TN OL	23-1004	Combs	Area 1	2300968	closed	destroy
e-23-1173	Neon green bar wristband	23-1005	Hartwig	Area 1	2300487	closed	destroy

e-23-1174	Red bar wristband	23-1005	Hartwig	Area 1	2300487	closed	destroy
e-23-1175	Fictitious PA OL	23-1005	Hartwig	Area 1	2300958	closed	destroy
e-23-1176	Unsealed 700ml can High Noon Vodka and soda, sample vial	23-1005	Hartwig	Area 1	2300487	closed	destroy
e-23-1169	Fictitious IL OL	23-1007	Combs	Area 1	2300964	closed	destroy
e-23-1177	Bar wristbands	23-1008	Hellwarth	Area 1	2300954	closed	destroy
e-23-1283	Fictitious NY OL	23-1034	Weaver	Area 1	2301037	closed	destroy
e-23-1284	Yellow bar wristband	23-1034	Weaver	Area 1	2300538	closed	destroy
e-23-1285	"Beat the Clock" bar wristband	23-1034	Weaver	Area 1	2300538	closed	destroy
e-23-1488	Piece of auto glass from suspect's truck	23-1035	Hool	Area 1	2301052	closed	destroy
e-23-1279	Fictitious IL OL	23-1040	Thrasher	Area 1	2300985	closed	destroy
e-23-1278	Two (2) baggies of marijuana	23-1040	Thrasher	n/a	n/a	n/a	destroy
e-23-1280	Bar wristbands	23-1040	Thrasher	n/a	n/a	n/a	destroy
e-23-1281	Black digital scale	23-1040	Thrasher	n/a	n/a	n/a	destroy
e-23-1286	Red and green bar wristbands	23-1041	Weaver	Area 1	2300540	closed	destroy
e-23-1333	Disposable nicotine pod device	23-1051	Hartwig	Area 1	2300551	closed	destroy
e-23-1325	Athletic Works metal water bottle	23-1065	Hardin	Area 1	2300535	closed	RTO
e-23-1326	Apple iPhone	23-1065	Hardin	Area 1	2300535	closed	RTO
e-23-1324	Fictitious MI OL	23-1066	Lindner	Area 1	2301038	closed	destroy
e-23-1367	Dollar bill w/ white powdery substance	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1368	Plastic baggie containing green substance	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1369	Plastic baggie containing unknown substance	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1370	Disk with photos of property	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1371	Black/green silicone smoking device	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1372	Black digital scale w/ residue	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1373	Large glass bowl w/ MJ residue	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1374	Black tray w/ MJ residue	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1375	Zip-top baggie containing smaller baggies	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1376	Glass bowl w/ MJ residue	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1377	OH OL-Amy Sherer	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1378	Small glass smoking tube w/ residue	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1379	Marijuana grinder w/ residue	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1380	Metal pipe w/ residue	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1381	"Certified" DAB pen	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1382	Small black digital scale w/ residue	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1386	Prescription bottle containing round orange pills	23-1069	Thrasher	Area 1	2300543	closed	destroy
e-23-1329	Two fictitious PA OLs	23-1076	Hellwarth	Area 1	2301049	closed	destroy
e-23-1647	Photo disk of evidence and OD video	23-1088	Ledermeier	Common Pleas	2023111683	closed	destroy
e-23-1581	Video disk from Circle K	23-1088	Ledermeier	Common Pleas	2023111683	closed	destroy
e-23-1646	Black Kodak camera (recovered stolen)	23-1088	Ledermeier	Common Pleas	2023111683	closed	RTO
e-23-1385	Four fictitious PA OLs	23-1089	Jenkins	Area 1	2301072	closed	destroy
e-23-1387	Fictitious NJ OL	23-1095	Combs	Area 1	2301067	closed	destroy
e-23-1390	Hypodermic syringe	23-1098	Wagers	Area 1	2300496	closed	destroy
e-23-1391	Evolve laptop computer (recovered stolen: Marshall High School)	23-1098	Wagers	Area 1	2300497	closed	RTO
e-23-1409	Two fictitious NJ OLs, LEADS printout	23-1102	Price	Area 1	2301089	closed	destroy
e-23-1410	Fictitious CA and PA OLs; LEADS printout	23-1103	Price	Area 1	2301088	closed	destroy
e-23-1398	Fictitious IL OL	23-1104	Thrasher	Area 1	2301083	closed	destroy
e-23-1403	Fictitious TX OL	23-1118	Ledermeier	Area 1	2301087	closed	destroy
e-23-1402	Fictitious ME OL	23-1119	Ledermeier	Area 1	2301084	closed	destroy
e-23-1404	Fictitious IL OL	23-1120	Ledermeier	Area 1	2301086	closed	destroy
e-23-1401	Fictitious IL OL, LEADS printouts	23-1122	Thrasher	Area 1	2301080	closed	destroy
e-23-1413	Fictitious IL OL	23-1124	S. Sikora	Area 1	2301091	closed	destroy
e-23-1419	Fictitious ME OL	23-1125	S. Sikora	Area 1	2301095	closed	destroy
e-23-1434	Fictitious IL OL	23-1150	Hellwarth	Area 1	2301136	closed	destroy
e-23-1443	Front bumper section from Toyota vehicle	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1451	Defendant's copy of traffic citation	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1475	DNA swab from vehicle steering wheel	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1476	DNA swab from driver door handle	23-1158	Combs	Common Pleas	2023111645	closed	destroy

e-23-1477	Black ball cap	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1478	Miscellaneous parts of damaged vehicle	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1479	Photo disk: search warrant	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1532	Hood prop rod from Toyota vehicle	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1533	Bottle of Tire Shine automotive product	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1534	Driver side front quarter panel from Toyota vehicle	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1535	Driver side headlight housing	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1536	Passenger side headlight housing	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1537	Black hood cover	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1538	Baggie containing miscellaneous nuts and bolts	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1539	Ohio vehicle registration	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1540	Insurance card for vehicle	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1549	Photo disk	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1623	Thumb drive: photos, video, documents	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1658	Disk w/ documents	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1705	Disk w/ CCTV footage from Chase Bank	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1443	Front bumper of hit skip vehicle	23-1158	Combs	Common Pleas	2023111645	closed	destroy
e-23-1473	Gray Apple iPhone in blue case	23-1158	Combs	Common Pleas	2023111645	closed	RTO
e-23-1472	Video Doorbell 3 and battery	23-1158	Combs	Common Pleas	2023111645	closed	RTO
e-23-1474	Ring 'Stick Up' camera w/ battery	23-1158	Combs	Common Pleas	2023111645	closed	RTO
e-23-1530	DeWalt cordless impact drive w/ 10mm socket	23-1158	Combs	Common Pleas	2023111645	closed	unclaimed--auction
e-23-1531	Ratchet wrench w/ 10mm socket	23-1158	Combs	Common Pleas	2023111645	closed	unclaimed--auction
e-23-1444	Sondors electric bike	23-1158	Combs	Common Pleas	2023111645	closed	unclaimed--destroy
e-23-1436	Fictitious MI OL	23-1162	Hellwarth	Area 1	2301134	closed	destroy
e-23-1468	Fictitious IL OL	23-1183	Weaver	Area 1	2301152	closed	destroy
e-23-1493	Fictitious IL OL	23-1184	Hardin	Area 1	2301162	closed	destroy
e-23-1487	New Balance shoe, wallet/contents	23-1185	Hatfield	n/a	n/a	n/a	unclaimed--destroy
e-23-1480	Capped hypodermic syringe/needle	23-1190	Weaver	n/a	n/a	n/a	destroy
e-23-1481	Cut plastic straw	23-1190	Weaver	n/a	n/a	n/a	destroy
e-23-1482	Blue plastic bag containing white crystalline substance	23-1190	Weaver	n/a	n/a	n/a	destroy
e-23-1483	blue baggie containing unknown white substance	23-1190	Weaver	n/a	n/a	n/a	destroy
e-24-0034	Brown Michael Kors wallet	23-1190	Weaver	n/a	n/a	n/a	destroy
e-23-1489	Unsealed 16 oz. can Monster Energy drink	23-1196	Thissen	Area 1	2300605	closed	destroy
e-23-1491	Walmart receipt for value of stolen items	23-1196	Thissen	Area 1	2300605	closed	destroy
e-23-1492	Walmart receipt for value of stolen items	23-1196	Thissen	Area 1	2300605	closed	destroy
e-23-1511	Walmart surveillance video	23-1196	Thissen	Area 1	2300605	closed	destroy
e-23-1490	Two \$1 bills US	23-1196	Thissen	Area 1	2300605	closed	unclaimed--OPD use (L&F postage)
e-23-1499	Fictitious IN OL	23-1197	Combs	Area 1	2301160	closed	destroy
e-23-1494	Plastic cup w/ two black straws and sample vial	23-1197	Hartwig	BCJC	n/a	adjudicated	destroy
e-23-1495	Orange Lost Mary Tropical Fruit vape	23-1197	Hartwig	BCJC	n/a	adjudicated	destroy
e-23-1496	Fictitious IN OL	23-1197	Hartwig	BCJC	n/a	adjudicated	destroy
e-23-1497	Teal Sky Box 21+ and Sky Deck bar wristbands	23-1197	Hartwig	BCJC	n/a	adjudicated	destroy
e-23-1498	IN OL issued to person other than suspect	23-1197	Hartwig	BCJC	n/a	adjudicated	destroy
e-23-1528	Plastic container w/ marijuana buds	23-1201	King	Area 1	2300629	closed	destroy
e-23-1512	Kitchen knife	23-1201	King	Area 1	2300629	closed	unclaimed--destroy
e-23-1513	Black satchel containing two lighters and pack of cigarillos	23-1201	King	Area 1	2300629	closed	unclaimed--destroy
e-23-1553	Fictitious IN OL	23-1229	Morgan	Area 1	2301180	closed	destroy
e-23-1554	21+ wristband	23-1229	Morgan	Area 1	2301641	closed	destroy
e-23-1565	Fictitious IN OL	23-1240	Hatfield	Area 1	2301190	closed	destroy
e-23-1584	Alpha Lock 200 wheel immobilizer (unusable: damaged)	23-1249	Thrasher	Area 1	2300677	closed	unclaimed--metal recycling
e-23-1576	Fictitious IL OL	23-1251	Combs	Area 1	2301197	closed	destroy
e-23-1583	Two fictitious OL: IN, IL	23-1267	Hellwarth	BCJC	n/a	adjudicated	destroy
e-23-1835	Disk containing phone download files	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1685	Video disk	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1691	Signed Miranda Warning card	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1692	Baggie containing miscellaneous drug paraphernalia	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1693	Sharps container: several hypodermic syringes/needles	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy

e-23-1694	Photo disk from search warrant	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1689	Baggie of suspected mushrooms	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1690	Folded paper containing white crystalline substance	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1703	Ibuprofen bottle containing miscellaneous vitamin pills	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1644	Disk: Walmart surveillance video	23-1268	Thrasher	Common Pleas	2024010001; 2023121840	closed	destroy
e-23-1834	Blue Android cell phone	23-1268	Thrasher	Common Pleas	2024010001	closed	unclaimed--donate to Cell Phone Bank
e-23-1606	Fictitious PA OL	23-1272	Hartwig	Area 1	2301228	closed	destroy
e-23-1607	Can of ZYN wintergreen nicotine pouches	23-1272	Hartwig	n/a	n/a	n/a	destroy
e-23-1602	Fictitious LA OL	23-1276	Hartwig	Area 1	2301229	closed	destroy
e-23-1603	Red wristband	23-1276	Hartwig	Area 1	2300672	closed	destroy
e-23-1604	White wristband	23-1276	Hartwig	Area 1	2300672	closed	destroy
e-23-1597	Vial containing suspected 'Raspberry' alcoholic beverage	23-1277	Thissen	BCJC	n/a	adjudicated	destroy
e-23-1599	Sealed 24 oz. can "Twisted Tea Raspberry" alcoholic beverage	23-1277	Thissen	BCJC	n/a	adjudicated	destroy
e-23-1594	Sealed can, Mike's Hard Lemonade	23-1277	Thissen	BCJC	n/a	adjudicated	destroy
e-23-1595	Sealed can, Mike's Hard Lemonade	23-1277	Thissen	BCJC	n/a	adjudicated	destroy
e-23-1598	Vial containing suspected 'Mango' alcoholic beverage	23-1277	Thissen	BCJC	n/a	adjudicated	destroy
e-23-1593	1.75 unsealed bottle Tito's vodka	23-1277	Thissen	Area 1	2300664	closed	destroy
e-23-1596	Vial containing suspected 'Pineapple' alcoholic beverage	23-1277	Thissen	Area 1	2300664	closed	destroy
e-23-1600	Sealed 24 oz. can "Twisted Tea Pineapple" alcoholic beverage	23-1277	Thissen	Area 1	2300664	closed	destroy
e-23-1601	Vial containing suspected Tito's vodka	23-1277	Thissen	Area 1	2300664	closed	destroy
e-23-1639	Unsealed 12 oz. can Happy Dad hard seltzer	23-1302	J. Jones	Area 1	2300699	closed	destroy
e-23-1634	Metal marijuana grinder and residue	23-1304	Hellwarth	Area 1	2301268	closed	destroy
e-23-1635	Vial of unknown waxy substance	23-1304	Hellwarth	Area 1	2301268	closed	destroy
e-23-1636	One unsealed empty 750ml Fireball whiskey bottle	23-1304	Hellwarth	Area 1	2301268	closed	destroy
e-23-1641	Two rolled marijuana cigarettes	23-1304	Hellwarth	Area 1	2301268	closed	destroy
e-23-1642	Baggie of suspected marijuana plant material	23-1304	Hellwarth	Area 1	2301268	closed	destroy
e-23-1643	Two THC vapes	23-1304	Hellwarth	Area 1	2301268	closed	destroy
e-23-1627	Fictitious ID OL	23-1305	Thissen	Area 1	2301261	closed	destroy
e-23-1628	Sealed 50ml bottle 'Pink Whitney' vodka beverage	23-1305	Thissen	Area 1	2300690	closed	destroy
e-23-1629	Clear plastic cup and sample vial of liquid	23-1306	Hartwig	Area 1	2301691	closed	destroy
e-23-1630	Fictitious IL OL	23-1306	Hartwig	Area 1	2301265	closed	destroy
e-23-1631	Red bar wristband	23-1306	Hartwig	Area 1	2301691	closed	destroy
e-23-1632	White bar wristband	23-1306	Hartwig	Area 1	2301691	closed	destroy
e-23-1633	Red Solo cup and sample vial	23-1308	Hartwig	Area 1	2300692	closed	destroy
e-23-1633	Red Solo cup and sample vial	23-1308	Hartwig	Area 1	2300693	closed	destroy
e-23-1686	Apple iPhone	23-1321	Hartwig	BCJC	n/a	adjudicated	RTO
e-23-1686	Apple iPhone	23-1321	Price	n/a	n/a	n/a	RTO
e-23-1687	AT&T Android cell phone (released per court order)	23-1321	Hartwig	Area 1	2400095	pending 1/13/25 hearing	RTO
e-23-1664	Green bar wristband	23-1328	Weaver	Area 1	2300701	closed	destroy
e-23-1715	Black/white bar wristband	23-1384	Weaver	Area 1	2301737	closed	destroy
e-23-1716	Fictitious IL OL	23-1384	weaver	Area 1	2301345	closed	destroy
e-23-1720	Fictitious CT OL	23-1386	Morgan	BCJC	n/a	adjudicated	destroy
e-23-1721	21+ bar wristband	23-1386	Morgan	BCJC	n/a	adjudicated	destroy
e-23-1722	Grape Breeze vape	23-1386	Morgan	BCJC	n/a	adjudicated	destroy
e-23-1399	Fictitious WI OL	23-1399	Thrasher	Area 1	2301085	closed	destroy
e-23-1400	Fictitious IN OL	23-1399	Thrasher	Area 1	2301085	closed	destroy
e-23-1874	Pair of black wool socks (recovered stolen)	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Goodwill Store
e-23-1875	Pair of blue wool socks (recovered stolen)	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Goodwill Store
e-23-1876	Black t-shirt (recovered stolen)	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Goodwill Store
e-23-1877	Sealed package Hanes underwear (recovered stolen)	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--TJ Maxx
e-23-1862	GoTrax Rival adult electric scooter	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1863	GoTrax electric scooter	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1864	Eight bags of Legos blocks	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1865	Fanatics' Cincinnati Reds t-shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1866	Mossy Oak youth pants	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1867	Red V-neck shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1868	Pink 'LOL surprise girls' tank top	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart

e-23-1869	Blue 'Garanimals' boys' shorts	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1870	Green 'Athletic Works' girls' L tank top	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1871	Multi-color 'Justice Girls' large tank top	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1872	White 'Justice Girls' L tank top	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1873	Purple 'Wonder nation' youth girls' shorts	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1878	Blue 'Justice Girls' size 7 long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1879	Green 'Justice Girls' L long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1880	Pink 'Justice Girls' XL tank top	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1881	Pink 'Justice Girls' long-sleeve unicorn shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1882	Gray 'Justice Girls' zippered sweatshirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1883	Tan 'Wonder Nation' boys' XL khakis	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1884	Black 'Wonder Nation' girls' dress	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1885	Gray 'Athletic Works' boys' XL shorts	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1886	Green Dri-fit XL shorts	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1887	Tan M long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1888	Green 'champion's' XL long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1889	Black 'Under Armor' youth XL t-shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1890	Gray women's jeans	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1890	Pink 'LOL Surprise' pajamas	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1891	Blue 'Old Navy' girls' L long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1892	White 'Cuddle Duds' M long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1893	Black Nike Dri-fit XL jacket	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1894	Black 'Hollister' long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1896	Blue 'Columbia Sportswear' men's swim trunks	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1897	Gray 'Tek Gear' M sweatpants	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1898	Blue 'Space Force' t-shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1899	Blue 'KC-135' t-shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1900	Pair of orange/blue 'Starter' shorts	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1901	Thereabouts' size 14 blue jeans	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1902	Pair of white 'Under Armor' children's football gloves	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1903	Four pairs of assorted socks	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1904	Hanes women's underwear	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1905	Pink knitted handbag	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1906	Sealed bottle of shampoo	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1907	Calvin Klein' after-shave facial balm	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1908	Horror Movie Collection DVD	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1910	Blue 'sketchers' girl's M leggings	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1911	White 'Calvin Klein' S t-shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1912	White 'Real Tree' M long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1913	Gray 'Faded Glory' XXL long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1914	White Dri-fit women's XL shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1915	Gray 'Xersion' children's L sweatshirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1916	Pink 'Despicable Me' girls' M t-shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1917	Green girls' bathing suit top	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1918	Pink 'Under Armor' youth shorts	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1919	Green 'Authentic SO' girls' long-sleeve shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1920	Green 'Grane' girls' XL shorts	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1921	White 'Disney Princess' girls' L t-shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1922	Blue 'Under Armor' men's XL shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1923	White 'Despicable Me' M girl's shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1924	Orange Halloween girl's shirt	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1925	HP Pavilion Desktop computer	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1926	Portable propane heater	23-1413	Thrasher	Common Pleas	2024010041	closed	RTO--Wal-Mart
e-23-1765	Fictitious IL OL	23-1427	Hartwig	Area 1	2301368	closed	destroy
e-23-1766	Fictitious IL OL	23-1427	Hartwig	Area 1	2301368	closed	destroy
e-23-1761	Fictitious IL OL	23-1428	Combs	Area 1	2301369	closed	destroy
e-23-1780	Mr. Fog vape	23-1446	Hartwig	Area 1	2300769	closed	destroy

e-23-1781	VIP Smoke Shop Customer Rewards card	23-1446	Hartwig	Area 1	2300769	closed	destroy
e-23-1782	Fictitious CT OL	23-1459	Weaver	Area 1	2301402	closed	destroy
e-23-1783	Fictitious MO OL	23-1459	Weaver	Area 1	2301402	closed	destroy
e-23-1784	Fictitious IN OL	23-1460	Hellwarth	Area 1	2301407	closed	destroy
e-23-1785	Glass smoking pipe/residue	23-1460	Hellwarth	n/a	n/a	n/a	destroy
e-23-1794	Fictitious IN OL	23-1461	Hool	BCJC	n/a	adjudicated	destroy
e-23-1793	Blue iPhone	23-1461	Hool	BCJC	n/a	adjudicated	unclaimed--donate to Cell Phone Bank
e-23-1792	White tennis shoe	23-1461	Hool	BCJC	n/a	adjudicated	unclaimed--donate to TOPSS
e-23-1788	Fictitious IN OL	23-1466	Hellwarth	Area 1	2301409	closed	destroy
e-23-1786	Unsealed 750ml bottle Crown Royal whiskey	23-1467	Weaver	Area 1	2301412	closed	destroy
e-23-1787	Sample vial from Crown Royal bottle	23-1467	Weaver	Area 1	2301412	closed	destroy
e-23-1790	Unsealed 750ml bottle of tequila	23-1469	Hellwarth	Area 1	2401400	closed	destroy
e-23-1791	Baggie of suspected marijuana	23-1469	Hellwarth	n/a	n/a	n/a	destroy
e-23-1815	CD: scene photographs	23-1473	Thrasher	n/a	n/a	n/a	destroy
e-23-1820	Assorted prescription medications	23-1473	Thrasher	n/a	n/a	n/a	destroy
e-23-1829	Sharps tube: hypodermic syringe/needle	23-1483	Carlson	Common Pleas	2024081214	closed	destroy
e-23-1830	Baggie containing off-white crystalline substance	23-1483	Carlson	Common Pleas	2024081214	closed	destroy
e-23-1831	Two (2) preexcription bottles issued to Heather Roberts	23-1483	Carlson	Common Pleas	2024081214	closed	destroy
e-23-1828	Recovered stolen bicycle (theft report 23-1452)	23-1484	Carlson	n/a	n/a	n/a	RTO
e-23-1836	Fictitious CT OL	23-1496	Weaver	Area 1	2301423	closed	destroy
e-23-1837	Green/white bar wristband	23-1496	Weaver	Area 1	2301423	closed	destroy
e-24-0221	Envelope w/ printed photos and charts from victim	23-1502	Price	Common Pleas	2024040484	closed	destroy
e-24-0220	Two (2) USB drives	23-1502	Price	Common Pleas	2024040484	closed	destroy
e-24-0019	Photo disk	23-1502	Price	Common Pleas	2024040484	closed	destroy
e-22-1333	DVD: 911 calls audio file	23-1503	Wagers	Common Pleas	2022121649	closed	destroy
e-22-1283	\$1535.00 cash US	23-1503	Wagers	Common Pleas	2022121649	closed	RTO
e-22-1282	VISA debit card	23-1503	Wagers	n/a	n/a	n/a	RTO
e-22-1286	Samsung cell phone	23-1503	Wagers	n/a	n/a	n/a	RTO
e-22-1288	Vanilla VISA debit card	23-1503	Wagers	n/a	n/a	n/a	RTO
e-23-1855	Recovered stolen MacBook Pro laptop computer	23-1509	Blauvelt	n/a	n/a	n/a	RTO
e-23-1856	Recovered stolen TI calculator	23-1509	Blauvelt	n/a	n/a	n/a	RTO
e-23-1857	Recovered stolen Vera Bradley backpack and contents	23-1509	Blauvelt	n/a	n/a	n/a	RTO
e-23-1928	OH OL for William Elliott (requested by family, unclaimed)	23-1523	Price	n/a	n/a	n/a	destroy
e-23-1939	Two (2) pocket knives (safekeeping)	23-1531	Hellwarth	Common Pleas	2024010090	closed	RTO
e-24-0001	Fictitious IN OL	23-1533	Hool	Area 1	2400015	closed	destroy
e-24-0002	Red Brick Street bar wristband	23-1533	Hool	Area 1	2400009	closed	destroy
e-24-0038	Ikea floor lamp	24-0008	Ledermeier	n/a	n/a	n/a	RTO
e-24-0039	Phillips Hue V2 dimmer switch, remote (recovered stolen)	24-0008	Ledermeier	n/a	n/a	n/a	RTO
e-24-0040	Roku remote	24-0008	Ledermeier	n/a	n/a	n/a	RTO
e-24-0022	Bag of trash	24-0010	PSA Alcorn	n/a	n/a	n/a	destroy
e-24-0023	Deceased German Shepherd puppy (disposed at OSU Veterinary Lab)	24-0010	PSA Alcorn	n/a	n/a	n/a	destroy
e-24-0032	Printed screenshots of Facebook message	24-0010	PSA Alcorn	n/a	n/a	n/a	destroy
e-24-0024	Baggie w/ three capsules of crystallized substance	24-0014	Hartwig	Area 1	2400112	closed	destroy
e-24-0025	Fictitious \$100 bill US	24-0014	Hartwig	Area 1	2400112	closed	destroy
e-24-0026	Unsealed 375ml bottle Fireball whiskey; 4 sealed 50ml bottles	24-0014	Hartwig	Area 1	2400112	closed	destroy
e-24-0027	Plastic container w/ marijuana	24-0014	Hartwig	Area 1	2400112	closed	destroy
e-24-0031	Store accounting ledger	24-0016	Price	n/a	n/a	n/a	RTO
e-24-0042	Silver iPad, carrying case, charger (recovered stolen)	24-0017	Ledermeier	n/a	n/a	n/a	RTO
e-24-0043	Three bags of white powder substance (identified by lab as cocaine)	24-0020	Jenkins	Area 1	2400150	closed	destroy
e-24-0044	Digital scale	24-0020	Jenkins	Area 1	2400150	closed	destroy
e-24-0045	Marijuana grinder w/ residue	24-0020	Jenkins	Area 1	2400150	closed	destroy
e-24-0046	Rolled \$5 bill w/ residue	24-0020	Jenkins	Area 1	2400150	closed	destroy
e-24-0047	Rolling papers	24-0020	Jenkins	Area 1	2400150	closed	destroy
e-24-0067	OH OL issued to Carrie Bell (DUS)	24-0047	Campbell	Area 1	2400273	closed	confiscated/send to OBMV
e-24-0070	Two hypodermic syringes/needles	24-0047	Campbell	Area 1	2400273	closed	destroy
e-24-0071	Three (3) unidentified pills	24-0047	Campbell	Area 1	2400273	closed	destroy
e-24-0068	VISA debit card issued to Debbie Freeman	24-0047	Campbell	Area 1	2400273	closed	unclaimed--destroy

e-24-0069	Wal-Mart Money Card issued to Sean Richards	24-0047	Campbell	Area 1	2400273	closed	unclaimed--destroy
e-24-0059	OH ID card: Elijah D. Garnett	24-0049	Hartwig	Area 1	2400028	closed	destroy
e-24-0060	IL OL: Shanell Doby	24-0049	Hartwig	Area 1	2400028	closed	destroy
e-24-0061	VISA debit card: Kameron Givan	24-0049	Hartwig	Area 1	2400028	closed	destroy
e-24-0062	Damaged copy of Emergency Ex Parte order	24-0049	Hartwig	Area 1	2400028	closed	destroy
e-24-0057	Backpack and personal belongings (safekeeping)	24-0049	Hartwig	n/a	n/a	n/a	RTO
e-24-0058	Unsealed 1.75ml bottle Jose Cuervo tequila (safekeeping)	24-0049	Hartwig	n/a	n/a	n/a	RTO
e-24-0057	Backpack containing personal belongings	24-0049	Hartwig	Area 1	2400028	closed	RTO
e-24-0058	Unsealed 1.75l bottle Jose Cuervo tequila	24-0049	Hartwig	Area 1	2400028	closed	RTO
e-24-0081	Crossman spring-driven pellet pistol	24-0054	Robinson	n/a	n/a	n/a	destroy
e-24-0082	Fictitious CT OL	24-0063	Weaver	Area 1	2400065	closed	destroy
e-24-0083	Yellow bar wristband	24-0063	Weaver	Area 1	2400032	closed	destroy
e-24-0084	Fictitious IL OL	24-0067	Hartwig	Area 1	2400073	closed	destroy
e-24-0086	Blue bar wristband	24-0067	Hartwig	Area 1	2400073	closed	destroy
e-24-0087	Purple/white bar wristband	24-0067	Hartwig	Area 1	2400073	closed	destroy
e-24-0088	Purple/black Halloween bar wristband	24-0067	Hartwig	Area 1	2400073	closed	destroy
e-24-0089	Vuse vape and three pod refills (confiscated)	24-0068	Hartwig	n/a	n/a	n/a	destroy
e-24-0109	Baggie containing clear crystallized substance	24-0079	Combs	Area 1	2400086	closed	destroy
e-24-0110	Zippered bag: two baggies of MJ, glass bubble smoking pipe	24-0079	Combs	Area 1	2400086	closed	destroy
e-24-0111	Two baggies of marijuana	24-0079	Combs	Area 1	2400086	closed	destroy
e-24-0112	Glass smoking pipe w/ burn marks	24-0079	Combs	n/a	n/a	n/a	destroy
e-24-0113	Bronze MACTO Tools knife	24-0079	Combs	Area 1	2400086	closed	RTO
e-24-0114	AKA Wicked OTF knife	24-0079	Combs	Area 1	2400086	closed	RTO
e-24-0133	OH ID card	24-0094	Thrasher	n/a	n/a	n/a	destroy
e-24-0134	IN OL	24-0094	Thrasher	n/a	n/a	n/a	destroy
e-24-0135	Medications documents	24-0094	Thrasher	n/a	n/a	n/a	destroy
e-24-0136	CD with incident scene photos	24-0094	Thrasher	n/a	n/a	n/a	destroy
e-24-0138	Five bags of assorted prescription medications	24-0094	Thrasher	n/a	n/a	n/a	destroy
e-24-0127	Burnt marijuana cigarette	24-0096	Weaver	Area 1	2400056	closed	destroy
e-24-0129	Taurus Spectrum .380 semi-auto pistol, magazine	24-0101	Hellwarth	Area 1	2400172	closed	destroy--court forfeiture
e-24-0128	Fictitious MI OL	24-0102	Combs	Area 1	2400104	closed	destroy
e-24-0154	Fictitious CT OL	24-0128	Hartwig	Area 1	2400132	closed	destroy
e-24-0155	Four Alprazolam tablets and pink plastic straw	24-0132	Hartwig	Common Pleas	2024030333	closed	destroy
e-24-0156	Three colored tables in vape cartridge wrapper	24-0132	Hartwig	Common Pleas	2024030333	closed	destroy
e-24-0157	Alprazolam tablet bottle w/ 34 pills	24-0132	Hartwig	Common Pleas	2024030333	closed	destroy
e-24-0158	Prescription bottle w/ baggie of 104 Alprazolam tablets	24-0132	Hartwig	Common Pleas	2024030333	closed	destroy
e-24-0163	Eighteen (18) rounds 9mm ammunition	24-0132	Hartwig	Common Pleas	2024030333	closed	OPD use
e-24-0160	\$100 (recovered stolen)	24-0132	Hartwig	Common Pleas	2024030333	closed	RTO
e-24-0180	Fictitious IL OL	24-0145	Thrasher	Area 1	2400143	closed	destroy
e-24-0195	Women's ring (safekeeping incident to arrest)	24-0166	Martin	n/a	n/a	n/a	RTO
e-24-0193	Red Brick Street bar wristband	24-0174	Weaver	Area 1	2400092	closed	destroy
e-24-0194	Fictitious NY OL	24-0174	Weaver	Area 1	2400161	closed	destroy
e-24-0196	Fictitious MI OL	24-0179	Hartwig	Area 1	2400177	closed	destroy
e-24-0197	Unsealed 12 oz. can High noon vodka beverage and sample	24-0179	Hartwig	Area 1	2400101	closed	destroy
e-24-0200	Red/white Fire Department standpipe sign (vandalized)	24-0183	Price	n/a	n/a	n/a	transfer to Streets/Maintenance for replacement
e-24-0210	Fictitious IL OL	24-0192	Lovins	Area 1	2400191	closed	destroy
e-24-0218	Capped hypodermic syringe/needle	24-0195	Ledermeier	n/a	n/a	n/a	destroy
e-24-0222	Disk w/ incident scene photos	24-0195	Ledermeier	n/a	n/a	n/a	destroy
e-24-0448	BC Coroner's report/toxicology report	24-0195	Ledermeier	n/a	n/a	n/a	destroy
e-24-0219	Black Smartphone	24-0195	Ledermeier	n/a	n/a	n/a	RTO family
e-24-0219	Smartphone	24-0195	Ledermeier	n/a	n/a	n/a	RTO--family
e-24-0225	Fictitious MI OL	24-0219	Hellwarth	Area 1	2400208	closed	destroy
e-24-0234	Fictitious PA OL	24-0228	Blauvelt	Area 1	2400214	closed	destroy
e-24-0257	Fictitious PA OL	24-0253	Hartwig	Area 1	2400252	closed	destroy
e-24-0258	Fictitious IL OL	24-0254	R. Sikora	Area 1	2400264	closed	destroy
e-24-0259	Red Solo cup and sample of green beer	24-0254	R. Sikora	Area 1	2400264	closed	destroy
e-24-0260	Unsealed 12 oz. can Kirkland Hard Seltzer, sample vial	24-0255	Price	Area 1	2400139	closed	destroy

e-24-0575	Roadmaster Mountain Fury bike (recovered stolen)	24-0290	Thissen	n/a	n/a	n/a	RTO
e-23-0331	Orange capsules w/ no imprint	24-0301	Thrasher	n/a	n/a	n/a	destroy
e-24-0329	Miscellaneous hygiene items	24-0301	Thrasher	n/a	n/a	n/a	destroy
e-24-0330	Pill box and medications	24-0301	Thrasher	n/a	n/a	n/a	destroy
e-24-0332	DVD w/ incident scene photos	24-0301	Thrasher	n/a	n/a	n/a	destroy
e-24-0328	OH OL Nicholas Frantz	24-0301	Thrasher	n/a	n/a	n/a	transfer to OBMV
e-24-0307	suspected marijuana, rolling papers	24-0331	Wagers	n/a	n/a	n/a	destroy
e-24-0336	Assorted unsealed containers of alcoholic beverages	24-0346	Weaver	Common Pleas	2024050617	closed (NTB)	destroy
e-24-0319	Fictitious PA OL	24-0350	Weaver	Area 1	2400315	closed	destroy
e-24-0320	White bar wristband	24-0350	Weaver	Area 1	2400175	closed	destroy
e-24-0352	Maverick Arms 12 ga. Shotgun	24-0370	Martin	n/a	n/a	n/a	RTO
e-24-0355	Bar wristbands	24-0375	Weaver	Area 1	2400198	closed	destroy
e-24-0356	Fictitious TX OL	24-0375	Weaver	Area 1	2400346	closed	destroy
e-24-0357	White powdery substance	24-0378	Wagers	Area 1	2400280	closed	destroy
e-24-0363	Unsealed 12 oz. can White Claw tangerine hard seltzer	24-0379	Thissen	Area 1	2400206	closed	destroy
e-24-0364	Sample vial of alcoholic beverage	24-0379	Thissen	Area 1	2400206	closed	destroy
e-24-0365	Fictitious PA OL	24-0379	Thissen	Area 1	2400364	closed	destroy
e-24-0366	Fictitious NJ OL	24-0379	Thissen	Area 1	2400364	closed	destroy
e-24-0359	Unsealed 100ml bottle Sutter Home Moscato wine	24-0381	Hartwig	Area 1	2400205	closed	destroy
e-24-0360	ATM receipts	24-0381	Hartwig	Area 1	2400205	closed	destroy
e-24-0361	Blue 'Beat the Clock' bar wristband	24-0381	Hartwig	Area 1	2400205	closed	destroy
e-24-0371	Vape, bar wristband	24-0383	Hartwig	n/a	n/a	n/a	destroy
e-24-0560	OH OL	24-0383	Hartwig	n/a	n/a	n/a	RTO
e-24-0367	Plastic container with MJ residue	24-0387	Reihs	BCJC	n/a	adjudicated	destroy
e-24-0368	Red Watermelon Ice vape	24-0387	Reihs	BCJC	n/a	adjudicated	destroy
e-24-0369	Small baggie of marijuana	24-0387	Reihs	BCJC	n/a	adjudicated	destroy
e-24-0378	Checkbook on closed account	24-0389	Thissen	n/a	n/a	n/a	destroy
e-24-0379	Kitchen knife w/ electrical tape on handle	24-0393	Combs	n/a	n/a	n/a	unclaimed--destroy
e-24-0482	OH OL (confiscated from non-owner)	24-0395	Weaver	n/a	n/a	n/a	destroy
e-24-0385	PING golf bag/clubs, three pitching wedges, towel (recovered stolen)	24-0396	Thrasher	Common Pleas	2024050682	pending 1/21/25 hearing	RTO
e-24-0394	Basic reader (magnification) glasses	24-0396	Hartwig	Common Pleas	2024050682	pending	RTO declined; donate to Lions Sight Savers
e-24-0456	Sample vial of alcoholic beverage	24-0429	South	Area 1	2400233	closed	destroy
e-24-0457	Fictitious FL OL	24-0429	South	Area 1	2400407	closed	destroy
e-24-0458	Fictitious PA OL	24-0429	South	Area 1	2400407	closed	destroy
e-24-0453	Sample vial of alcoholic beverage	24-0430	Lovins	Area 1	2400241	closed	destroy
e-24-0453	Sample vial of alcoholic beverage	24-0430	Lovins	Area 1	2400242	closed	destroy
e-24-0454	Sample vial of alcoholic beverage	24-0433	Lovins	Area 1	2400226	closed	destroy
e-24-0455	Unsealed 12 oz. can White Claw Hard Seltzer	24-0433	Lovins	Area 1	2400226	closed	destroy
e-24-0468	Unknown white powder in folded paper	24-0439	Price	n/a	n/a	n/a	destroy
e-24-0469	Capped hypodermic syringe/needle, bottle cap, Q-tip swab	24-0439	Price	n/a	n/a	n/a	destroy
e-24-0470	DVD w/ incident scene photos	24-0439	Price	n/a	n/a	n/a	destroy
e-24-0471	Samsung cell phone	24-0439	Price	n/a	n/a	n/a	RTO-family
e-24-0472	iPhone 15 Pro (recovered stolen)	24-0441	Hartwig	n/a	n/a	n/a	RTO
e-24-0495	9mm magazine for Taurus semi-auto pistol	24-0444	Hartwig	Area 1	2400224	closed	RTO
e-24-0494	Taurus 9mm semi-auto pistol	24-0444	Hartwig	Area 1	2400224	closed	RTO
e-24-0476	Discharged 20-gauge shotgun shell casing	24-0453	Weaver	Area 1	2400237	closed	destroy
e-24-0474	Eastern Arms 20-gauge shotgun	24-0453	Weaver	Area 1	2400237	closed	destroy--court forfeiture
e-24-0475	Kitchen knife	24-0453	Weaver	Area 1	2400237	closed	RTO
e-24-0499	Sample vial of alcoholic beverage	24-0460	Lovins	Area 1	2400251	closed	destroy
e-24-0498	Sample vial of alcoholic beverage	24-0460	Lovins	Area 1	2400253	closed	destroy
e-24-0502	Gerber folding knife (safekeeping)	24-0464	Combs	Area 1	2400246	pending	RTO
e-24-0523	Unsealed/empty 16 oz. can Twisted Tea hard lemonade	24-0485	Lovins	Area 1	2400472	closed	destroy
e-24-0524	Unsealed/empty 16 oz. can Twisted Tea hard peach tea	24-0485	Lovins	Area 1	2400472	closed	destroy
e-24-0525	Sealed 16 oz. can Twisted Tea lime margarita	24-0485	Lovins	Area 1	2400472	closed	destroy
e-24-0526	Empty Beat Box alcoholic beverage container	24-0485	Lovins	Area 1	2400472	closed	destroy
e-24-0527	OH dealer plate 33289 (plates replaced, per OBMV)	24-0487	Thissen	Area 1	2400479	closed	destroy
e-24-0539	Three sealed 750ml bottles of alcoholic beverages; unknown pill	24-0500	Wagers	Area 1	2300773	pending 2/6/25	destroy

e-24-0537	Mushrooms	24-0500	Wagers	Area 1	2400324	closed	destroy
e-24-0541	Incident scene photos	24-0500	Ledermeier	Area 1	2400324	closed	destroy
e-24-1330	Two bronze cemetery vases	24-0523	Ledermeier	Area 1	pending	pending	Court order to release to Oxford Cemetery
e-24-1340	Bronze cemetery grave plaque	24-0523	Ledermeier	Area 1	pending	pending	Court order to release to Oxford Cemetery
e-24-1339	Bronze cemetery grave plaque	24-0523	Ledermeier	Area 1	pending	pending	Court order to release to Oxford Cemetery
e-24-1332	Eight bronze memorial flag holder	24-0523	Ledermeier	Area 1	pending	pending	Court order to release to Oxford Cemetery
e-24-1331	Ten bronze memorial flag holder	24-0523	Ledermeier	Area 1	pending	pending	Court order to release to Oxford Cemetery
e-24-1338	Bronze cemetery grave plaque	24-0523	Ledermeier	Area 1	pending	pending	Court order to release to Oxford Cemetery
e-24-1341	Bronze cemetery grave plaque	24-0523	Ledermeier	Area 1	pending	pending	Court order to release to Oxford Cemetery
e-24-0590	Hypodermic syringe/needle	24-0532	Lovins	Area 1	2400289	closed	destroy
e-24-0602	Capped hypodermic syringe/needle	24-0552	Thissen	Area 1	2400295	closed	destroy
e-24-0601	White crystalline substance in folded paper	24-0552	Thissen	Area 1	2400295	closed	destroy
e-24-0619	Cell phone, clothing, personal items	24-0556	Hartwig	Area 1	2400294	closed	RTO
e-24-1044	USB with suspect's phone download	24-0568	Ledermeier	Area 1	2400300	closed	destroy
e-24-0615	Dispatch CAD call log	24-0568	Ledermeier	Area 1	2400300	closed	destroy
e-24-0614	Black iPhone	24-0568	Ledermeier	Area 1	2400300	closed	RTO
e-24-0614	iPhone	24-0568	Carlson	Area 1	2400300	closed	RTO
e-24-0620	Ruger LCP-II, holster, magazine/ammo	24-0579	Hartwig	Area 1	2400302	closed	RTO per court order
e-24-0639	Signed Miranda Warning card	24-0585	Thrasher	Area 1	2400388	closed	destroy
e-24-0640	Hypodermic syringe w/ clear liquid	24-0585	Thrasher	Area 1	2400388	closed	destroy
e-24-0641	Empty hypodermic syringe/needle	24-0585	Thrasher	Area 1	2400388	closed	destroy
e-24-0645	OH ID card issued to Melvin Duncan (exp. 6/2/24)	24-0585	Thrasher	n/a	n/a	n/a	destroy
e-24-0649	Thumb drive	24-0585	Thrasher	Area 1	2400388	closed	destroy
e-24-0650	Miscellaneous hypodermic syringe caps	24-0585	Thrasher	Area 1	2400388	closed	destroy
e-24-0628	Walmart surveillance video disk	24-0585	Thrasher	Area 1	2400388	closed	destroy
e-24-0638	Photo disk	24-0585	Thrasher	Area 1	2400388	closed	destroy
e-24-0642	Silver ring w/ blue stone	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--auction
e-24-0644	Silver Timex Indiglo watch	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--auction
e-24-0652	Pokémon tin containing Pokémon cards	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--auction
e-24-0654	Baggie containing baseball cards	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--auction
e-24-0651	Z-Gear power bank	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--Cohen Recycling
e-24-0646	Black leather wallet	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--destroy
e-24-0647	Varo debit card issued to Katherine Trumley	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--destroy
e-24-0648	Release Pay debit card	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--destroy
e-24-0654	Black iPhone w/ broken screen	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0655	Samsung cell phone	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0643	Gold Accutron watch--missing back case	24-0585	Thrasher	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0809	A/C Crimper tool set (recovered stolen)	24-0606	Thrasher	Common Pleas	2024081237	pending 1/15/25 hearing	RTO
e-24-0665	OH identification card	24-0626	Lovins	n/a	n/a	n/a	RTO
e-24-0694	Greenworks hedge trimmer	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0695	Blue Max chainsaw	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0697	Cardboard box containing personal property	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0698	Toolbox and contents	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0699	Metal toolbox and contents	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0700	Storage chest: cables, wires, and framed weather gauges	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0701	Storage chest: personal items, wedding album, books	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0702	Storage chest: miscellaneous personal items	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0703	Toy racecar track set	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0704	Cardboard box containing magazines	24-0639	Thissen	n/a	n/a	n/a	RTO
e-24-0709	Twenty-two (22) sealed 12 oz. cans Twisted Tea alcoholic beverage	24-0661	Weaver	Area 1	2400718	closed	destroy
e-24-0728	Motorola cell phone	24-0675	Thrasher	n/a	n/a	n/a	RTO
e-24-0733	Baggie w/ crushed food product, green gelatinous substance	24-0684	Combs	n/a	n/a	n/a	destroy
e-24-0734	Capped hypodermic syringe/needle, tin w/ used cotton tips	24-0684	Combs	n/a	n/a	n/a	destroy
e-24-0735	Two (2) hypodermic syringes/needles	24-0686	Hartwig	Area 1	2400349	closed	destroy
e-24-0736	SIM card (safekeeping)	24-0686	Hartwig	Area 1	2400349	closed	RTO
e-24-0737	Envelope containing personal items (safekeeping)	24-0686	Hartwig	Area 1	2400349	closed	RTO
e-24-0865	Electric scooter (recovered stolen)	24-0713	Thissen	Area 1	pending	pending	RTO

e-24-0836	Fictitious NY OL	24-0723	Staat	n/a	n/a	n/a	destroy
e-24-0843	Sharps tube: capped hypodermic syringe/needle	24-0733	Combs	n/a	n/a	n/a	destroy
e-24-0877	Unsealed can High Noon seltzer, sample vial	24-0759	Hartwig	Area 1	2400406	closed	destroy
e-24-0878	Fictitious MA OL	24-0759	Hartwig	Area 1	2400842	closed	destroy
e-24-0879	Fictitious PA OL	24-0759	Hartwig	Area 1	2400842	closed	destroy
e-24-0880	ZYN Nicotine pouches	24-0759	Hartwig	n/a	n/a	n/a	destroy
e-24-0881	Breeze Pro vape device	24-0759	Hartwig	n/a	n/a	n/a	destroy
e-24-0930	Sealed package of 'Nerdy Bears' THC candy product	24-0787	Price	n/a	n/a	n/a	destroy
e-24-0931	Two (2) 'Muha Meds' THC vape cartridges	24-0787	Price	n/a	n/a	n/a	destroy
e-24-0943	Geek Bar' vape	24-0787	Ledermeier	n/a	n/a	n/a	destroy
e-24-0926	fictitious IL OL	24-0800	Hool	Area 1	2400876	closed	destroy
e-24-0927	Bar wristband	24-0800	Hool	Area 1	2400421	closed	destroy
e-24-0928	Unsealed 750ml bottle Pink Whitney alcoholic beverage	24-0800	Hool	Area 1	2400421	closed	destroy
e-24-0940	Mr. Fog' vape	24-0807	Ledermeier	n/a	n/a	n/a	destroy
e-24-1023	Twelve-pack box containing 9 sealed 12 oz. cans Twisted Tea beverage	24-0829	Hellwarth	Area 1	2400886	closed	destroy
e-24-1024	Three unsealed/empty 12 oz. cans Twisted Tea beverage	24-0829	Hellwarth	Area 1	2400886	closed	destroy
e-24-1025	Fictitious IN OL	24-0829	Hellwarth	Area 1	2400886	closed	destroy
e-24-1026	Six-pack of unsealed/empty 12 oz. bottles Twisted Tea beverage	24-0829	Hellwarth	Area 1	2400886	closed	destroy
e-24-1003	Mossy Oak camp stool and tool bag	24-0834	Hartwig	n/a	n/a	n/a	RTO
e-24-1030	Bicycle	24-0834	Hartwig	n/a	n/a	n/a	RTO
e-24-1027	Sexual Assault Evidence Collection kit	24-0835	Hellwarth	n/a	n/a	n/a	transferred to MUPD's jurisdiction
e-24-1029	Sexual Assault Evidence Collection kit examination documents	24-0835	Hellwarth	n/a	n/a	n/a	transferred to MUPD's jurisdiction
e-24-1164	Fictitious NJ OL	24-0871	Weaver	Area 1	2400936	closed	destroy
e-24-1246	Set of house keys (safekeeping)	24-0873	Wagers	Area 1	2400499	closed; review 1/30/25	RTO
e-24-1231	Black electric scooter w/ orange forks (safekeeping)	24-0873	Wagers	Area 1	2400499	closed; review 1/30/25	RTO
e-24-1196	Baggie containing white powder substance	24-0898	Martin	Common Pleas	2024101549	closed	destroy
e-24-1305	Gray Motorola cell phone	24-0928	Thrasher	Common Pleas	2024111672	closed	RTO
e-24-1232	Heritage Rough Ride .22 revolver (recovered stolen)	24-0928	Thrasher	Common Pleas	2024111672	closed (NTB)	RTO per court authorization
e-24-1228	Envelope containing personal papers	24-0943	Campbell	n/a	n/a	n/a	RTO fiance
e-24-1293	Red iPhone	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1280	Roku camera	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1276	Gray iPad 9/purple case	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1277	White iPad	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1292	Black iPhone/purple case	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1289	Purple Samsung Galaxy S9 cell phone	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1274	Gray Samsung tablet	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1279	Black Vortex cell phone	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1290	Black iPhone	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1291	Black Samsung phone/black Body Glove case	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1275	Pink HP Stream laptop	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1273	Pink MacBook Air/black case	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1281	32GB micro SD card for Roku camera	24-0953	Thrasher	Common Pleas	2024111670	closed	RTO
e-24-1243	Wallet and contents	24-0968	Thissen	Area 1	pending	n/a	RTO
e-24-1244	Black cell phone and case	24-0968	Thrasher	n/a	n/a	n/a	RTO
e-24-1297	White/green bar wristband	24-0989	Hartwig	Area 1	2400544	closed	destroy
e-24-1298	Two fictitious IL OL	24-0989	Hartwig	Area 1	2401035	closed	destroy
e-24-1294	Blue 'Geek Bar Pulse' vape	24-0992	Hartwig	BCJC	n/a	adjudicated	destroy
e-24-1295	Teal 'RAZ' vape	24-0992	Hartwig	BCJC	n/a	adjudicated	destroy
e-24-1296	Pink 'RAZ' vape	24-0992	Hartwig	BCJC	n/a	adjudicated	destroy
e-24-1355	Fictitious IL OL	24-1016	Weaver	Area 1	2401052	closed	destroy
e-24-1385	Fictitious MA OL	24-1057	Wagers	Area 1	2401074	closed	destroy
e-24-1437	Glass pipe/residue	24-1089	Staat	n/a	n/a	n/a	destroy
e-24-1443	Empty packet of buprenorphine and naloxone sublingual film	24-1089	Staat	n/a	n/a	n/a	destroy
e-24-1442	Bottle of ibuprofen	24-1089	Staat	n/a	n/a	n/a	destroy
e-24-1441	Two hydrocodone bitartrate/acetaminophen pills marked M365	24-1089	Staat	n/a	n/a	n/a	destroy
e-24-1467	Smith & Wesson semi-auto pistol	24-1098	Weaver	Area 1	2400590	closed	court forfeiture
e-24-1507	Fictitious PA OL	24-1142	Hellwarth	n/a	n/a	n/a	destroy

e-24-0125	OH OL (replaced by owner 9/25/23)	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0251	Expired OH OL	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0780	IN OL (re-issued August 2024)	L&F	Dsp. Handley	n/a	n/a	n/a	destroy
e-24-0272	Ammunition turned in by owner: shotgun shells, .22LR cartridges	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0090	Fictitious NJ OL	L&F	Weaver	n/a	n/a	n/a	destroy
e-24-0445	Fictitious MU ID card	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0957	Fictitious IN OL	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0189	Fictitious IL OL	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0293	Fictitious IN OL (confiscated from wallet)	L&F	Dsp. Warren	n/a	n/a	n/a	destroy
e-24-0246	Expired OH temporary OL (re-issued 11/29/23)	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0171	Fictitious OH OL	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0850	Discover Card (replaced; dispose of old card, per owner)	L&F	Dsp. Warren	n/a	n/a	n/a	destroy
e-24-0561	OH OL (replaced by owner)	L&F	Dsp. Garnett	n/a	n/a	n/a	destroy
e-24-0460	Fictitious PA OL	L&F	Thissen	n/a	n/a	n/a	destroy
e-24-0123	Capitol One VISA card (unclaimed)	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-1364	Fictitious IL OL	L&F	Dsp. Anderson	n/a	n/a	n/a	destroy
e-24-0351	Unknown white powder found in L&F wallet	L&F	Dsp. Lipps	n/a	n/a	n/a	destroy
e-24-0562	OH OL (replaced by owner)	L&F	Dsp. Garnett	n/a	n/a	n/a	destroy
e-24-0215	Fictitious ME OL	L&F	Dsp. Conrad	n/a	n/a	n/a	destroy
e-24-0844	Fictitious MI OL	L&F	Fening	n/a	n/a	n/a	destroy
e-24-0276	IL OL (replaced)	L&F	Thrasher	n/a	n/a	n/a	destroy
e-24-0124	Huntington Bank debit card (unclaimed)	L&F	Gordon	n/a	n/a	n/a	destroy
e-23-1710	Hyper Havoc bicycle w/ heavy damage	L&F	PSA Burakowski	n/a	n/a	n/a	destroy
e-24-0103	Hyundai key and fob (unclaimed)	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-0104	Ford key and nylon clip/fob (unclaimed)	L&F	Dsp. Warren	n/a	n/a	n/a	destroy
e-24-0168	Baggie of marijuana	L&F	Durkin	n/a	n/a	n/a	destroy
e-24-0244	Hypodermic syringe	L&F	Lovins	n/a	n/a	n/a	destroy
e-24-0758	Capped hypodermic syringes/needles (3), drug abuse materials	L&F	Hartwig	n/a	n/a	n/a	destroy
e-24-0769	Electronic car key on pink hair tie	L&F	Dsp. Lipps	n/a	n/a	n/a	destroy
e-24-0774	Toyota key and fob	L&F	Dsp. Warren	n/a	n/a	n/a	destroy
e-24-0775	Honda key fob and beaded keychain	L&F	Dsp. Garnett	n/a	n/a	n/a	destroy
e-24-0776	Kia car keys	L&F	Dsp. Maupin	n/a	n/a	n/a	destroy
e-24-0952	Small baggie of crushed white substance	L&F	Wagers	n/a	n/a	n/a	destroy
e-24-0959	Baggie containing spiral glass smoking device	L&F	Staat	n/a	n/a	n/a	destroy
e-24-0964	Baggie of white powder	L&F	Jenkins	n/a	n/a	n/a	destroy
e-24-1036	Baggie containing unknown white powder	L&F	Hartwig	n/a	n/a	n/a	destroy
e-24-1037	Zip-lock bag containing marijuana	L&F	Hartwig	n/a	n/a	n/a	destroy
e-24-1447	Baggie of cocaine (removed from L&F purse--unknown owner)	L&F	Morgan	n/a	n/a	n/a	destroy
e-24-0343	Fictitious SC OL	L&F	Dsp. Garnett	n/a	n/a	n/a	destroy
e-24-0337	Fictitious IN OL	L&F	Dsp. Lipps	n/a	n/a	n/a	destroy
e-24-0122	Chase VISA credit card (unclaimed)	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-1452	Fictitious OH ID card	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-1489	Brown/tan/black patterned saddle pad	L&F	Gordon	n/a	n/a	n/a	destroy
e-24-1197	Coors baseball cap, iPhone	L&F	Dsp. Maupin	n/a	n/a	n/a	destroy--unclaimed; donate phone to Cell Phone Bank
e-24-1212	Porter Cable 1/2" impact driver w/ battery	L&F	Dsp. Warren	n/a	n/a	n/a	release to finder after 30 days unclaimed
e-23-1850	Freezer bag containing sorted US bills totaling \$1,085	L&F	Gordon	n/a	n/a	n/a	Released to finder
e-24-0270	Wallet and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0852	iPhone	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0853	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0803	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0338	Cell phone and Capital One debit card	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0718	Wallet and contents	L&F	Weaver	n/a	n/a	n/a	RTO
e-24-1247	Brown Louis Vuitton wallet and contents	L&F	Dsp. Conrad	n/a	n/a	n/a	RTO
e-24-0591	OH OL	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-0245	Tax return documents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0438	Wallet and contents	L&F	Dsp. Handley	n/a	n/a	n/a	RTO
e-24-0625	Cell phone	L&F	Dsp. Conrad	n/a	n/a	n/a	RTO

e-24-1215	Three debit cards, OH CCW permit	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-23-0101	OH OL	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-0167	Red iPhone	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0955	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0251	Wallet and contents	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-0905	Purse and contents	L&F	PSA Fields	n/a	n/a	n/a	RTO
e-24-0130	Wallet and contents	L&F	Dsp. Handley	n/a	n/a	n/a	RTO
e-24-0488	OH OL, Discover card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0172	Small green bag and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0191	Wallet and contents	L&F	Hatfield	n/a	n/a	n/a	RTO
e-24-0120	Wright-Patt VISA debit card	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0333	Wallet and contents, \$188 US	L&F	Hartwig	n/a	n/a	n/a	RTO
e-24-0859	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0508	Key fob for Jeep vehicle	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0483	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0901	Brown shoulder bag/contents, key ring	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-0635	Frontier Master Card	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0119	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0559	OH OL	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0353	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0437	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1310	Electronic house key fob	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0212	Personal effects on key ring	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0486	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1350	iPhone	L&F	Dsp. Kingsley	n/a	n/a	n/a	RTO
e-24-0165	BCU VISA debit card	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0435	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0254	Hollister Company delivered package (safekeeping)	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0213	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1311	iPhone/Kate Spade case	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0485	MI OL	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1351	iPhone	L&F	Dsp. Kingsley	n/a	n/a	n/a	RTO
e-24-0247	Samsung Smart Phone, fanny pack	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-1391	Mt. St. Joseph University ID card	L&F	Dsp. Kingsley	n/a	n/a	n/a	RTO
e-24-0269	Wallet and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0720	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0636	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1382	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1362	iPhone	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0214	iPhone	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0954	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0446	Discover card	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1390	Cell phone and case	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0574	Cell phone/Otterbox case	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0506	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0714	Chase VISA card	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1245	iPhone/black case	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1076	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0340	Wallet, MU ID card, OH OL, debit card	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0717	iPhone/Otterbox case	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0440	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0556	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0293	Wallet and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-1034	OH OL, PNC VISA debit card	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0072	Wallet and contents	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-0626	Cell phone	L&F	Dsp. Conrad	n/a	n/a	n/a	RTO
e-24-0211	OH OL	L&F	Gordon	n/a	n/a	n/a	RTO

e-24-0252	OH OL and credit card	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0275	Wallet and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0464	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1040	MacBook Prop laptop computer	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0185	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1193	Card holder and contents	L&F	Dsp. Kingsley	n/a	n/a	n/a	RTO
e-24-0487	Chase Bank VISA card	L&F	Dsp. Handley	n/a	n/a	n/a	RTO
e-24-0906	iPhone	L&F	R. Sikora	n/a	n/a	n/a	RTO
e-24-0186	OH OL, debit card, gift card	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1074	iPhone	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0961	OH OL	L&F	Campbell	n/a	n/a	n/a	RTO
e-24-0216	Somerville Bank debit card	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0503	iPhone	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0106	Wallet and contents	L&F	Dsp. Handley	n/a	n/a	n/a	RTO
e-24-0354	Louis Vuitton wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0342	Chevy remote fob and three keys on lanyard	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0334	Camera, purse and contents	L&F	Lovins	n/a	n/a	n/a	RTO
e-24-0558	Android phone in black case	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0184	Purse and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0241	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0904	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0131	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0463	Set of car keys	L&F	Weaver	n/a	n/a	n/a	RTO
e-24-1214	Chase VISA debit card	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0053	Wallet and contents	L&F	Dsp. Conrad	n/a	n/a	n/a	RTO
e-24-0296	PA OL	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-0267	Wallet and contents	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-0637	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0637	Put-In-Bay Police Department ID card	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0436	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0339	Louis Vuitton wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0266	Wallet and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0480	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0217	iPhone	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0351	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1251	Card holder and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0372	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0240	iPhone	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0447	Laptop bag, tablet computer, documents	L&F	Thissen	n/a	n/a	n/a	RTO
e-24-1098	Leather card holder and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0484	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0273	Wallet and contents	L&F	Dsp. Handley	n/a	n/a	n/a	RTO
e-24-1217	MU ID card	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0192	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1192	iPhone	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0813	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1445	Chase Bank debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0121	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0731	OH OL	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0846	Crossbody bag, Samsung phone	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1075	Wallet and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0849	Prada purse and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1448	Wallet and IL OL	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0265	Wallet and contents	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-1308	MO OL	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1226	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0443	Personal items	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO

e-24-0903	Wallet and contents	L&F	Thrasher	n/a	n/a	n/a	RTO
e-24-1249	Gray purse and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0442	OH OL	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0335	Discover credit card	L&F	PSA Fields	n/a	n/a	n/a	RTO
e-24-0183	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0504	iPhone, wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0373	iPhone	L&F	Dsp. Conrad	n/a	n/a	n/a	RTO
e-24-0627	VISA credit card	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1073	iPhone	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0102	Wallet and contents	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-0237	\$88 cash US, Chase Bank debit card	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0169	PNC debit card	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0439	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0845	iPhone, black case	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1365	Valid IL OL	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0274	iPhone 15	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0242	Virtual Wallet' PNC Bank debit card	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0716	\$70, MUFCU transaction receipt	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-23-0078	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1213	Black leather wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0505	iPhone	L&F	Dsp. Conrad	n/a	n/a	n/a	RTO
e-24-0507	iPhone	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0239	Samsung Galaxy S9 phone	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0721	Wallet and contents	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-0190	iPhone w/ broken screen	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0719	VISA credit card	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-0276	Card holder	L&F	Thrasher	n/a	n/a	n/a	RTO
e-24-0375	Kate Spade wallet and contents	L&F	Dsp. Conrad	n/a	n/a	n/a	RTO
e-24-0462	Motorola cell phone	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0441	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0956	Wallet and contents	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0370	Capital One credit card	L&F	Dsp. Kingsley	n/a	n/a	n/a	RTO
e-24-0117	Southwest Rapid rewards VISA card	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0913	Wallet and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-1446	iPhone and debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0295	Chase Bank card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1033	Kate Spade purse and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-0804	Wallet and contents	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-0294	GM Master Card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1189	Wallet and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0343	Coach purse and contents, iPhone	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-0268	IN ID card	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-0902	Car keys	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-0271	Android phone	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0713	Samsung 13 cell phone	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0337	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1194	Pet Watch ID tag	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-0611	File box with personal papers	L&F	Dsp. Handley	n/a	n/a	n/a	RTO
e-24-0170	Wallet and contents	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1011	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1191	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1449	Skyline Chili paycheck	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1450	Wallet, IL OL	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1454	Milwaukee Tool two-wheeled chest and contents	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-1427	5/3 Bank debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1474	Wallet and contents	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1459	OH OL	L&F	Gordon	n/a	n/a	n/a	RTO

e-24-1460	OH OL	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-1461	Wallet, PA OL, credit cards	L&F	Gordon	n/a	n/a	n/a	RTO
e-24-1469	Wristlet wallet and contents	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-1470	OH ID card	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-1471	Wallet and contents	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-1472	Wright-Patt Credit Union debit card	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO
e-24-1473	Card holder and contents	L&F	Dsp. Warren	n/a	n/a	n/a	RTO
e-24-1510	iPhone	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1509	Insurance card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-24-1500	Black wallet and contents, \$147 US	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO
e-24-1488	iPhone and case, Wild Berry items and receipt	L&F	Thissen	n/a	n/a	n/a	RTO
e-24-1532	Eastern Bank debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO
e-25-0055	Two vehicle key fobs, Lane Library card	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO
e-24-1099	Toyota key fob, four keys, Kroger card	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO via Kroger's
e-24-1104	MU ID card	L&F	Hartwig	n/a	n/a	n/a	RTO via MUPD
e-24-1100	US passport identification card	L&F	Gordon	n/a	n/a	n/a	RTO via US State Department
e-24-1349	Purse and contents; fictitious IN OL confiscated	L&F	Dsp. Kingsley	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0238	Wallet and contents; fictitious IL OL	L&F	Dsp. Conrad	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-1035	Louis Vuitton wallet/contents; fictitious IN OL	L&F	Dsp. Warren	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0953	Wallet and contents (exp. NJ OL confiscated)	L&F	Dsp. Warren	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0847	Purse and contents; fictitious PA OL (confiscated)	L&F	Dsp. Warren	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-1381	Card holder/contents; fictitious NY OL confiscated for destruction	L&F	Dsp. Warren	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0374	Purse and contents; fictitious PA OL (confiscated)	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0187	iPhone, OH OL, bank card; fictitious PA OL (confiscated)	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0958	Wallet and contents (fictitious CT, IN OLs confiscated)	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-1190	Kate Spade wallet; fictitious NC OL	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0851	Wallet and contents; fictitious OH OL confiscated	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-1250	Wallet and contents; 2 fictitious PA OL confiscated	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0235	OH OL; fictitious PA OL	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0264	Card holder and credit card; two fictitious OLs	L&F	Gordon	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0557	wallet/contents; fictitious PA OL confiscated	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0444	Wallet, contents; 3 fictitious IL OL (confiscated)	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0236	Wallet, OH OL; fictitious MI OL	L&F	Dsp. Maupin	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0166	Wallet and contents, two fictitious IL OLs (confiscated)	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-0118	Wallet, \$122.00 US, credit cards, 2 fictitious PA OLs	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-1248	Brown billfold wallet and contents; 2 fictitious PA OL confiscated	L&F	Dsp. Lipps	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-1451	Coach Wallet and contents; fictitious MI OL confiscated	L&F	Dsp. Anderson	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-1462	Wallet and contents; fictitious IL OL	L&F	Gordon	n/a	n/a	n/a	RTO; destroy fictitious OL
e-24-1508	Coach wallet; fictitious IL OL (confiscated)	L&F	Dsp. Garnett	n/a	n/a	n/a	RTO; destroy fictitious OL
e-23-1315	Purple 'Tuesday' women's bicycle	L&F	PSA Torres-Cruz	n/a	n/a	n/a	unclaimed--auction
e-23-1349	Kent Ambush BMX bicycle	L&F	Thissen	n/a	n/a	n/a	unclaimed--auction
e-24-1199	Brady BMP-41 portable printer	L&F	Gordon	n/a	n/a	n/a	unclaimed--Cohen Recycling
e-24-0792	PNC Bank VISA debit card	L&F	Dsp. Lipps	n/a	n/a	n/a	unclaimed--destroy
e-24-1200	Purse and contents (water-damaged)	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--destroy
e-24-0802	FCN Bank VISA credit card	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--destroy
e-24-1101	Chase VISA debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-0786	VISA debit card	L&F	Gordon	n/a	n/a	n/a	unclaimed--destroy
e-24-0781	VISA credit/debit card	L&F	Dsp. Maupin	n/a	n/a	n/a	unclaimed--destroy
e-24-0791	OSU/Huntington Bank debit card	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--destroy
e-24-0790	Debit card	L&F	Gordon	n/a	n/a	n/a	unclaimed--destroy
e-24-0798	Capital One Venture VISA card	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--destroy
e-24-0797	Huntington Bank debit card	L&F	Gordon	n/a	n/a	n/a	unclaimed--destroy
e-24-0806	Health insurance cards (water damaged)	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-0788	VISA debit card	L&F	Gordon	n/a	n/a	n/a	unclaimed--destroy
e-24-0795	Discovery Benefits VISA debit card	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--destroy
e-24-0799	Kroger credit card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-0787	PNC Bank VISA debit card	L&F	Dsp. Lipps	n/a	n/a	n/a	unclaimed--destroy

e-24-0479	FCN Bank credit card	L&F	Dsp. Lipps	n/a	n/a	n/a	unclaimed--destroy
e-24-0800	VISA debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-0481	First Bank VISA debit card	L&F	Dsp. Lipps	n/a	n/a	n/a	unclaimed--destroy
e-24-0801	PNC Bank credit card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-0789	US Bank VISA debit card	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--destroy
e-24-0794	Synchrony Car Care VISA debit card	L&F	Dsp. Lipps	n/a	n/a	n/a	unclaimed--destroy
e-24-0784	M&T Bank VISA debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-1102	Freedom Bank Unlimited VISA card	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--destroy
e-24-0793	Chase Bank VISA debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-0633	Black purse w/ no identification	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--destroy
e-24-0914	Plastic baggie containing marijuana, THC cartridge	L&F	Combs	n/a	n/a	n/a	unclaimed--destroy
e-24-1103	Volvo car key and six additional keys	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--destroy
e-24-1105	Toyota key fob, house key	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-0757	Various credit cards, hotel key cards, expired IDs	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-0785	5/3 Bank debit card	L&F	Dsp. Conrad	n/a	n/a	n/a	unclaimed--destroy
e-24-0796	Capital One debit card	L&F	Gordon	n/a	n/a	n/a	unclaimed--destroy
e-24-1455	PayPal debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-1456	Debit card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-1457	5/3 Bank Master Card/debit card	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--destroy
e-24-1499	Backpack and books/personal items	L&F	Thissen	n/a	n/a	n/a	unclaimed--destroy; donate backpack to TOPSS
e-24-1475	Trifold wallet and \$28.00	L&F	Gordon	n/a	n/a	n/a	unclaimed--destroy; hold cash for L&F postage
e-24-1458	NY OL and M&T Bank credit card	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--destroy; NY OL replaced
e-24-0806	Portable phone charger bank (water damaged)	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0548	Cell phone and portable charger bank	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0551	Cell phone	L&F	Dsp. Lipps	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0552	iPhone in gray case	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0553	AT&T cell phone	L&F	J. Jones	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0554	Motorola cell phone	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0555	Broken cell phone in purple case	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0632	RCA laptop computer	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-1090	Black cell phone w/ red/black case	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-1476	Cell phone in black case	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--donate to Cell Phone Bank
e-24-0490	Eyeglasses	L&F	Dsp. Maupin	n/a	n/a	n/a	unclaimed--donate to Lions Sight-Savers
e-24-0767	Two pairs of eyeglasses	L&F	Dsp. Lipps	n/a	n/a	n/a	unclaimed--donate to Lions Sight-Savers
e-24-1487	Three (3) pairs of children's shoes (new, in original boxes)	L&F	Gordon	n/a	n/a	n/a	unclaimed--donate to Red Life Coffee House Christmas drive
e-24-0263	Wooden rosary	L&F	Gordon	n/a	n/a	n/a	unclaimed--donate to St. Mary Church
e-24-0054	Blue stroller	L&F	Hartwig	n/a	n/a	n/a	unclaimed--donate to TOPSS
e-24-0783	Ohio Direction EBT card	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--mail to issuing agency
e-24-0766	Metal ring	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0768	Faux gold ring	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0770	Honda car key on lanyard	L&F	Dsp. Maupin	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0771	Key ring with multiple keys	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0772	Gold house key on key ring	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0773	Five keys on key ring	L&F	Dsp. Lipps	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0777	Two keys on keychain	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0779	Honda key fob and beaded keychain	L&F	Dsp. Conrad	n/a	n/a	n/a	unclaimed--metal recycling
e-24-0782	Small faux gold charm	L&F	Dsp. Anderson	n/a	n/a	n/a	unclaimed--metal recycling
e-24-1486	OH passenger plate HJM8617	L&F	Gordon	n/a	n/a	n/a	unclaimed--metal recycling
e-24-1201	White plastic drink timber/lid	L&F	PSA Alcorn	n/a	n/a	n/a	unclaimed--OPD use
e-24-1010	Hibben knife and sheath	L&F	Dsp. Warren	n/a	n/a	n/a	unclaimed--release to finder
e-24-0778	Dollar bill and five-dollar bill	L&F	PSA Schatzle	n/a	n/a	n/a	unclaimed--release to finder
e-24-1531	Jar containing \$96.00 (unknown owner)	L&F	Dsp. Garnett	n/a	n/a	n/a	unclaimed--release to finder
e-24-1198	Toolbox drawer with metric/standard open-end wrenches	L&F	Gordon	n/a	n/a	n/a	unclaimed--transfer to Streets/Maintenance
e-24-1309	Winch ratchet	L&F	Gordon	n/a	n/a	n/a	unclaimed--transfer to Streets/Maintenance
e-24-0634	OH passenger plate HWW5527	n/a	Weaver	n/a	n/a	n/a	confiscated/sent to OBMV
e-24-1223	Two OH passenger plates (confiscated for OBMV Registrar)	n/a	PSA Jones	n/a	n/a	n/a	confiscated--send to OBMV
e-23-1648	Two sets of keys (unknown owner/unclaimed)	n/a	Thrasher	n/a	n/a	n/a	destroy

e-23-0308	Fifteen (15) used hypodermic syringes to be disposed	n/a	King	n/a	n/a	n/a	destroy
e-24-0056	Large bag of prescription medications for NTBI disposal	n/a	Jenkins	n/a	n/a	n/a	destroy
e-24-1009	Four vapes, sealed 12 oz. can Twisted Tea, MJ shake	n/a	Jenkins	n/a	n/a	n/a	destroy
e-24-0115	Marijuana cigarette	n/a	Weaver	n/a	n/a	n/a	destroy
e-24-0376	Six rounds .38 Special ammunition (dispose, per owner)	n/a	Thissen	n/a	n/a	n/a	destroy
e-24-0052	OH passenger plate KAB2589 (expired, unclaimed)	n/a	Campbell	n/a	n/a	n/a	destroy
e-24-0243	Two unknown pills taken from arrested suspect (not charged)	n/a	Hartwig	n/a	n/a	n/a	destroy
e-24-1363	Envelope containing marijuana and drug paraphernalia	n/a	Wagers	n/a	n/a	n/a	destroy
e-24-0807	Two Daisy pellet rifles--owner requests disposal	n/a	King	n/a	n/a	n/a	destroy
23-p-0031	THC vape pen	n/a	Thrasher	n/a	n/a	n/a	destroy
e-24-0715	Sharps tube: four hypodermic syringes/needles	n/a	Weaver	n/a	n/a	n/a	destroy
e-24-0116	Bag of suspected marijuana (found by Street Dept.)	n/a	Gordon	n/a	n/a	n/a	destroy
e-24-0377	Five capped hypodermic syringes, glass pipe	n/a	Thissen	n/a	n/a	n/a	destroy
e-24-0565	Glock 19X airsoft pistol	n/a	Combs	n/a	n/a	n/a	destroy
e-24-0582	Sealed 12 oz. bottle Bud Light beer; sealed 50ml bottle Fireball whiskey	n/a	Lovins	n/a	n/a	n/a	destroy
e-24-0585	Two vitamin supplement bottles containing unknown pills	n/a	Lovins	n/a	n/a	n/a	destroy
e-24-0586	Green leafy substance, vape, smoking tube, MJ wrappers, clear dish	n/a	Lovins	n/a	n/a	n/a	destroy
e-24-0634	Drug paraphernalia	n/a	Weaver	n/a	n/a	n/a	destroy
e-24-0661	Hypodermic syringe/needle	n/a	Hartwig	n/a	n/a	n/a	destroy
e-24-0689	Smith & Wesson M&P40 .40 caliber semi-auto pistol, empty magazine	n/a	Durkin	n/a	n/a	n/a	destroy
e-24-1218	Small baggie of white powder	n/a	Wagers	n/a	n/a	n/a	destroy
e-24-1388	Baggie of suspected methamphetamine	n/a	Weaver	n/a	n/a	n/a	destroy
e-24-1216	Sharps tube of discarded drug abuse instruments	n/a	Staat	n/a	n/a	n/a	destroy
e-24-0662	Plastic bag containing blue latex glove w/ unknown white substance	n/a	Staat	n/a	n/a	n/a	destroy
21-p-0428	OH passenger plate JFZ9128	n/a	Hatfield	Area 1	2101243	closed	destroy
e-24-0622	9mm semi-auto pistol magazine w/ eight rounds	n/a	King	n/a	n/a	n/a	destroy; ammo for OPD use
e-24-0583	OH passenger plate HIS2624	n/a	Dsp. Anderson	n/a	n/a	n/a	destroy--replaced
e-24-0578	Box of Gold Dot ammunition (42 rounds, .380 cal.)	n/a	South	n/a	n/a	n/a	OPD use
e-24-1389	Five boxes .30 and .38 ammunition--turned in by Oxford resident (unknown)	n/a	Dsp. Garnett	n/a	n/a	n/a	OPD use
e-24-0624	Two pellet rifles, 350 rounds .22LR ammo	n/a	Durkin	n/a	n/a	n/a	Rifles to Gunbusters; ammo for OPD use
e-24-0576	Wallet and contents	n/a	Dsp. Warren	n/a	n/a	n/a	RTO
e-23-1851	CA passenger plate (expired; RTO for renewal)	n/a	R. Sikora	Area 1	2301401	closed	RTO
e-24-0322	Breeze Pro vape device	n/a	Thissen	n/a	n/a	n/a	unclaimed--destroy
e-24-0581	OH passenger plate JOQ9976 (confiscated from impounded vehicle)	n/a	Dsp. Garnett	n/a	n/a	n/a	unclaimed--destroy
e-24-1312	Bag containing drug paraphernalia, lighters	n/a	Staat	n/a	n/a	n/a	unclaimed--destroy
e-24-0623	Duffel bag with miscellaneous personal items	n/a	Wagers	Area 3	2300167	closed	unclaimed--destroy or auction as appropriate
e-24-0461	Socket wrench	n/a	King	n/a	n/a	n/a	unclaimed--transfer to Streets/Maintenance



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Finance
PREPARED BY:	Heidi Ridenour
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	A Resolution Approving Then And Now Certificates For Purchase Orders Issued Above \$3,000 Where An Invoice Was Received Prior To The Purchase Order Date, As A Requirement Of Ohio Revised Code 5705.41 (d) (Heidi Ridenour, Finance Director)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	HR DRE

DISCUSSION:

Staff is requesting Council to approve the then and now certificates for purchase orders issued above \$3,000 where an invoice was received prior to the purchase order date. After discussing the issue with the Auditors, they requested we begin bringing any purchase orders meeting this criteria, to Council for approval for compliance with the O.R.C. 5705.41 (d).

RESOLUTION NO.

A RESOLUTION APPROVING THEN AND NOW CERTIFICATES FOR PURCHASE ORDERS ISSUED ABOVE \$3,000 WHERE AN INVOICE WAS RECEIVED PRIOR TO THE PURCHASE ORDER DATE, AS A REQUIREMENT OF OHIO REVISED CODE 5705.41 (D).

WHEREAS, Council in accordance with Ohio Revised Code, shall approve any purchases made over \$3,000 where an invoice is dated prior to the purchase order date; and

WHEREAS, at the time the merchandise was purchased and at the time the purchase order was executed to cover the purchase, a sufficient sum was appropriated for the purpose of such contract and in the treasure or in process of collection to the credit of an appropriated fund free from any previous encumbrances; and

WHEREAS, there is a sufficient sum appropriated for the purpose of such contract and in the treasure or in process of collection to the credit of an appropriated fund free from any previous encumbrances.

WHEREAS, the City Manager and the Finance Director recommend Council approve authorizing such certificates, as set forth in Exhibit "A" attached hereto and incorporated herein by reference.:

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Finance Director approving Then and Now Certificates for purchase orders issued above \$3,000 where an invoice was received prior to the purchase order date.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:
ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW (STAFF)

Appendix A

P.O. Number	P.O. Date	Vendor	Amount	Purpose
5055	12/10/25	Horan Associates Inc	\$ 7,675.50	Coverage Period June 2024-December 2024
5073	01/03/25	Recdesk LLC	\$ 5,350.00	Annual RecDesk Subscription for 2025
5127	01/06/25	Debra-Kuempel	\$ 5,896.00	Preventative Maintenance Agreement for HVAC-Police HQ
5128	01/06/25	Debra-Kuempel	\$ 5,532.00	HVAC Maint. Contract - Municipal Bldg
5180	01/08/25	Synagro Technologies, Inc	\$ 18,000.00	Biosolids Hauling
5183	01/08/25	Butler County Emergency	\$ 12,287.00	2025 EMA Per Capita
5200	01/15/25	Everbridge, Inc	\$ 4,429.00	Annual Nixle Engage Subscription
5201	01/15/25	Ameritas Life Ins Corp	\$ 8,428.12	Ins Premium 1/1/25-1/31/25



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Jessica Greene
DATE PREPARED:	1/23/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	A Resolution Adopting The 2025 Measurable Action Items To Progress Toward Comprehensive Plan Goals. (Jessica Greene, Assistant City Manager)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

These action items toward Comprehensive Plan goals began at the Council retreat in early 2024. These items were researched and considered by staff and various boards and commissions, who then prepared recommendations.

These recommendations were then shared at a June 2024 budget work session that allowed for public comment.

After this review, the City Manager incorporated most of these ideas in the 2025 operating and capital improvement budget. At the January 2025 Council retreat, a few more items were added for this year. We will likely present to Council in March 2025 on the budget impact of these new ideas and how we may proceed.

We are now asking City Council to formally adopt these these action items that work toward the Comprehensive Plan Goals. This will provide guidance for staff on where to place our time and energy this year. We will report on progress on these action items in July and again at the end of the year.

When a new idea or task is raised mid-year, the goal is to pause and reflect on how that new idea may impact these action items. We may determine that we can proceed with that new idea and/or task or that

something from this list will be paused, delayed, or even stopped in order to proceed with the new idea/task.

This list serves as a guide to keep us on track with our key goals and allows for deliberate discussion before taking on new tasks mid-year.

RESOLUTION NO.

A RESOLUTION ADOPTING THE 2025 MEASURABLE ACTION ITEMS TO PROGRESS TOWARD COMPREHENSIVE PLAN GOALS.

WHEREAS, the new Comprehensive Plan identifies eight goals for the City of Oxford, and lists objectives and actions to achieve these goals.

WHEREAS, the Comprehensive Plan identifies the following Guiding Pillars: Diversity, Equity, and Inclusion; Environmental Sustainability; Economic Development; Quality Life; University-City Relations; Service Excellence and Fiscal Responsibility. Government Transparency and Collaborative Growth; and

WHEREAS, the Oxford City Council and City Staff met to identify which actions to take toward the Comprehensive Plan goals in 2024 and 2025.

WHEREAS, City Staff created the 2025 Measurable Action Items, with the input from City Council as set forth in Exhibit “A” and attached hereto; and

WHEREAS, many of the goals and objectives in the Comprehensive Plan will take many years to complete, but establishing incremental and measurable action items each year will help keep the focus on tasks we seek to achieve these goals; and

WHEREAS, City Staff will provide updates throughout the year with a formal update to Council in July with a midyear update, and in January with a year-in-review update; and

WHEREAS, if new action items or goals are introduced throughout the year, one of these identified goals or actions may need to be postponed.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The City Manager recommends adopting the 2025 Measurable Action Items to progress toward Comprehensive Plan Goals.

SECTION 2: Council, having reviewed the City Manager’s Recommendation hereby adopts the 2025 Measurable Action Items to progress toward Comprehensive Plan Goals.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW(STAFF)

Department	Comp Plan Goal	Comp Plan Action	Measure of Success
City Manager	3. H: Housing Opportunities for Everyone	H1-A4: Leverage land and other tangible assets to address housing supply gaps by boosting inventory	By June 2025, distribute ARPA funds to Habitat to assist with their housing infrastructure and help with recruitment of families for the housing.
City Manager	3. H: Housing Opportunities for Everyone	H1-A5: Support developments and programs addressing supportive and transitional housing	By April 2025 award RFP for Hester Rd housing development.
City Manager	3. H: Housing Opportunities for Everyone	H1-A4: Leverage land and other tangible assets to address housing supply gaps by boosting inventory	By May 2025 release RFP for 47 acres for mixed income, mixed types housing and include some small neighborhood business.
City Manager	3. H: Housing Opportunities for Everyone	Other:	By December 2025, HAC will explore ways to prevent corporate purchase of homes and report back to City Council
City Manager	3. H: Housing Opportunities for Everyone	H2-A5: Create an ordinance to outlaw housing discrimination based on source of income	By July 2025, HAC will research and make recommendations to City Council regarding Eviction Diversion Program, Tenant Rights Legislation, Nuisance Proprieties Legislation and income discrimination legislation.

City Manager	4. E: A Thriving and Resilient Year-Round Economy	E1-A3: Develop an economic development strategic plan for Oxford	By March 2025 present Economic Development Strategic Plan CIC for public comment and refinement. By April 2025 present the plan to City Council for approval. This plan should include a sub area plan or approach for each development area highlighted in the Comp Plan
City Manager	4. E: A Thriving and Resilient Year-Round Economy	Other:	By May 2025 present to City Council concepts and costs for uptown alley improvements and/or reuse. This should include sustainability practices, waste management, alternate use plans and beautification.
City Manager	4. E: A Thriving and Resilient Year-Round Economy	E1-A5: Explore job creation as a result of Advanced Air Mobility programming and research.	By June 2025, define a funding source and apply for site readiness grant for OXD and possibly SR 73.
City Manager	5. S: A Sustainable Oxford	S1-A1: Develop an energy plan to meet Oxford's demand with renewables generated locally/regionally	By February 2025 apply for grant for improved energy efficiently and solar install on city owned property. and By April 2025 Release RFP for solar on closed landfill

City Manager	5. S: A Sustainable Oxford	Other:	By March 2025 conduct greenhouse gas inventories for CY 2023.
City Manager	5. S: A Sustainable Oxford	S1-A1: Develop an energy plan to meet Oxford's demand with renewables generated locally/regionally	Explore Sustainable Ohio Public Energy Council (SOPEC) membership, if found viable, join SOPEC by March 2025
City Manager	5. S: A Sustainable Oxford	S4-A2: Expand the city's urban tree canopy by supporting tree planting and urban forestry programs	By November 2025 a Student project will review approved street trees list and make recommendations for species based on sequestration potential, climate resilience, and natives.
City Manager	5. S: A Sustainable Oxford		In July and December 2025 staff will report on the progress toward regional composting facilities in collaboration with Hamilton County.

City Manager	5. S: A Sustainable Oxford	S4-A5: Revise street design guidelines to incorporate blue/green infrastructure for stormwater retention, filtration, and tree canopy goals.	By December 2025 staff will share a report on research conducted on storm water revenue funds in other communities and methods/models to revise street guidelines to incorporate green infrastructure.
City Manager	5. S: A Sustainable Oxford	Other:	By May 2025 Staff will report on a Deer Management Program. This will include a needs assessment, options for management with price estimates, and provide a recommendation to Council.
City Manager	5. S: A Sustainable Oxford	S3-A1: Require all commercial properties, including multi-unit apartment complexes, to recycle	By June 2025 Staff and the Environmental Commission will review recycling mandate legislation for multi-family and commercial properties and make a recommendation to City Council.
City Manager	6. R: Celebration of the People and Places that Make Oxford Unique	R3-A2: Create incentives for private developments to include public art including murals	By November 2025, coordinate with PACO to implement public art project on City Garage

City Manager	7. C: A Connected, Livable, and Equitable Community for All	C5-A4: Expand the role of the Civil Rights Commission to incorporate diversity, equity, and inclusion initiatives	By June 2025, staff will research CRC roles and responsibilities to make a recommendation to City Council regarding CRC updates.
City Manager	7. C: A Connected, Livable, and Equitable Community for All	C2-A1: Ensure adequate year-round childcare services	By May 2025, promote childcare \$30K forgivable loan program through CIC Revolving Loan Fund program.
City Manager	7. C: A Connected, Livable, and Equitable Community for All	Other:	By February 2025, research Event safety resources and strategies. Implement for 2025 summer event season. By June 2025 research and provide cost estimates for event security
City Manager	9. Essential Services	Other:	By July 2025 staff will review and develop a stronger metrics dashboard to present in conjunction with action plan updates.

City Manager	9. Essential Services		By July 2025, conduct a survey of our community with budget questions to establish priority areas.
City Manager	9. Essential Services	Other:	By June 2025, contract with Lexipol to implement policy tracking software by the end of 2025 for non public safety employees.
Community Development	1. L: Smart Growth and Quality Places	L2-A5: Inventory and recognize historic and contributing structures throughout the city	In July and December 2025 staff will provide a status update toward the progress of updating the historic preservation guidelines and recommendations on contributing historic structures or expansion of historic districts.
Community Development	1. L: Smart Growth and Quality Places	L4-A1: Create a Joint Plan for land use & development with surrounding jurisdictions	By December 2025 staff and Planning Commission will present a recommendation to Council of an Inter-jurisdictional urban growth / ag heritage preservation plan

Community Development	2. M: Safe and Efficient Travel for All Modes of Transportation	M3-A3: Conduct a feasibility study for connections between the Oxford Area Trail System (OATS) and business districts	By November 2025 in coordination with OPTAB, complete a study of interior bike/ped improvements that connect to transit locations, including a review of the Main Street corridor. This route review and recommendation will be presented to City Council by December 2025.
Community Development	3. H: Housing Opportunities for Everyone	H1-A1: Update zoning regulations to increase density and promote a diversity of residential housing types and living arrangements	In July and December 2025 Staff will provide updates to City Council on the progress on Chapter 11, Planning & Zoning Code Re-write
Community Development	3. H: Housing Opportunities for Everyone	L1-A3: Modernize the Oxford Zoning Code to include a hybrid of use-based and form-based approaches to standards	By May 2025, staff will coordinate with the code re write subcontractor and discuss how to approach possible inclusionary zoning- such as, but not limited to: density bonus, set asides, fee waivers, expedited approval, no parking minimums and provide updates and recommendations to the Planning Commission.

Community Development	3. H: Housing Opportunities for Everyone	L1-A3: Modernize the Oxford Zoning Code to include a hybrid of use-based and form-based approaches to standards	By May 2025, staff will coordinate with the code re write subcontractor and discuss how to approach possible mixed income neighborhood overlay district and provide a report to Planning Commission.
Community Development	4. E: A Thriving and Resilient Year-Round Economy	E2-A1: Support business startups and local entrepreneurship	By July 2025 coordinate with the County to create an Inter-jurisdictional airport protection ordinance – response to OXD Master plan. By August 2025, staff will draft language pointing to this new County overlay district to guide our local approach with the airport.

Community Development	5. S: A Sustainable Oxford	S4-A2: Expand the city's urban tree canopy by supporting tree planting and urban forestry programs	By December 2025, staff will provide an update of the existing Tree Ordinance in coordination with the new code rewrite and discuss possible changes to strengthen conservation of mature forests in development review.
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Community Development	7. C: A Connected, Livable, and Equitable Community for All	Other:	By July 2025, Bid and construct a new public restroom and develop an operation and maintenance plan for this new facility.
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Community Development	9. Essential Services	Other:	By March 2025 present options and budget impacts to increase Code enforcement capabilities: (housing, trash, sustainability and snow removal)
Finance	9. Essential Services	Other:	By August 2025, draft new procedure manuals for accounts payable and payroll processes to incorporate our new software systems.
Finance	9. Essential Services	Other:	By September 2025, make Oxford cemetery records digital files available to the public in a searchable format.

Finance	9. Essential Services	Other:	By June 2025, Complete the compilation and audit of the City's 2024 Comprehensive Annual Financial Report and submit the report to the Government Finance Officers Association for the "Certificate of Achievement for Excellence in Financial Reporting" Award.
Finance	9. Essential Services	Other:	By August 2025, improve Move in/Move Out process for residents and update forms and optimize work flow for staff.
Finance	9. Essential Services	Other:	By July 2025, research and develop a new grant tracking process and implement city wide.

Fire	7. C: A Connected, Livable, and Equitable Community for All	Other:	By December 2025, create job descriptions and begin process to hire Assistant Chief and Deputy Chief.
Fire	7. C: A Connected, Livable, and Equitable Community for All	Other:	By April 2025 Review possible fire staffing structures and make recommendations for coverage and models with the goal of 7 on duty.
Fire	7. C: A Connected, Livable, and Equitable Community for All	Other:	By July 2025, Replace all mobile 800mhz in apparatus.
Fire	7. C: A Connected, Livable, and Equitable Community for All	Other:	By June 2025, explore the feasibility of a consultant to help draft a SAFER grant so assist with funding fire staffing .

Parks & Recreation	4. E: A Thriving and Resilient Year-Round Economy	E4-A1: Create events and activities that drive economic impact	By April 2025 implement honeybee themed event/activity and educate our public about our important bee keeping history.
Parks & Recreation	6. R: Celebration of the People and Places that Make Oxford Unique	R2-A6: Construct a new dog park to meet the demands of the community	By February 2025, open the Barkham Park / New Dog Park Facility. By April 2025; ensure shade structure(s) are complete. By December 2025 continue progress on Environmental/Naturalization plan created by Miami students and evaluate existing dog park usage as necessary for future considerations
Parks & Recreation	6. R: Celebration of the People and Places that Make Oxford Unique	R1-A4: Improve or modify existing playgrounds to be more inclusive	By October 2025 bid and replace Playground at Oxford Community Park - age 2-5 playground

Parks & Recreation	6. R: Celebration of the People and Places that Make Oxford Unique	Other:	By March 2025, As part of fountain replacement and new restroom, research electric needs and determine if an electric upgrade is possible in the Uptown Parks to limit need for generators at events.
Parks & Recreation	6. R: Celebration of the People and Places that Make Oxford Unique	R3-A7: Support partnerships to create new education, recreation, and cultural opportunities for the community	In April 2025, host the first annual Oxford Bee Fest event and O.A.T.S. & Honey 5K/10K Event. Partnership with Enjoy Oxford, Chamber, and Miami University.
Police	9. Essential Services	Other:	By April 2025, Promote a Lieutenant and a Sergeant.
Police	9. Essential Services	Other:	By August 2025, make changes to Police Officer hiring and recruiting process and have a new police officer hired.

Police	9. Essential Services	Other:	By December 2025, complete parking garage fiber connection/surveillance camera project.
Service	2. M: Safe and Efficient Travel for All Modes of Transportation	M3-A2: Expand the Oxford Area Trails System by completing the perimeter loop and linking to neighborhoods and commercial areas	By May 2025, bid out phase 5 of the Oxford Area Trail and Begin construction by fall 2025.
Service	2. M: Safe and Efficient Travel for All Modes of Transportation	M1-A4: Establish passenger rail service to/from Oxford	By October 2025, complete facility design and specifications; obtain CSX and SDS easements and final Amtrak contract.
Service	2. M: Safe and Efficient Travel for All Modes of Transportation	M2-A3: Conduct a feasibility study for a grade-separated crossing over or under a railroad	By December 2025, coordinate with Ohio Rail Development Commission to conduct a feasibility study and cost estimate for RR overpass/underpass and present findings to City Council.

Service	2. M: Safe and Efficient Travel for All Modes of Transportation	M3-A1: Treat pedestrian and cyclist mobility with equal importance to vehicular mobility	By March 2025, pass an ordinance to improve snow removal on high pedestrian sidewalks; by fall 2025 purchase necessary sidewalk snow removal equipment for OATS - Ph. IV and have a contract for snow removal on non-compliant target area properties.
Service	4. E: A Thriving and Resilient Year-Round Economy	Other:	By September 2025 present to City Council options for the uptown surface lot and the courthouse with associated cost estimates.
Service	5. S: A Sustainable Oxford	S4-A2: Expand the city's urban tree canopy by supporting tree planting and urban forestry programs	By May 2025, Staff will draft and submit a grant for Bradford Pear replacement. And By June 2025 half of the uptown Bradford pear trees will be replaced.
Service	5. S: A Sustainable Oxford	S1-A6: Install EV charging stations in places available for public use	By December 2025, install 6 EV charging stations in places available for public use.
Service	6. R: Celebration of the People and Places that Make Oxford Unique	Other:	By December 2025, Bid and replace Uptown Splash Pad

Service	8. U: Accessible, High-Quality Infrastructure	U1-A8: Implement water softening for the public potable water supply	By March 2025, evaluate options to include solar on the roof on Water Softening Plant. Present options to City Council. And By July 2025, obtain Permit to Install from Ohio EPA for new water softening plant and begin procurement process.
Service	8. U: Accessible, High-Quality Infrastructure	U1-A9: Replace lead water pipes for public health and safety	By December 2025, begin implementation of a multi-year program to replace Lead Service Lines, on both public and private property, by Agreement with, and at the cost to, the Utility.
Service	8. U: Accessible, High-Quality Infrastructure	S2-A4: Manage adequate water supplies and demand for projected future conditions	By March 2025, obtain site approval from Ohio EPA for a new raw water production well at the Seven Mile well field.
Service	8. U: Accessible, High-Quality Infrastructure	M3-A2: Expand the Oxford Area Trails System by completing the perimeter loop and linking to neighborhoods and commercial areas	By December 2025, complete rehabilitation and repair of Black Covered Bridge on OATS trail.

Service	8. U: Accessible, High-Quality Infrastructure	M3-A1: Treat pedestrian and cyclist mobility with equal importance to vehicular mobility	By December 2025, complete construction of missing sidewalk segments including S. Locust St. at Spring St.
Service	8. U: Accessible, High-Quality Infrastructure	S2-A4: Manage adequate water supplies and demand for projected future conditions	By December 2025, construct a flushing point at the Seven Mile well field for the raw water transmission main.



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Jessica Greene
DATE PREPARED:	1/21/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	A Resolution Authorizing The City Manager To Enter The City Of Oxford To Become An America-250 Ohio Community, Supporting The Ohio Commission For The United States Semi-Quincentennial (America250-OH). (Jessica Greene, Assistant City Manager)
COUNCIL GOAL AREA:	Celebration of the People and Places that Make Oxford Unique
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	JG DRE

DISCUSSION:

The America 250-OH Communities program is a statewide initiative that fosters collaboration among Ohio communities as they commemorate America's 250th birthday. Through our participation, Oxford will partner with other communities across Ohio. Ideas, programs, and promotions will be shared between participating communities through collaborative virtual meetings organized and hosted by the State. Additionally, Oxford will be recognized on the America 250-OH website and can apply for a grant to support an event related to the 250th anniversary.

Participation in this statewide initiative is crucial for keeping our city updated on America 250-OH's programs and activities while creating opportunities to attract visitors to Oxford.

Staff at Enjoy Oxford will serve as the primary liaisons for Oxford to the State meetings, take the lead on program and event ideation, and generate promotional materials for the

America 250-OH program. Your support and adoption of this Resolution is the first step we need to take to allow for coordination with America 250-OH.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER THE CITY OF OXFORD TO BECOME AN AMERICA-250 OHIO COMMUNITY, SUPPORTING THE OHIO COMMISSION FOR THE UNITED STATES SEMI-QUINCENTENNIAL (AMERICA250-OH)

WHEREAS, the Ohio legislature and the Governor created AMERICA250-OH in 2021 to plan, encourage, develop, and coordinate the commemoration of the 250th anniversary of the United States and Ohio's integral role in that event and the role of its people on the nation's past, present and future; and

WHEREAS, AMERICA250-OH hopes to engage ALL Ohioans and ALL 88 counties through their many signatures and officially recognized programs, projects, and events over the next several years by inspiring future leaders and celebrating all Ohioans' contributions to the nation over the last 250 years; and

WHEREAS, the Oxford Comprehensive Plan has a goal of a Celebration of the People and Places that Make Oxford Unique and an action item R3-A2 to "support partnerships to create new education, recreation and cultural opportunities for the community"; and

WHEREAS, by the adoption of the AMERICA250-OH Resolution, we will partner with the State of Ohio and AMERICA-250- OH and celebrate our local community's contributions

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council hereby authorizes the City Manager to enter the City of Oxford to become an America 250-Ohio Community, supporting the Ohio Commission for the United States Semi-Quincentennial (America250-OH).

SECTION 2: a copy of this resolution be sent to the Municipal legislative delegation and AMERICA250-OH Commission.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:
ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW (STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Reena Murphy
DATE PREPARED:	1/27/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	A Resolution Authorizing The City Manager To Submit A Grant Application To The Ohio Department Of Development For The Advanced Energy Fund For Up To \$1,400,000.00 And Commit To A Match Up To \$140,000.00. (Jessica Greene, Assistant City Manager)
COUNCIL GOAL AREA:	A Sustainable Oxford
BUDGETED AMOUNT:	\$140,000.00
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

The City of Oxford's Comprehensive Plan and Climate Action Plan includes goals to reduce Oxford's electric consumption through energy-efficient infrastructure and installing on-site renewable energy generation.

The Advanced Energy Fund through the Ohio Department of Development is a grant opportunity for Oxford to install energy efficiency improvements and on-site solar, where applicable. Thus, the City would like to pursue this fund to advance Oxford's energy goals.

Staff has worked with Ameresco Inc. to conduct ASHRAE Level II energy audits and evaluate eligible projects under the grant opportunity. Eligible projects must be able to demonstrate a 15 year return on investment from energy savings.

Examples of energy efficiency projects include: Converting lighting to LED, upgrading HVAC systems, upgrading control systems for heating and cooling, installing variable frequency drives, etc. Only after energy efficiency upgrades have been made, may solar installation be considered.

Facilities audited by Ameresco include:

Municipal Building

Police Station

Courthouse

Senior Center

Fire Station

Water Treatment Plant

Wastewater Treatment Plant

Streets Garage

After this audit, we propose to take the following approach with the grant:

Implement energy efficiency upgrades across several city-owned properties.

Install solar on city owned property that can demonstrate a 15 year return on investment in energy savings.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE OHIO DEPARTMENT OF DEVELOPMENT FOR THE ADVANCED ENERGY FUND FOR UP TO \$1,400,000.00 AND COMMIT TO A MATCH UP TO \$140,000.00.

WHEREAS, the City of Oxford's Comprehensive Plan and Climate Action Plan includes goals to reduce Oxford's electric consumption through energy-efficient infrastructure and installing on-site renewable energy generation; and

WHEREAS, energy efficient infrastructure and onsite renewable energy generation reduce energy usage and associated operating costs; and

WHEREAS, the Ohio Department of Development's Advanced Energy Fund is designed to help Ohio reduce energy usage and associated costs; and

WHEREAS, the City of Oxford has worked with Ameresco, Inc. to conduct the necessary ASHRAE Level II energy audits required by the Advanced Energy Fund; and

WHEREAS, the City of Oxford has worked with Ameresco, Inc. to conduct the necessary ASHRAE Level II energy audits required by the Advanced Energy Fund; and

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: The City Manager is hereby authorized to submit a grant application to the Ohio Department of Development for up to \$1,400,000.00 to reduce Oxford's energy usage and associated costs with a match of up to \$140,000.00.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	1/22/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	A Resolution Authorizing The City Manager To Enter Into A Contract With Zimmer Tractor, Inc., For The Purchase Of A Kubota RTV And Related Snow Clearing Equipment, At A Cost Not To Exceed \$55,000. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Accessible, High-Quality Infrastructure
BUDGETED AMOUNT:	\$55,000
ACCOUNT CODE:	140.720.XXXXXX
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 1/22/25 DRE

DISCUSSION:

The City Council has directed that Phase IV of the Oxford Area Trail System shall have winter maintenance provided by the City to clear the trail of snow and ice for pedestrian travel to Talawanda Middle School. This service will be provided for the trail abutting Oxford - Reily Road as well as Brookville Road from Oxford - Reily Road to the entrance of Owl's Landing.

A Supplemental Appropriation has been requested to fund the purchase of a Kubota RTV, six foot snow plow blade, deicer spreader, and associated equipment. This machine is available through Sourcewell Joint Purchase Contract resulting in the savings of \$11,300 from retail pricing.

This Resolution will authorize the City Manager to enter into an agreement with Zimmer Tractor, Inc. for the purchase of a Kubota RTV and associated snow equipment at a cost not to exceed \$55,000.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ZIMMER TRACTOR, INC., FOR THE PURCHASE OF A KUBOTA RTV AND RELATED SNOW CLEARING EQUIPMENT, AT A COST NOT TO EXCEED \$55,000.

WHEREAS, the City Council has directed that Phase IV of the Oxford Area Trail System shall have winter maintenance provided by the City to clear the trail of snow and ice for pedestrian travel to Talawanda Middle School.; and

WHEREAS, this service will be provided for the trail abutting Oxford - Reily Road as well as Brookville Road from Oxford - Reily Road to the entrance of Owl's Landing; and

WHEREAS, a Supplemental Appropriation has been requested to fund the purchase of a Kubota RTV, a six-foot snow plow blade, deicer spreader, and associated equipment; and

WHEREAS, this machine is available through Sourcewell Joint Purchase Contract resulting in the savings of \$11,300 from retail pricing; and

WHEREAS, the City Manager and the Service Director recommend City Council authorize the City Manager to enter into a contract with Zimmer Tractor, Inc., for the purchase of a Kubota RTV at a cost not to exceed \$55,000.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Council accepts the recommendation of the City Manager and the Service Director to purchase a Kubota RTV at a cost not to exceed \$55,000.

SECTION 2: Council further authorizes the City Manager to enter into a contract with Zimmer Tractor, Inc., for the purchase of a Kubota RTV at a cost not to exceed \$55,000.

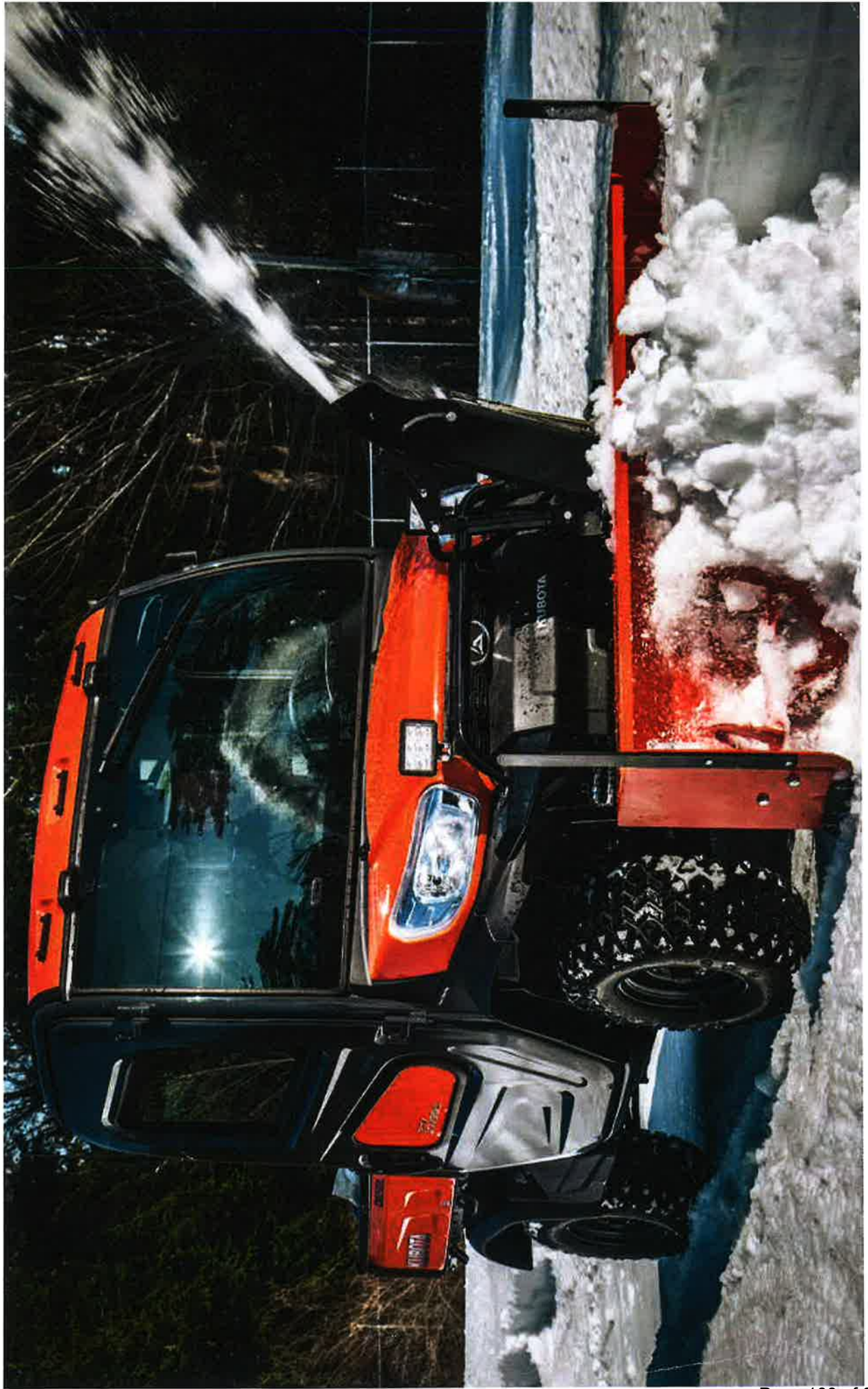
SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:
ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW(STAFF)

Versatility & Performance. Front PTO attachment options for RTV-X1100.





461 BREADEN DR
MONROE, OH, 45050
Phone: (513) 539-0539

ZIMMERTRACTOR.COM

Invoice #	003-0
Date	1/7/2025
Time	12:03 PM

PO #:	
Document #:	003-25502
Due Date:	2/10/2025

Salesman:	Brian Petri
Ship Via:	
Terms:	Net 10th

CITY OF OXFORD MUNICIPAL BUILDING (5135245200)		
15 SOUTH COLLEGE AVE		
OXFORD	OH	45056
Contact:	Keebler, Eric (513) 523-8412	

Wholegood Estimate

Ship To:		

Item Number Description	Qty	Price	Amount	Disc	Subtotal	Sales Tax	Extended Amount	Back Order	Drop Ship
WG ON ORDER									
KUBOTA RTV-X1100CWL-H	1.00	\$26,399.00	\$26,399.00		\$26,399.00		\$26,399.00		
WG ON ORDER									
HEAVY DUTY LOAD DAMPER	1.00	\$249.00	\$249.00		\$249.00		\$249.00		
WG ON ORDER									
FRONT AND REAR WORK LIGHTS	1.00	\$408.63	\$408.63		\$408.63		\$408.63		
WG ON ORDER									
TURN SIGNAL / HZD LIGHTS	1.00	\$392.26	\$392.26		\$392.26		\$392.26		
WG ON ORDER									
STROBE LIGHT	1.00	\$182.03	\$182.03		\$182.03		\$182.03		
WG ON ORDER									
SIDE MIRROR KIT	1.00	\$204.12	\$204.12		\$204.12		\$204.12		
WG ON ORDER									
PTO DRIVE CONNECT	1.00	\$4,439.00	\$4,439.00		\$4,439.00		\$4,439.00		
WG ON ORDER									
4 PT HITCH AND POWER UNIT	1.00	\$6,059.00	\$6,059.00		\$6,059.00		\$6,059.00		
WG ON ORDER									
66" BROOM	1.00	\$5,179.00	\$5,179.00		\$5,179.00		\$5,179.00		
WG ON ORDER									
72" BLADE	1.00	\$2,579.00	\$2,579.00		\$2,579.00		\$2,579.00		
WG ON ORDER									
AUX HYD PUMP	1.00	\$589.00	\$589.00		\$589.00		\$589.00		
WG ON ORDER									
2ND FUNT HYD VALVE KIT	1.00	\$3,339.00	\$3,339.00		\$3,339.00		\$3,339.00		

Printed:1/7/2025 12:13 PM

Page 1 of 2 Pages



461 BREADEN DR
MONROE, OH, 45050
Phone: (513) 539-0539

ZIMMERTRACTOR.COM

Invoice #	003-0
Date	1/7/2025
Time	12:03 PM

PO #:	
Document #:	003-25502
Due Date:	2/10/2025

Salesman:	Brian Petri
Ship Via:	
Terms:	Net 10th

CITY OF OXFORD MUNICIPAL BUILDING (5135245200)		
15 SOUTH COLLEGE AVE		
OXFORD	OH	45056
Contact:	Keebler, Eric (513) 523-8412	

Wholegood Estimate

Ship To:

Item Number Description	Qty	Price	Amount	Disc	Subtotal	Sales Tax	Extended Amount	Back Order	Drop Ship
WG ON ORDER FRONT QUICK HITCH	1.00	\$1,349.00	\$1,349.00		\$1,349.00		\$1,349.00		
WG ON ORDER SNOW WAY VARIABLE SPREADER	1.00	\$4,100.00	\$4,100.00		\$4,100.00		\$4,100.00		
WG ON ORDER SET UP, FREIGHT PDI, ADDITIONAL ASSEMBLY	1.00	\$5,067.92	\$5,067.92		\$5,067.92		\$5,067.92		
WG ON ORDER SOURCEWELL DISCOUNT	-1.00	\$11,300.97	(\$11,300.97)		(\$11,300.97)		(\$11,300.97)		

Cash	Check/Check#	CC/CC Type	On Acct.	Mfg Credit	CIT	Deposit	Other
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Price on this sales quote is an estimate and is subject to being increased.

Final pricing and applicable programs will be established at delivery.

Order cancellation and refund of earnest money deposits are available in the event of a price increase between the date of the quote and the date of delivery.

Special order equipment that are non-stocking items will not be eligible for refunds of deposits made on equipment.

Summary of Charges

\$0.00 Taxable

\$49,234.99 Non-Taxable

\$49,234.99 Subtotal

\$0.00 Sales Tax

\$49,234.99 Total

\$0.00 Amount Tendered

\$0.00 Change Due

Customer Signature

Date

Exempt Tax Cert #:

Expiration Date:

Printed:1/7/2025 12:13 PM

Page 2 of 2 Pages

- Standard Features -

- Custom Options -



Kubota

V Series

RTV-X1100CWL-H

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model Kubota D1105
3 Cyl. 68.5 cu in
+24.8 Gross Eng HP
75 Amp Alternator

TRANSMISSION

VHT-X
Variable Hydro Transmission
Forward Speeds:
Low 0 - 15 mph
High 0 - 25 mph
Reverse 0 - 17 mph
Limited-slip Front Differential
Rear differential lock

HYDRAULICS

Hydrostatic Power Steering
with manual tilt-feature
Hydraulic Cargo Dump
Hydraulic Oil Cooler

FLUID CAPACITY

Fuel Tank 7.9 gal
Cooling 8.3 qts
Engine Oil 4.3 qts
Transmission Oil 1.8 gal
Brake Fluid 0.4 qts

CARGO BOX

Width 57.7in
Length 40.5 in
Depth 11.2 in
Load Capacity 1102 lbs
Vol. Capacity 15.2 cu ft

+ Manufacturer Estimate

KEY FEATURES

Factory Cab w/ A/C, Heater,
Defroster
Fully opening roll-down door
windows
Digital Multi-meter
Speedometer
Pre-wired w/ speakers/antenna for
stereo
Front Independent Adjustable
Suspension
Rear Independent Adjustable
Suspension
Brakes - Front/Rear Wet Disc
Rear Brake Lights / Front
Headlights
2" Hitch Receiver, Front and Rear
Deluxe 60/40 split bench seats
with driver's side seat adjustment
Underseat Storage Compartments
Deluxe Front Guard
(radiator guard, bumper, and lens
guard)

SAFETY EQUIPMENT

SAE J2194 & OSHA 1928 ROPS
Horn
Dash-mounted Parking Brake
Spark Arrestor Muffler
Retractable 2-point Seat Belts

DIMENSIONS

Width 63.2 in
Height 79.5 in
Length 120.3 in
Wheelbase 80.5 in
Tow Capacity 1300 lbs
Ground Clearance 10.4 in
Suspension Travel 8 in
Turning Radius 13.1 ft

Factory Spray-on Bedliner
"L" Models Only

Bright Alloy Wheels (Silver-
painted)
Silver-painted with machined
surface
"S" Models only

TIRES AND WHEELS

Heavy Duty Worksite 25 x 10 - 12, 6 ply

RTV-X1100CWL-H Base Price: \$26,399.00

(1) HEAVY LOAD DAMPER - FRONT V5219-HEAVY LOAD DAMPER - FRONT	\$249.00
(1) HALOGEN FRONT WORK LIGHTS (2) K7731-99620-HALOGEN FRONT WORK LIGHTS (2)	\$241.58
(1) HALOGEN REAR WORK LIGHTS (1) K7731-99630-HALOGEN REAR WORK LIGHTS (1)	\$167.05
(1) TURN SIGNAL/HAZARD LIGHT KIT K7731-99610-TURN SIGNAL/HAZARD LIGHT KIT	\$392.26
(1) STROBE LIGHT MOUNT KIT 77700-VC5058-STROBE LIGHT MOUNT KIT	\$182.03
(2) SIDE MIRROR KIT - CAB (1) 77700-V5059-SIDE MIRROR KIT - CAB (1)	\$204.12
(1) PTO DRIVE AND K-CONNECT V5299B-PTO DRIVE AND K-CONNECT	\$4,439.00
(1) 4PT HITCH AND POWER UNIT V5293B-4PT HITCH AND POWER UNIT	\$6,059.00
(1) 66" BROOM (PTO) PNF V5266-66" BROOM (PTO) PNF	\$5,179.00
(1) 72" COMMERCIAL BLADE V5290-72" COMMERCIAL BLADE	\$2,579.00
(1) AUX HYDRAULIC PUMP D1105 V5272-AUX HYDRAULIC PUMP D1105	\$589.00
(1) 2ND FUNCTION HYDRAULIC VALVE KIT V5232A-2ND FUNCTION HYDRAULIC VALVE KIT	\$3,339.00
(1) FRONT QUICK HITCH V5289-FRONT QUICK HITCH	\$1,349.00
Configured Price:	\$51,368.04
Sourcewell Discount:	(\$11,300.97)
SUBTOTAL:	\$40,067.07
Dealer Assembly:	\$2,374.17
Freight Cost:	\$1,293.75
PDI:	\$400.00
SNOW WAY 99100510 SPREADER VARIABLE CONTROL	\$4,100.00
ADDITIONAL ASSEMBLY, INSPECTION, FUEL	\$1,000.00

Total Unit Price: \$49,234.99

Quantity Ordered: 1

Final Sales Price: \$49,234.99

Purchase Order Must Reflect Final Sales Price.

**To order, place your Purchase Order directly with the quoting
dealer**

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.



461 BREADEN DR
MONROE, OH, 45050
Phone: (513) 539-0539
ZIMMERTRACTOR.COM

Invoice #	003-0
Date	1/8/2025
Time	9:44 AM

PO #:	
Document #:	003-25514
Due Date:	2/10/2025

Salesman:	Brian Petri
Ship Via:	
Terms:	Net 10th

CITY OF OXFORD MUNICIPAL BUILDING (5135245200)		
15 SOUTH COLLEGE AVE		
OXFORD	OH	45056
Contact:	Keebler, Eric (513) 523-8412	

Wholegood Estimate

Ship To:

Item Number Description	Qty	Price	Amount	Disc	Subtotal	Sales Tax	Extended Amount	Back Order	Drop Ship
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WG ON ORDER

KUBOTA V5296 SNOW BLOWER 66"	1.00	\$5,659.00	\$5,659.00		\$5,659.00		\$5,659.00		
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Cash	Check/Check#	CC/CC Type	On Acct.	Mfg Credit	CIT	Deposit	Other
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Price on this sales quote is an estimate and is subject to being increased.

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Summary of Charges

\$0.00 Taxable

\$5,659.00 Non-Taxable

\$5,659.00 Subtotal

\$0.00 Sales Tax

\$5,659.00 Total

\$0.00 Amount Tendered

\$0.00 Change Due

Exempt Tax Cert #:

Expiration Date:

Customer Signature

Date

Printed:1/8/2025 9:45 AM

Page 1 of 1 Pages



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	1/22/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Granting The Request Of Matthew And Elizabeth Troy, To Connect To An Existing City Water Line And Sanitary Line For 5280 Hillcrest Drive A 10.98 Acre Parcel Outside The Oxford Corporate Limits. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Accessible, High-Quality Infrastructure
BUDGETED AMOUNT:	N/A
ACCOUNT CODE:	N/A
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 1/22/25

DISCUSSION:

Discussion: Staff received a request from **Matthew and Elizabeth Troy** to connect to and/or extend the City water and wastewater utilities to serve a single family residence and barn on a 10.98 acre parcel at **5280 Hillcrest Drive** north of the City's corporation limit. The request for service includes a maximum of one domestic water tap and one sanitary sewer tap. The City's water and wastewater utilities serve this area, and the proposed demand will not have a noticeable effect on the City's utilities for reliability, acceptable flow, pressure and volume.

In reviewing the request, staff considered the following issues: 1) Extension Policy; 2) Location; 3) Owner's Obligation.

Extension Policy – Any extension of utility lines or service outside the City limits is reserved to the exclusive control and jurisdiction of City Council. The City may grant such a request provided the City has a supply of surplus capacity sufficient to grant the request and that such a request be beneficial and in the interest of the City. City Council amended the policy for extension of water service outside the

corporate limits in December 2013. This policy permits the extension of water and sewer utilities with the condition of the owner signing an annexation agreement with the City.

Location – Connections to the City’s utilities shall be conditional upon final approval by the Service Department assuring that all technical aspects of the services meet City standards and specifications.

Owner’s Obligation – The owner must pay for the total cost of any required utility extensions, all necessary water taps, water capacity benefit charges, and any surcharges for the use of the City utilities outside the corporate limits. The owner must also meet City of Oxford standards for utility construction and sign an Annexation Agreement with the City.

ORDINANCE NO.

AN ORDINANCE GRANTING THE REQUEST OF MATTHEW AND ELIZABETH TROY, TO CONNECT TO AN EXISTING CITY WATER LINE AND SANITARY LINE FOR 5280 HILLCREST DRIVE A 10.98 ACRE PARCEL OUTSIDE THE OXFORD CORPORATE LIMITS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD,
BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Matthew and Elizabeth Troy have requested connection to water and sanitary sewer services for property located at 5280 Hillcrest Drive more particularly described in Exhibit "A" attached hereto.

SECTION 2: Council has determined that the City has surplus water and that the grant of this request will not be detrimental to the City's water supply or its residents. Further the granting of such request will be beneficial to the City and is in the best interest of the City.

SECTION 3: Council has determined that the City has surplus capacity at the wastewater treatment plant and that the grant of this request will not be detrimental to the City's wastewater treatment plant or its residents. Further the granting of such request will be beneficial to the City and is in the best interest of the City.

SECTION 4: The applicant shall pay for the total cost of the connections, all necessary water and sanitary taps, water and wastewater capacity benefit charges, and any surcharges for the use of the City utilities outside the corporate limits. The owner shall also meet the Oxford standards for utility construction.

SECTION 5: The costs associated with any necessary permits and the acquisition of any easements shall be the sole responsibility of the applicant.

SECTION 6: No additional water taps into this water line shall be allowed without prior approval of Council.

SECTION 7: No additional sewer taps into this sanitary sewer line shall be allowed without prior approval of Council.

SECTION 8: This grant is further conditioned upon the applicants, Matthew and Elizabeth Troy, signing an annexation agreement requiring the owners, successors and assigns, to annex the property into the City of Oxford at the City's sole request.

SECTION 9: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW(STAFF)

6 Patrick Dr
Oxford, OH 45056
January 13, 2025

Mr. Mike Dreisbach
Service Director
Service Department
City of Oxford

Dear Mr. Dreisbach,

We want to request water and sanitary connection for 5280 Hillcrest Drive, an 11 acre property zoned agricultural. The property is located at the end of the private lane off of Hillcrest Drive. The other homes along the lane are connected to Oxford water and sanitary services.

We plan to build a barn to support maintenance of the property. Please see the attached site plan showing the proposed location of the barn and connection.

Our anticipated installer is Mr. Sean Hickey, owner of Tri-State Site. Sean recommended connection to the city services over installation of a septic and well. Sean has advised us that a grinder pump will be needed, consistent with the homes neighboring our property.

Please let us know if you need additional information and advise us on how to proceed with the application process. We appreciate your assistance.

Best regards,
Matthew Troy
Elizabeth Troy

Parcel

Parcel Id	H3610027000029
Address	5280 HILLCREST DR
Building/Unit #	
Class	AGRICULTURAL
Land Use Code**	122 122
Neighborhood	R0001013
Total Acres	10.9800
Taxing District	H36
District Name	OXFORD TWP-TALAWANDA CSD-D L
Gross Tax Rate	80.49
Effective Tax Rate	40.462277
Non Business Credit	.093157
Owner Occupied Credit	N/A

****Land Use Code is for Auditor assessment purposes only. It is not a true representation of legal zoning designation. For more information on zoning and legal property usage, please contact the local zoning department.**

Dwelling

Year Built	
Stories	
Construction	
Basement	
Bedrooms	
Full Baths	
Half Baths	
Above Grade Living Area (Sq. Ft.)	
Finished Basement (Sq. Ft.)**	
Total Living Area (Sq. Ft.)	

****Finished Basement may be an estimate.**

Current Value

Land (100%)		\$8,120
Building (100%)		\$0
Total Value (100%)		\$8,120
CAUV		\$8,120
Assessed Tax Year	2024	
Land (35%)		\$2,840
Building (35%)		\$0
Assessed Total (35%)		\$2,840

Actions

- Printable Summary
- Printable Version

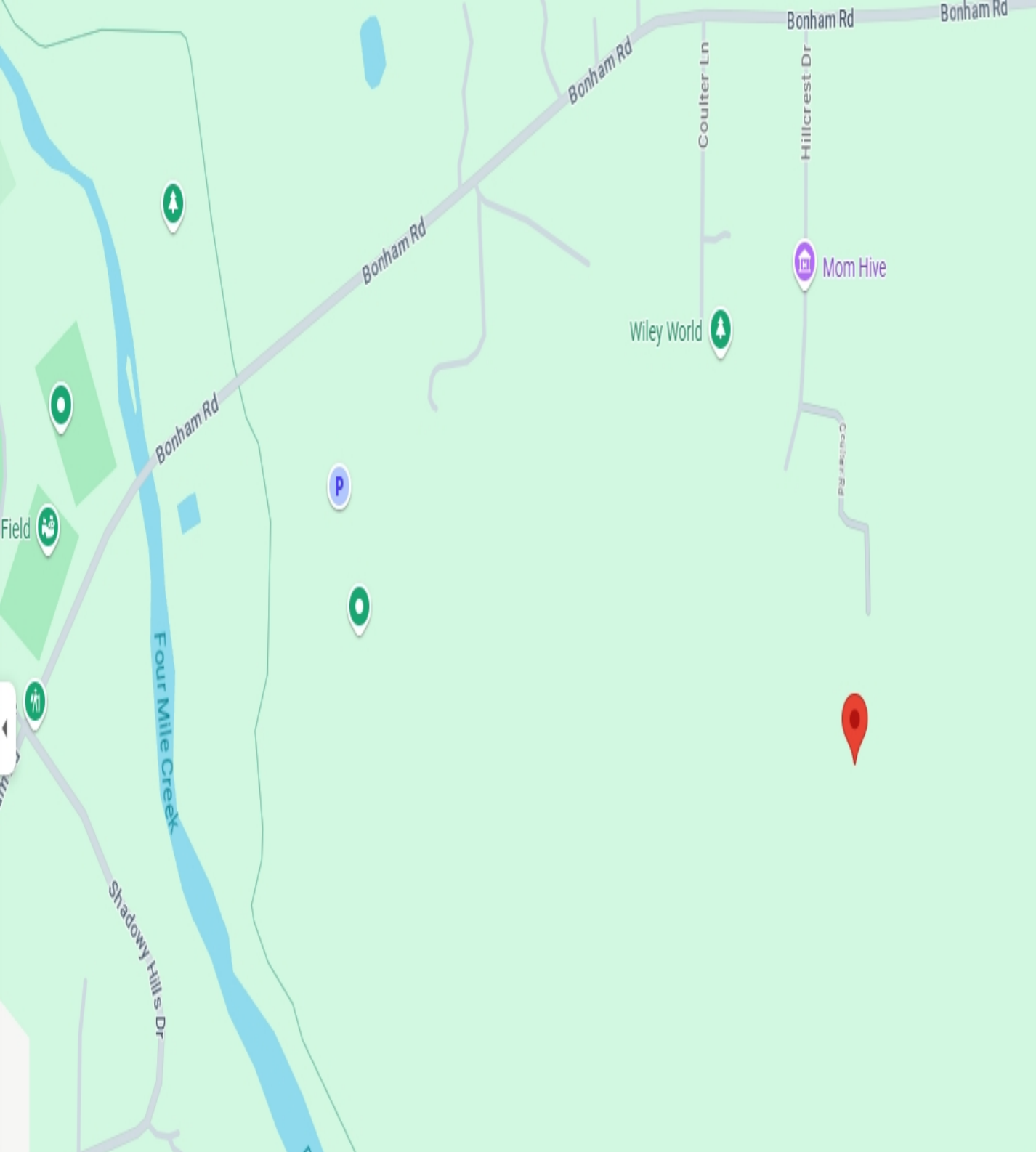
Reports

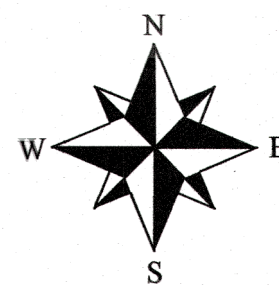
- Mailing List Export
- Csv/Buffer Export
- Property Report Card

Go

Links

- \$ Pay My Tax Bill
- Tax Code Definitions
- Special Assessment Project Codes
- Pending Specials
- Land Use/Land Type/Sketch Code
- Commercial Structure Codes
- Tax Calculator
- Transfer & Conveyance Fee Calculator





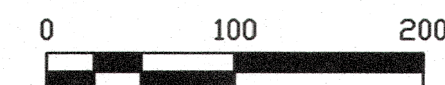
Bearings shown hereon are based on
State Plane Coordinates, Ohio South
Zone. May 2023.

Plat of Survey

CONGRESS LANDS WEST OF THE MIAMI RIVER,
SECTION 24, TOWN 5, RANGE 1,
OXFORD TOWNSHIP, BUTLER
COUNTY, OHIO.



For: Matt Troy
Date: 5/11/2023
Scale: 1"=100'



NEW 10.980 ACRE TRACT CLOSURE SHEET

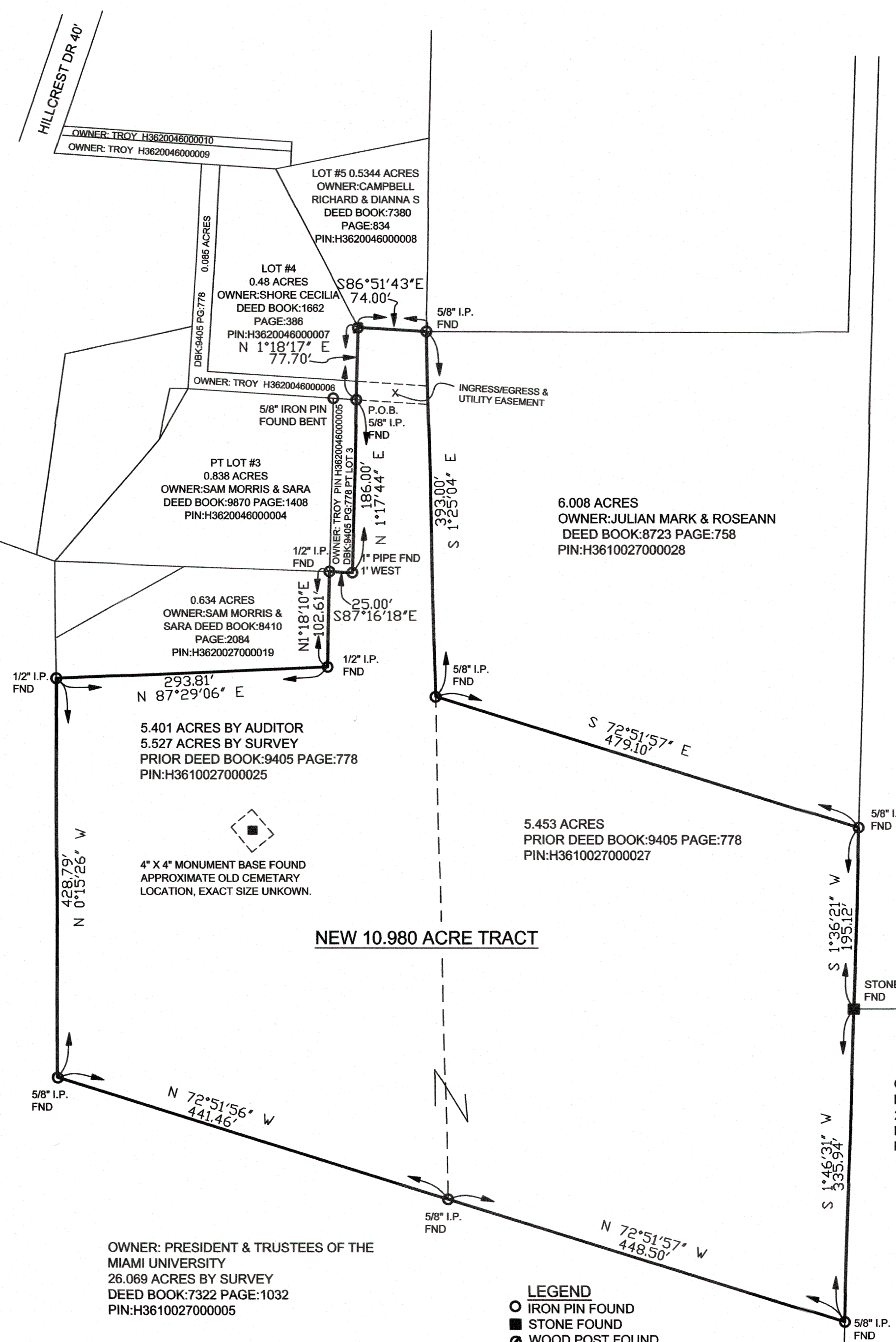
PntNo	Bearing	Distance	Northing	Easting
116			560976.02	1342699.84
117	N 01°18'17" E 77.70		561053.70	1342701.61
4	S 86°51'43" E 74.00		561049.65	1342775.50
118	S 01°25'04" E 393.00		560656.77	1342785.22
119	S 72°51'57" E 479.10		560515.63	1343243.06
120	S 01°36'21" W 195.12		560320.58	1343237.59
121	S 01°46'31" W 335.94		559984.80	1343227.18
122	N 72°51'57" W 448.50		560116.94	1342798.59
123	N 72°51'56" W 441.46		560247.00	1342376.72
124	N 00°15'26" W 428.79		560675.78	1342374.79
125	N 87°29'06" E 293.81		560688.67	1342668.32
147	N 01°18'10" E 102.61		560791.26	1342670.65
145	S 87°16'18" E 25.00		560790.07	1342695.63
116	N 01°17'44" E 186.00		560976.02	1342699.84

Closure Error Distance > 0.0000
Total Distance Inversed > 3481.04

Area: 10.980 Acres, 478293.9 Sq. Feet

NOTES

- 1) Source documents are as shown hereon.
- 2) Occupation in general fits Survey except as shown.
- 3) Monumentation found is in good condition.
- 4) The existence of a old cemetery is acknowledged and plotted based on field evidence.
- 5) This survey is based of Volume:56 Page:191 and was modified to exclude part lot #3 as per butler county planning request.
- 6) Existing access easemnts & real access will continue to serve this tract, No new access is requested or granted as per this survey.



LEGEND
○ IRON PIN FOUND
■ STONE FOUND
● WOOD POST FOUND



By: Brosey Land Surveyors LLC

513-863-0237

I certify that the hereon platted property was
measured to acceptable Survey Standards only.

Jared D. Brosey
Registered Surveyor, 6492/8823 in Ohio



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Benjamin Braeutigam, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Amending And Supplementing The Oxford Municipal Code By Revising A Chapter Of Part 7, Business Regulation Code, Chapter 744, Revising The Tobacco Retailer License Requirements For The Sale Of Tobacco And Paraphernalia Products In The City Of Oxford (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

Proposed is a second revision to the Tobacco Retailer Ordinance, since the original adoption in August 2023. The intent of the ordinance in 2023 was to have local control over the community concern of preventing youth access to tobacco products. In October 2024, the ordinance was revised to update the implementation schedule and account for fees that had already been collected. As of this date, all 23 actively operating tobacco retailers, have applied for, paid, and been issued their first City of Oxford license. The current ordinance does not allow for the transfer of licenses to a new owner, in the same location. Therefore, staff are proposing to allow that to occur, along with other changes, as summarized in categories below. Staff have communicated with the grant funder, Interact For Health. The City of Whitehall, Ohio, has had the same issue of license transfers come up, so Oxford is not alone in this revision.

1. License transfers to be allowable at same location, contingent upon no issues with active license.

2. License transfers to be allowable to a different location, contingent upon no issues with active license and that an additional location is not being created. This could actually help with improving spacing from youth facilities, such as schools, parks, libraries.
3. New section created for penalties for operators that refuse to obtain the required license. Previously, there was no section for this at all. All enforcement was tied to licensing, assuming that all retailers would willingly obtain a City of Oxford license.
4. Other clarifications for ease of enforcement, fairness, and readability.

ORDINANCE NO.

AN ORDINANCE AMENDING AND SUPPLEMENTING THE OXFORD MUNICIPAL CODE BY REVISING A CHAPTER OF PART 7, BUSINESS REGULATION CODE, CHAPTER 744, REVISING THE TOBACCO RETAILER LICENSE REQUIREMENTS FOR THE SALE OF TOBACCO AND PARAPHERNALIA PRODUCTS IN THE CITY OF OXFORD.

WHEREAS, pursuant to the Constitution of the State of Ohio and the Ohio Revised Code, municipalities have the power of local self-government; and

WHEREAS, the City of Oxford desires to ensure proper training and enforcement of the restrictions on the sales of tobacco and nicotine-containing products to those under the age of 21; and

WHEREAS the Oxford Comprehensive Plan lists a goal of a Connected, Livable, and Equitable community for all and outlines an action of supporting high-quality health services for the region; and

WHEREAS, there are currently approximately 23 Tobacco Retail Establishments in the City of Oxford; and

WHEREAS, the City of Oxford City Council adopted Ordinances 3730 and 3731 on August 1, 2023 and Ordinance 3778 on October 15, 2024.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oxford, Ohio:

SECTION I: That Part 7 of the Business Regulation Code of the Oxford Municipal Code is hereby amended to include revisions to Chapter 744, entitled "Tobacco Retailer Licensing Requirements," as seen attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST: _____

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: COMMUNITY DEVELOPMENT STAFF

CHECKED BY: LAW

Exhibit A

744: Tobacco Retailer Licensing Requirements

744.01 Definitions.

744.02 Tobacco Retail License Required; Application Procedure.

744.03 Denial, Suspension, and Revocation of License.

744.04 License Fees and Fines.

744.05 Tobacco Retailer Density.

744.06 Transfer of License Holder and Transfer of License Location

744.07 Proximity of Tobacco Retail Establishments to Youth-Oriented Facilities.

744.08 Prohibited Sales.

744.09 Compliance Checks and Inspections.

744.10 Exceptions and Defenses.

744.11 Violations and Administrative Penalties.

744.12 Appeals.

744.13 Severability

744.01. Definitions.

As used in this chapter:

(a) "Tobacco Retailer License" means a license issued by the City of Oxford for the sale of tobacco products. "Tobacco retailer license" and "license" are used interchangeably in this Ordinance and shall have the same meaning.

(b) "Licensee" means the holder of a valid license for the sale of tobacco products.

(c) "Person" means any natural person.

(d) "Property line" means the boundary of the land parcel, tract or lot surrounding the business premises.

(e) "Public place" means any area to which the public is invited or in which the public is permitted, including, but not limited to, any right of way, mall or shopping center, park, playground, and any other property owned by the City, and any school district or any park district.

(f) "Tobacco Retailer" means any person, partnership, joint venture, society, club, trustee, trust, association, organization, or corporation who owns, operates, or manages any tobacco retail

establishment or moveable place of business. Tobacco retailer does not mean the nonmanagement employees of any tobacco retail establishment.

(g) "Tobacco Retail Establishment" means any place of business where tobacco products are available for sale, whether or not the business is open to the public, whether the business is a "movable place of business" defined under this section, or a business or entity that maintains a private membership-based point of sale. The term includes but is not limited to grocery stores, tobacco product shops, kiosks, internet-based sales, convenience stores, gasoline service stations, bars, country clubs, cigar lounges, restaurants, and delivery services offered by Tobacco Retail Establishment.

(h) "Self-service displays" means any display from which customers may select a tobacco product without assistance from the tobacco retailer or the tobacco retailer's agent or employee and without direct person-to-person transfer between the purchaser and the tobacco retailer or tobacco retailer's agent or employee. A tobacco vending machine is a form of self-service display.

(i) "Tobacco product" means

(1) Any product containing, made of, or derived from tobacco or nicotine, regardless of source, that is intended for human consumption or is likely to be consumed, whether inhaled, absorbed, or ingested by any other means, including, but not limited to, a cigarette, a cigar, pipe tobacco, chewing tobacco, snuff, shisha, or snus;

(2) Any electronic smoking device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine, including but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah; or

(3) Any component, part, or accessory, instrument, or paraphernalia of subsections (1) or (2) above, whether or not any of these contain tobacco or nicotine or whether or not sold separately, including but not limited to liquids used in electronic smoking devices, filters, rolling papers, blunt or hemp wraps, hookahs, and pipes.

(4) Tobacco product does not include any product that is a drug, device, or combination of products specifically authorized for smoking cessation purposes by the United States Food and Drug Administration, as those terms are defined or described in 21 U.S.C. 321 and 353(g).

(j) "Vending machine" includes any mechanical or electronic device designed to do both of the following:

(1) Receive a coin or bill, credit or debit card, or token, made for that purpose;

(2) In return for the insertion or deposit of a coin, bill, credit or debit card, or token, automatically dispenses any tobacco products.

(k) "Sale" is not only the transfer coin, bill, credit or debit card, or token made for that purchase, but also includes but not limited to the delivery, barter, exchange, transfer or gift, or offer thereof, and each such transaction made by any person, whether as principal, proprietor, agent, servant or employee.

(l) "Possess" or "Possession" means having control over a thing or substance, but may not be inferred solely from mere access to the thing or substance through ownership or occupation of the premises upon which the thing or substance is found.

(m) "Moveable Place of Business" means any form of business that is operated out of a kiosk, truck, van, automobile, bike, e-scooter, or other type of vehicle or transportable shelter and that is not affixed address or other permanent type of structure licensed for over-the counter sales transactions.

(n) "Licensed Product" means the term that collectively refers to any tobacco product.

~~(o) "Arm's Length Transaction" means a sale in good faith and for valuable consideration that reflects the fair market value between two informed and willing parties, neither of which is under any compulsion to participate in the transaction. A sale between relatives, related companies, or partners, or a sale for which a significant purpose is avoiding the effect of the violations of this chapter, is not an Arm's Length Transaction.~~

(o) "Compliance Check" means the system the City of Oxford uses to investigate and ensure that those authorized to sell licensed products are following and complying with the requirements of this Ordinance. Compliance checks can involve the use of persons under the age of 21 who purchase or attempt to purchase licensed products. Compliance checks may be conducted by the City of Oxford, other units of government, or designated agencies for educational, research, and/or training purposes, or for investigating or enforcing federal, state, or local laws and regulations relating to licensed products.

(p) "Delivery Sale" means the sale of any tobacco product to any person for personal consumption and not for resale when the sale is conducted by any means other than an in-person, over-the counter sales transaction, or vending machine in a licensed retail establishment. Delivery sale includes, but is not limited to, the sale of any tobacco product when the sale is conducted by telephone, other voice transmission, mail, the internet, or app-based service. Delivery sale includes delivery by licensees or third parties by any means, including curbside pick-up.

(q) "Youth-oriented facility" means any facility with residents, customers, visitors, or inhabitants of which 25 percent or more are under the age of 21 or that primarily sells, rents, or offers services or products that are consumed or used primarily by persons under the age of 21. Youth-oriented facility includes, but is not limited to, public or private schools, a licensed day care facility or preschool, playgrounds, a library open to the public, recreation centers, and parks.

744.02. Tobacco Retail License Required; Application Procedure.

(a) Tobacco Retail License required. No person, tobacco retailer, or tobacco retail establishment shall sell or offer to sell any tobacco product without first having obtained a license from the City of Oxford.

(b) Tobacco Retail License Application. An application for a license to sell tobacco products must be made on a form provided by the City of Oxford. The application must contain the full name of the applicant, the applicant's residential and business addresses and telephone numbers, the name of the business for which the license is sought, and any additional information the City of Oxford deems necessary. If the City of Oxford determines that an application is incomplete, the application will be returned to the applicant with notice of the deficiency and the requisite information necessary to make the application complete.

(c) One year license term. The license term shall be a twelve (12) month period, beginning on January 1. In cases of applications for a new license submitted after January 1 of a given year and more than 60 days before the following January 1, the City of Oxford may issue a license for the remainder of the standard term period, but such license term will only extend to the following last day of December. The license fee remains the same regardless of the time of application. The license fee will not be prorated no matter the date an application is filed during the standard term period. ~~License payments received in 2024 will be credited towards 2025 Tobacco Retail Licenses.~~

(d) Violation, suspension, or revocation. Any license issued may be suspended or revoked following the procedures set forth in this Chapter.

A tobacco retailer or retail establishment that violates any provision of this Ordinance, or any other federal, state, or local law relating to tobacco product sales, shall be subject to the penalties prescribed in this Chapter and pursuant to Section 537.16 of the Oxford Municipal Code pertaining to the illegal distribution and sale of tobacco products. These penalties include but are not limited to fines and/or the prohibition of the sale of tobacco products.

A violation of other federal, state, and/or local laws relating to tobacco product sales shall be included in the determination and accrual of violations against a tobacco retail establishment's license as prescribed in this Chapter.

~~(e) Transfers. All licenses issued are valid only on the premises for which the license was issued and only for the person to whom the license was issued. The transfer of any license to another location or person is prohibited.~~

(e) Display. All tobacco retail licenses must be posted and displayed at all times in plain view of the public or clientele of the tobacco retail establishment.

(f) Renewals. The renewal of a license issued under this Ordinance shall be handled in the same manner as the original application. The request for renewal must be made at least thirty (30)

days, but no more than sixty (60) days, before the expiration of the current license on the last day of December.

Requests for license renewals received less than 30 days in advance of the expiration of the current license, will be subject to a nonrefundable late fee. Requests for license renewal received more than thirty (30) days after the expiration of the previous license **could** be denied.

(g) Issuance as privilege and not a right. The issuance of a license is a privilege and does not entitle the license holder to an automatic renewal of the license.

(h) Instructional program. Licensees must ensure that their employees complete a training program on the legal requirements related to the sale of licensed products and the possible consequences of license violations. The training shall include information that the sale of tobacco products to persons under **twenty-one** (21) years of age is illegal; the types of identification legally acceptable for proof of age; and that sales to persons under **twenty-one** (21) years of age shall subject the tobacco retailer and/or retail establishment to penalties. Licensees must maintain documentation demonstrating their compliance and must provide this documentation at the time of renewal or whenever requested to do so during the license term.

744.03 Denial, Suspension, and Revocation of License.

(a) Grounds for denying the issuance or renewal of a license include, but are not limited to, the following:

(1) The applicant is under **twenty-one** (21) years of age.

(2) The applicant has been convicted within the past five years of any violation of a federal, state, or local law, ordinance provision, or other regulation relating to licensed products.

(3) The applicant has **previously** had a license to sell tobacco products ~~suspended or revoked. within the preceding 18 months of the date of application~~

(4) The applicant fails to provide the information required on the licensing application or provides false or misleading information.

(5) The applicant is prohibited by federal, state, or other local law, Ordinance, or other regulation from holding a tobacco retailer license.

(6) The business for which the tobacco retailer license is requested is a moveable place of business. Only fixed-location retail establishments are eligible to be licensed.

(7) The number of licenses in the City of Oxford **has** already been exceeded or will be exceeded by the issuance of the requested license.

(8) The business for which the license is requested does not comply with the proximity requirements.

(b) If a license is mistakenly issued or renewed to an applicant, the City of Oxford may revoke the license upon the discovery that the applicant was ineligible for the license under this Ordinance. The City of Oxford will provide the tobacco retailer license holder with notice of the revocation, along with information on the right to appeal.

(c) Any license may be suspended for a definite period, not to exceed six (6) months, as determined by the City of Oxford. Prior to reinstatement of the license following the expiration of the suspension, the licensee will be subject to a reinstatement fee. A license may be suspended for the following reasons:

(1) A business owned or operated by the licensee applicant engaging in the sale of Tobacco Products within the City of Oxford is the subject of a court order, or resolution, or final order declaring such business to be a public nuisance where said nuisance has not been abated, or where the court has ordered that sales of Tobacco Products shall cease pursuant to any temporary restraining order, preliminary injunction, or permanent injunction issued by said court;

(2) Substantiated evidence that licensee or agent of licensee has sold or otherwise **distributed** any Tobacco Product to any person under **the age of twenty-one** (21) within the city more than one time in the past twelve (12) months;

(3) The finding by a federal or state agency that the license applicant has violated a federal or state rule or regulation governing the sale of Tobacco Products;

(4) Entry of a City of Oxford inspector or designee is refused, or inspection or investigation is refused, hindered, or thwarted;

(5) For a second or any subsequent violation of this section within a **twelve (12)**~~thirty-six (36)~~ month period of the first violation; and/or

(6) The licensee is in arrears with respect to any fine imposed for any civil penalty levied under this Section.

(d) Any license may be revoked by the City of Oxford. A license may be revoked for any of the following reasons:

(1) The licensee applicant is determined to have knowingly included false or misleading information in the license application or renewal license application;

(2) Substantiated evidence that licensee or agent of licensee has sold or otherwise distributed any Tobacco Product to any person under the age of 21 within the City of Oxford **more than two (2) times over a twelve (12) month period;**

- (3) Entry of a City of Oxford inspector or designee is refused, or inspection or investigation is refused, hindered, or thwarted;
- (4) Upon the discovery that the person was ineligible for the license under this ordinance and the license was mistakenly issued or renewed to a person;
- (5) A period of suspension imposed has elapsed and the licensee remains in arrears of payment of such fine or penalty **for greater than 60 days**;
- (6) The licensee has been subject to three (3) or more suspensions in the previous thirty-six (36) month period.

744.04 License Fees and Fines.

(a) The status of a tobacco retail license cannot be changed while the license remains in arrears of fees, fines, or other penalties pursuant to this Ordinance. This includes, but is not limited to, the following:

(1) No tobacco retailer license shall be issued under this Ordinance until the appropriate license fees are paid in full.

(2) No tobacco retailer license shall be renewed if the tobacco retailer or tobacco retail establishment has outstanding fees or fines.

(3) No tobacco retail license shall be eligible for transfer from one party to another while either has outstanding fees or fines.

(4) No tobacco retail license shall be eligible for a transfer of location while the retailer has outstanding fees or fines.

(b) If a tobacco retail license is suspended or revoked, whether due to applicant or licensee ineligibility, or determination of a violation under this Ordinance, or any other federal, state, or local law or regulation, the license fee is forfeited to the City of Oxford and shall not be refunded to the applicant or licensee.

744.05 Tobacco Retailer Density.

(a) The total number of tobacco retailer licenses within the City of Oxford shall be limited to one license for each 1,500 inhabitants of the City of Oxford. The calculation shall be rounded up to the nearest whole number.

(b) For the purposes of this section, the total inhabitant population of the City of Oxford shall be determined by the most current published population value available from the U.S. Census Bureau decennial census as of the date the license application is filed.

(c) No new tobacco retail license shall be issued if the existing number of tobacco retailer licenses equals or exceeds the total number of authorized tobacco retail licenses pursuant to this Section.

(d) Notwithstanding subsections 744.05 (a) and (c), a tobacco retailer operating lawfully on the date this Ordinance is adopted that would otherwise be eligible for a tobacco retailer license for the location for which a license is sought may receive or renew a license for that location so long as all the following conditions are met:

(1) The license is obtained by February 1, 2025 and is renewed without lapse or permanent revocation (as opposed to temporary suspension); **and**

(2) The tobacco retail establishment is not closed for business or otherwise suspends tobacco sales, whether voluntarily or due to license suspension for more than sixty (60) consecutive days; ~~and~~

~~3. The tobacco retailer does not substantially change the business premises or business operation. Examples of a substantial change to the business operation includes, but is not limited to:~~

~~a. The transferring of a location:~~

- ~~_____ i. To a new Proprietor(s) in an Arm's Length Transaction; or~~
- ~~_____ ii. For which a significant purpose is avoiding the effect of violations of this Ordinance; and~~
- ~~_____ iii. The tobacco retailer retains the right to operate under other applicable laws.~~

~~4. If the City of Oxford determines that a tobacco retailer has substantially changed the business premises or operation and the tobacco retailer disputes this determination, the tobacco retailer bears the burden of proving by a preponderance of evidence that such change(s) do not constitute a substantial change.~~

744.06 Transfer of License Holder and Transfer of License Location

(a) Tobacco Retail Licenses cannot be bought or sold. Licenses may be transferred to new licensees so long as all the following conditions are met:

(1) The license is applied for as part of the sale of a business with an existing license

(2) The applicant meets all the requirements for license issuance,

(3) The applicant has paid the Tobacco Retail License Fee,

(4) The license is not currently suspended or revoked,

(5) The current license holder has not been subject to three (3) or more suspensions in the previous thirty-six (36) month period.

(6) The current license holder has not been closed for business for more than sixty (60) days before the date of the sale of the business.

(b) Tobacco Retail Licenses can be transferred from one location to another so long as the following conditions are met:

(1) The license holder has paid the Tobacco Retail License fee.

(2) The location to which the license would be transferred is not within 500 feet of a youth-oriented facility, as measured by the shortest line from the property line of a youth-oriented facility.

(3) The license holder has applied for and has been granted a transfer of location.

(4) The license is not currently suspended or revoked.

(5) The license holder or the license holder's location has not changed less than ninety (90) days previous to the license location transfer.

(6) The current license holder has not been subject to three (3) or more suspensions in the previous thirty-six (36) month period.

(7) The license holder has not been closed for business for more than a total of sixty (60) consecutive days leading up to, through, and/or after the date of transfer.

744.07 Proximity of Tobacco Retail Establishments to Youth-Oriented Facilities.

(a) No license shall be granted to any person or entity for a tobacco retail establishment location that is within **five hundred** (500) feet of a youth-oriented facility, as measured by the shortest line from the property line of the space to be occupied by the proposed tobacco retail licensee to the nearest property line of a youth-oriented facility. This restriction does not apply to an existing tobacco retailer holding a current state tax license for the sale of tobacco products in that same location for at least one year before the date this section was enacted into law.

(b) Licenses will not be eligible for transfer to a new location if the new location is within five hundred (500) feet of a youth-oriented facility, as measured by the shortest line from the property line of the space to be occupied by the proposed tobacco retail licensee to the nearest property line of a youth-oriented facility.

744.08 Prohibited Sales.

(a) Legal age. No tobacco retailer, tobacco retail establishment, or person shall sell any tobacco product to any person under the age of **twenty-one** (21) under this Chapter and under Section 537.16 of the Oxford Municipal Code.

(b) Age verification. Licensees must verify by means of government-issued photographic identification containing the bearer's date of birth that the purchaser of any tobacco product is at least **twenty-one** (21) years of age.

(c) Signage. Notice of the legal sales age for the purchase of tobacco products, age verification requirements, and possible penalties for underage sales must be posted within **six** (6) feet of each cash register or place where payment may be made in a place conspicuous to both employees and customers, and where the sign(s) are unobstructed in their entirety. The sign shall state, "The sale or provision of tobacco products to an individual under **twenty-one** (21) years of age is prohibited by law." The sign required shall be 5 ½ inches by 8 ½ inches and the statement required shall be printed in 36-point boldfaced type. The required signage will be provided to the licensee by the City of Oxford.

(d) Samples prohibited. No tobacco retailer, tobacco retail establishment, or person shall distribute samples of any licensed product free of charge or at a nominal cost, regardless of the age of the person acquiring the product. The distribution of a licensed product as a sample, free donation, or at otherwise nominal cost, is prohibited and shall subject the tobacco retailer or tobacco retail establishment to the penalties prescribed under this Chapter and those prescribed by other local, state or federal laws pertaining to samples, donation, or otherwise nominally priced tobacco products.

(e) No tobacco retailer, tobacco retail establishment, or person shall sell or offer to sell any licensed product in any manner or form prohibited by federal, state, or other local law, ordinance provision, or other regulation.

(f) **New operations.** Any person, tobacco retailer or tobacco retail establishment found to be selling a tobacco product without a license required under Section 744.02 shall be issued a No Sales Order for Tobacco Products and shall be ineligible to receive a tobacco retailer license for a period of three (3) years. **Continued sales after the issuance of a No Sales Order for Tobacco Products may result in a misdemeanor of first degree and a \$1,000 fine.**

744.09 Compliance Checks and Inspections.

(a) All licensed premises must be open to inspection by the City of Oxford or its authorized designees during regular business hours. The tobacco retail establishment shall be subject to at

least two (2) unannounced compliance checks per year by the City of Oxford or its authorized designees.

(b) Compliance checks must include verification that a tobacco retail establishment maintains a current tobacco retailer license to sell tobacco products.

(c) Compliance checks may include the participation of a person under the age of **twenty-one (21)**, to enter the licensed premises to attempt to purchase licensed products.

(d) Unannounced follow-up compliance checks of all non-compliant tobacco retail establishments are required within three months of any violation of this Ordinance.

744.10 Exceptions and Defenses.

It is an affirmative defense to a violation of this Ordinance for a person to have reasonably relied on proof of age as described by state law.

744.11 Violations and Administrative Penalties.

(a) First Violation: Any person, tobacco retailer or tobacco retail establishment holding a tobacco retailer license and cited for violating Chapter 744, or whose employee has violated Chapter 744, shall be charged a fine of \$500 for a first violation **within a twelve (12) month period.**

(b) A second violation at the same tobacco retail establishment premises within a twelve (12) month period shall result in an additional fine of \$750, and the City of Oxford shall suspend the tobacco retailer license for a period of not less than thirty (30) and not more than sixty (60) consecutive days.

(c) A third violation at the same tobacco retail establishment premises within a 12-month period shall result in an additional fine of \$1,000, and the City of Oxford shall suspend the tobacco retail establishment's license for a period of not less than sixty (60) consecutive days. In addition to the designated fine, the City of Oxford may revoke the tobacco retail establishment's license.

(d) A fourth violation at the same tobacco retail establishment premises within a twelve (12) month period shall be a misdemeanor of first degree and result in an additional fine of \$1,000 and the tobacco retail establishment's license shall be revoked.

(e) More than two violations of sales or distribution of any Tobacco Product to any person under the age of twenty-one (21) under a Tobacco Retail License within a twelve (12) month period shall result in an additional fine of \$1,000, and the City of Oxford shall revoke the tobacco retail establishment's license.

744.12 Appeals.

(a) If the City of Oxford denies the issuance of a tobacco retailer license, or suspends or revokes a tobacco retailer license, or issues a citation for violating this Chapter, the City of Oxford shall send the applicant or licensee written notice of the action and notice of the right to an appeal. Such notice shall be sent by Certified Mail with return receipt requested.

(b) Upon receipt of written notice of any citation or fines accrued under this Chapter, or the denial, suspension, or revocation of the license, the applicant or licensee shall have the right to appeal. An appeal must be appropriately filed within ten (10) days after the issuance of notice of the determination of a violation or change of license status due to suspension or revocation. The appellant shall bear the burden of proof.

774.13 Severability.

If any section or provision of this Ordinance is held invalid, such invalidity will not affect other sections or provisions that can be given full force and effect without the invalidated section or provision.



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Repealing Oxford Codified Ordinance Chapter 1101 Entitled Subdivision Regulations And Adopting New Oxford Codified Ordinance Chapter 1101 Entitled Subdivision Regulations For The Purpose Of Amending Provisions Pertaining To Minor Subdivisions Inclusive Of Those Situated Along Alleys (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Essential Operations Accessible, High-Quality Infrastructure Safe and Efficient Travel for All Modes of Transportation Smart Growth and Quality Places A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

*There are approximately 2 pages of new text and one page of deleted text in the attached exhibit.

Proposal Summary:

This package of text amendments seeks to amend five chapters of the Oxford Planning & Zoning Code, corresponding to Part Eleven of the Codified Ordinances. The purpose of the amendments is threefold: (1) to facilitate a new Site Plan Review process for alley lots that do not have frontage on a public street; (2) to bring language on minor subdivisions closer in alignment with enabling statute in Ohio Revised Code (ORC) 711 and to make such approvals administrative instead of discretionary; and (3) to amend

residential parking standards to avoid incompatibility with new alley development provisions. The chapters proposed to be affected by the amendments are: 1101, 1129, 1141, 1143, and 1149.

Background:

These text amendments are in response to an alley lot development moratorium initially placed into effect by City Council on April 2, 2024 (by Res. No. 7587), and originally due to expire October 2, 2024. At the request of staff, Council later extended the moratorium period (by Res. No. 7632) to last until January 16, 2025. To accommodate a timeframe allowing adoption of text amendments preceding moratorium expiration, on January 7 the Council extended the alley development moratorium one last time (by Res. No. 7664) setting it to expire on March 20, 2025.

As constructed, the moratorium applies to any property fronting exclusively on one or more alleys, temporarily putting a halt to issuing zoning approval for any single-family building permit or subdivision approval for any lot split or lot consolidation. The motivation for the moratorium stemmed from concerns voiced by City departments regarding public service risks and impacts related to emergency response, as well as supporting infrastructure including access, drainage, and utilities.

The Planning Commission discussed the topic of alley development during a Work Session on September 10, 2024. Historical development trends were covered, along with a comparison of Oxford's urban fabric to peer college towns in Ohio as well as other larger cities nationwide. At the conclusion of staff's presentation, Commission members' opinions on how to regulate and review residential development on alley sites were mixed. In response, staff suggested implementing a Site Plan Review process specific to alley sites to facilitate the Planning Commission being able to exercise a limited degree of discretion when it comes to how properties are developed, such that individual projects could be studied on a case-by-case basis and enable more context-sensitive results. The Commission favored this type of approach more than equipping staff with an extensive set of prescriptive standards to be applied administratively. Following the September Work Session, staff drafted a text amendment package and initiated an application to appear before the Planning Commission at its meeting on December 10, 2024.

Planning Commission Input & Recommendation:

The Planning Commission contributed valuable feedback over the course of two regular meetings on December 10 and January 14, leading to an end product which staff believes is far superior to the version initially proposed by staff. Key contributions and inspirations included the following:

- Flexibility in review criteria to accommodate minor subdivisions along alleys where zoning frontage standards permit (i.e., in the UP Uptown zoning district)
- Redirecting appeal authority from the Board of Zoning Appeals to the Planning Commission
- Permit a chance for administrative approval of any Site Plan Review by the Zoning Administrator and Planning Commission Chair, before being referred to the full Commission for a hearing
- Eliminate minimum parking requirements, and instead impose a maximum off-street parking standard of no more than four (4) spaces unless granted by way of a waiver request
- Clarification on how change and extension requests for Site Plan Reviews will be handled

City Law Director Christopher Conard also shared some recommended changes to the language at the January 14 meeting, and the Commission incorporated such changes into its motion to approve. The Commission voted 7-0-0 to recommend approval of the currently drafted text amendment package.

ORDINANCE NO.

AN ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE CHAPTER 1101 ENTITLED SUBDIVISION REGULATIONS AND ADOPTING NEW OXFORD CODIFIED ORDINANCE CHAPTER 1101 ENTITLED SUBDIVISION REGULATIONS FOR THE PURPOSE OF AMENDING PROVISIONS PERTAINING TO MINOR SUBDIVISIONS INCLUSIVE OF THOSE SITUATED ALONG ALLEYS.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact planning and zoning laws that are for the health, safety, welfare, comfort, and peace of the citizens of the municipality; and

WHEREAS, Ohio Revised Code Section 713.09 enables a municipal legislative authority, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, to regulate the bulk and location of buildings and other structures including percentage of lot occupancy, set back building lines, and area of yards, courts, and other open spaces; and

WHEREAS, the City of Oxford Planning and Zoning Code (constituting Part Eleven of the Codified Ordinances) currently permits development of single-family dwellings on nonconforming alley lots which are at least 3,000 square feet in size and also possessing at least 33 feet in overall lot width, provided there is conformance with height, lot coverage, vehicular access and yard or setback requirements per the underlying zoning district; and

WHEREAS, the City of Oxford Planning and Zoning Code was amended in September 2017, by Ord No. 3430, to exempt development on alley lots from the requirement that any principal public entrance be *upon a street* bordering such lot [emphasis added]; and

WHEREAS, the change to the Zoning Code in 2017 has provoked the development of several detached dwelling units on sites fronting exclusively on public alleys, which in contrast to standard developments fronting upon public or private streets, have shown to pose unique challenges in terms of obstructions to emergency access, public infrastructure improvements; proper drainage; and appropriate off-street parking arrangements; and

WHEREAS, the Oxford Tomorrow Comprehensive Plan lays out a number of objectives to promote quality development, enhanced character, and service excellence; and

WHEREAS, the procurement of alley sites throughout the Oxford Mile Square for additional residential development is ongoing and will likely continue in an undesirable and unsustainable fashion if a permanent legislative fix is not instituted; and

WHEREAS, Council finds in accordance with Section 1135.02 of the Codified Ordinances of the City of Oxford, the City of Oxford Planning Commission held a public hearing on December 10, 2024, and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Chapter 1101 entitled Subdivision Regulations, and adopting new Oxford Codified Ordinance Chapter 1101 entitled Subdivision Regulations consistent with the textual edits outlined in attached Exhibit A.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby repeals Chapter 1101 entitled Subdivision Regulations and adopts new Chapter 1101 entitled Subdivision Regulations consistent with the textual edits outlined in the attached Exhibit A.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: DAVID PRYTHERCH
PREPARED BY: PLANNING STAFF
CHECKED BY: LAW

Chapter 1101 – Subdivision Regulations

1101.1 – Title, scope, jurisdiction.

100 – Title

These regulations shall be known and may be cited and referred to as the "Subdivision Regulations for the City of Oxford, Butler County, Ohio," and shall hereinafter be referred to as "these regulations." The following regulations for the control of plats and subdivisions are adopted by the Oxford City Council, under authority granted by Chapter 711 of the Ohio Revised Code.

101 – Purpose

These Regulations are adopted as minimum requirements for the regulation and control of land subdivision within the City of Oxford. These regulations are intended to:

- (A) To ensure sound, harmonious subdivision development and City growth that will become a permanent City asset by establishing minimum standards for subdivision design and construction.
- (B) To secure and provide for the proper arrangement of streets or highways in relation to existing or planned streets or highways, and to the Official City of Oxford Thoroughfare Plan.
- (C) To secure and provide for the proper arrangement and efficient use of land in conjunction with the Official City of Oxford Comprehensive Plan.
- (D) To secure and provide adequate and convenient open spaces, vehicular and pedestrian circulation, utilities, recreation, light and air.
- (E) To provide for the avoidance of congestion of traffic.
- (F) To provide common grounds of understanding and a sound working relationship between the City and the subdivider and to safeguard the interests of the homeowner, the applicant, the City and its citizens.
- (G) To monitor and prevent the scattered and premature platting of lots beyond the effective operating range of existing public utilities and improvement.
- (H) To cause the cost of design and the installation of improvements in newly platted subdivisions to be borne by the subdivider or applicant rather than by any direct or indirect burden upon existing property owners beyond the limits of the subdivision for the improvements servicing their property.
- (I) To coordinate new subdivision designs with the design of the City as a whole based on an orderly and efficient sequence of interrelated subdivisions forming communities.
- (J) To protect, to the maximum degree possible, historic sites, scenic points, desirable natural growth, watercourses and other water areas, and other environmentally sensitive features worthy of preservation.
- (K) To provide for the accurate surveying of land, preparing and recording plats and the equitable handling of all subdivision plats by providing uniform approval procedures for observance by both the approving authority and applicants.
- (L) To provide a strong sense of community identity based on a shared, coherent, functionally efficient physical environment.
- (M) To inform interested persons of the procedures and standards, for design and construction of subdivision improvements in the City of Oxford.

- (N) To provide technically feasible and economically reasonable standards to achieve a level of subdivision design and construction to minimize damage to property, degradation of natural resources, and to promote and maintain the health, safety and general well-being of all life and inhabitants of Oxford.
- (O) To assure sites suitable for building purposes and human habitation, and to provide for the harmonious development of the City.
- (P) To guarantee proper access of firefighting equipment and public service equipment.

102 – Authority

Ohio Revised Code Chapter 711 provides for the legislative body and Planning Commission of a municipal corporation to adopt regulations governing plats and subdivisions of land within such jurisdiction.

103 – Administration

These regulations shall be administered by the City of Oxford Community Development Department.

104 – Jurisdiction

These regulations herein shall apply to all plats and all subdivisions of land within the corporate limits of the City. The City of Oxford City Council shall have the power of final approval of all plats and all subdivisions within such territory, pursuant to Section 711.09 of the Ohio Revised Code.

105 – Relations to Other Laws

- (A) The provisions of these regulations shall supplement any and all laws of the City of Oxford and the State of Ohio, or any and all rules and regulations promulgated by authority of such law or resolution relating to the purpose and scope of these regulations. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or that imposing the highest standard shall govern. These regulations shall be interpreted as minimum requirements.
- (B) The arrangement, character, width and location of all thoroughfares or extensions thereof shall conform to the requirements of these regulations and the Official Thoroughfare Plan of the City of Oxford. Thoroughfares not contained in the aforementioned plan shall conform to the recommendations of the Planning Commission based upon the Design Standards set forth in these regulations. In addition, no plat of land will be approved unless it conforms to the Zoning Ordinance.

106 – Variations and Exceptions

- (A) Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties or substantial hardship or injustice, Council, after a report by the Planning Commission, may vary or modify such requirements so that the subdivider may develop his property in a reasonable manner, but so that, at the same time, the public welfare and interests of the City and surrounding areas are protected and the general intent and spirit of these regulations preserved.
- (B) If a subdivider requests release of his performance bond, as outlined in Section 203 prior to the installation of sidewalks along the front of the lots in the subdivision, which have not yet been built upon, he may do so with the consent of Council by providing the City with a bond to ensure completion of the sidewalks at a later date.
 - (1) This bond may be cash, or any other bond acceptable to the Law Director in the amount of one and one-half (1½) times the current cost of such sidewalks, to provide assurance that these items will be completed.

107 – Enforcement

- (A) No plat of any subdivision shall be entitled to record in the Office of the County Recorder of Butler County or have any validity until it has been approved in the manner prescribed herein.
- (B) Council shall not permit any public improvement over which it has any control to be made, or any money expended for improvements in any area that has been subdivided, or upon any street that has been platted after the date of the adoption of this chapter, unless such subdivision or street has been approved in accordance with the provisions contained herein.
- (C) Building permits may not be issued until all major utilities are installed and the street is constructed to the Engineering Division's satisfaction. Minimum improvements must be completed to a point where vehicles have reasonable access to the lot for which a permit is being requested.

108 – Changes and Amendments

Any regulations or provisions of this chapter may be changed and amended from time to time by Council, provided, that such changes or amendments shall not become effective until after study and report by the Planning Commission and after a public hearing has been held, public notice of which has been given in a newspaper of general circulation at least thirty (30) days prior to such hearing.

109 – Validity and Separability

If any section, paragraph, subdivision, clause, phrase or provision of these Subdivision Regulations is adjudged invalid or held unconstitutional, the same shall not affect the validity of these Subdivision Regulations as a whole or any part or provision thereof other than the part so decided to be invalid or unconstitutional.

110 – General

- (A) No person being the owner, agent or person having control of any land within the City shall subdivide such land in lots unless by a plat, in accordance with the regulations contained herein.
- (B) Each subdivider of land should confer with the City Manager or designated City official, before preparing a subdivision plat in order to become thoroughly familiar with the subdivision requirements, with the regulations of the Zoning Ordinance and with the proposals of the City Comprehensive Plan and Thoroughfare Plan affecting the territory in which the proposed subdivision lies.
- (C) Wherever any subdivision of land hereafter is laid out, the applicant or his agent shall apply for and receive approval on a Preliminary and Final Plat as required by these regulations before any Record Plat may be given final approval. Said plats and plans of proposed improvements, and all procedure relating thereto, shall in all respects be in full compliance with these regulations.
- (D) No owner, subdivider, or agent of the owner, of any land located within a subdivision or proposed subdivision, shall enter into any contract for the sale of, or shall offer to sell said subdivision or any part thereof, transfer or sell any land by reference to, exhibition of, or by the use of a plat of the subdivision, nor shall any construction work on the proposed subdivision proceed until such plat has been approved and recorded in the manner prescribed in these regulations. The description of such lot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of these regulations. Any work performed prior to Record Plat approval will be at the risk of the subdivider.
- (E) Subdividers are cautioned that the Planning Commission, City Council and its staff, in reviewing the Subdivision Plans, shall not be bound by the modifications to the property in question or the location or construction of infrastructure, stormwater utility provisions, or any other modification in the review of the subdivision plans, until formal subdivision plans are formally approved. Such approval may require

removal, relocation, or alteration of such facilities or structures and restoration of the premises at the subdivider's expense and may result in delay of plat approval.

- (F) All land offered to the City for use of streets, alleys, easements, parks and other public uses shall be accepted by City Council.
- (G) Zoning approval of a planned unit development does not constitute subdivision approval. The procedures for approval of planned unit developments are subject to the approval procedure specified by Chapter 1145 of Planning and Zoning Code.
- (H) These subdivision regulations apply to residential, commercial and industrial land proposed to be subdivided. All parcels shall follow the underlying zoning requirements in regards to site development requirements. The Planning Commission and City Council may approve variations to the design standards requirements of these regulations for commercial and industrial land in accordance with Section 106 above.

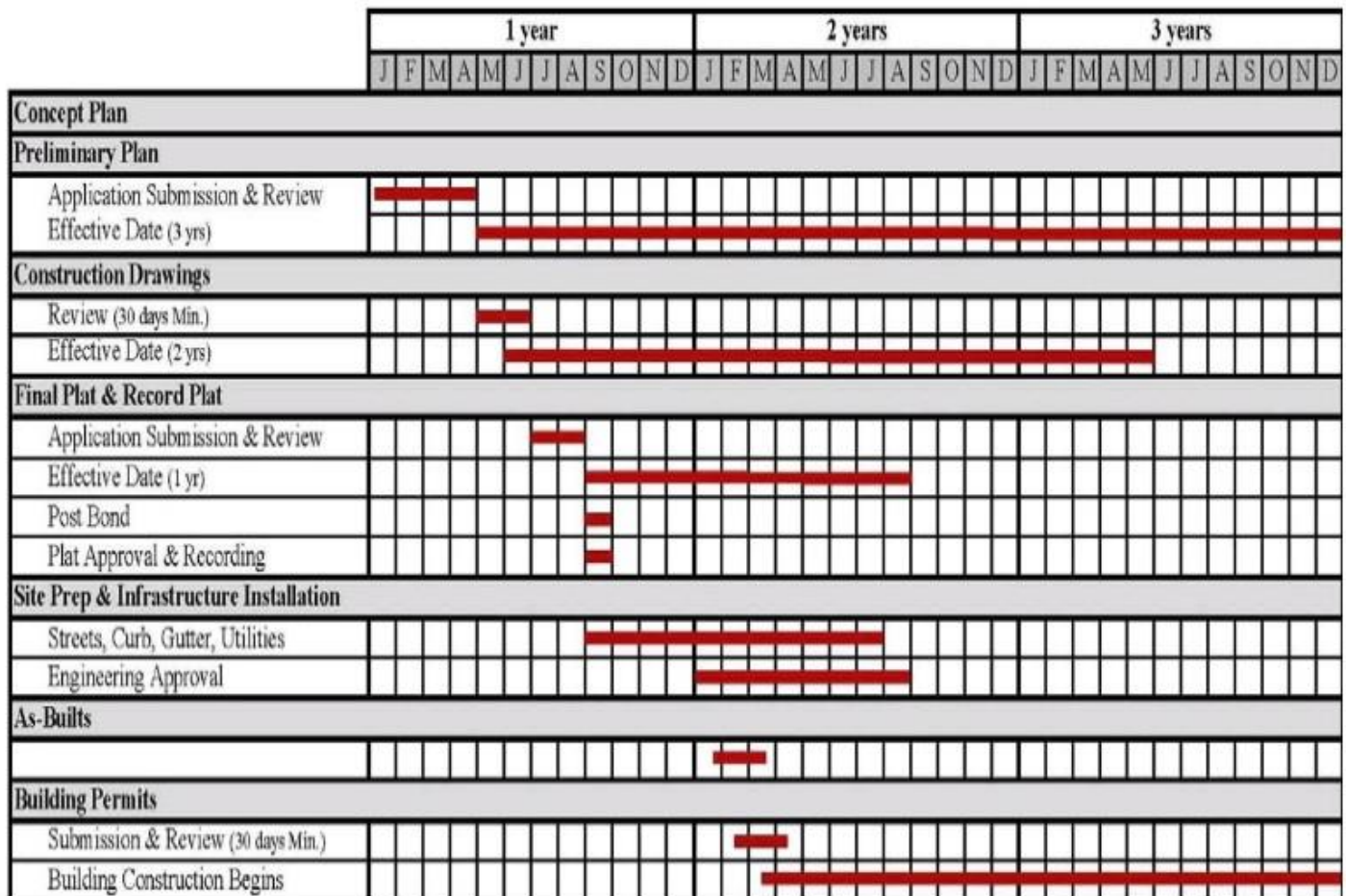
(Ord. 3149. Passed 5-17-11.)

1101.2 – Subdivision process.

Plats containing less than three lots shall follow Section 1101.6, Minor Resubdivisions, Lot Splits and Lot Consolidations and the provisions therein.

Figure 1.1 Subdivision Process

(For illustrative purposes only. Refer ot subsections below for detailed description.)



200 – Pre-Application Meeting and Concept Plan

- (A) The subdivider should meet with the City staff to review a Concept Plan, prior to the submission of the Preliminary Plat. Although not mandatory, a Concept Plan review is highly recommended. The purpose of this meeting is to discuss, early and informally, the purpose and effect of these regulations and the criteria and standards contained herein. Such meeting is designed to familiarize the subdivider with the Comprehensive Plan, the Thoroughfare Plan, and other relevant plans, applicable zoning standards, present proposed drainage, sewage, and water systems for the City, to ascertain the location of proposed highways, street connectivity, public ways, parks, playgrounds, and other development and to determine the need for a traffic impact study, based upon the level of impact of this development upon surrounding traffic flow and safety.
- (B) The information in Attachment A shall be included on a Concept Plan submitted by the subdivider to be discussed at the pre-application meeting.
- (C) Upon submittal of a Concept Plan to the City (Community Development Department), a meeting will be scheduled with the reviewing departments within fifteen (15) working days. At the meeting, the reviewing departments shall be required to provide the subdivider a written response with any comments and concerns including any exceptions, conditions, designs, or requirements necessary to ensure compliance. Staff has the discretion to recommend if a Concept Plan should also be presented to the Planning Commission prior to a Preliminary Plat submittal. No comments or statements made during a pre-application meeting, or presentation of a Concept Plan to the Planning Commission, or any of its members, shall be construed as a final acceptance of a Preliminary Plat until the formal hearing approval of the Planning Commission and City Council is granted.
- (D) If the subdivider chooses not to request a pre-application meeting or submit a Concept Plan, the preparation of a Preliminary Plat for submission to the Planning Commission for formal consideration can occur.

201 – Preliminary Plat

- (A) A Preliminary Plat shall be submitted to the Planning Commission for a recommendation and then to Council for approval or disapproval. If Council approves the Preliminary Plat, the subdivider may proceed with the preparation of the Construction Drawings and the Final Plat. No lots shall be sold from such plat until approved as herein provided and properly recorded.
- (B) The design and layout of all subdivisions shall conform to the requirements of Section 4. The subdivider shall submit a Preliminary Plat for the entire subdivision, in accordance with the submission requirements of Attachment B. Any missing information will constitute an incomplete application.
- (C) All applications for a Preliminary Plat shall be submitted by a date determined by the Planning Commission prior to the meeting date in which the applicant expects to attend. Any late applications shall not be accepted.
- (D) An approved Preliminary Plat is valid for 3 years from the City Council Ordinance date, unless otherwise stipulated. All sections of an approved preliminary plat shall be filed for final plat approval within three (3) years of the date of the approval of the preliminary plat. When this 3 year time period expires, the preliminary plat will be considered void, unless an extension of the approval has been granted in accordance with Section 205.

202 – Construction Drawings/Improvement Plans

- (A) Once the Preliminary Plat has been approved by City Council, the subdivider shall provide Construction Drawings with all the information outlined in Attachment C with the application, illustrating grading work,

construction of the required street, including water, sanitary and drainage improvements to the City (Community Development Department). The plans will be distributed to the reviewing departments. Reviewing departments shall provide written approval, refusal or requests for modifications to the applicant within thirty (30) days of the date the plans were received.

- (B) Construction Drawings for improvements shall be in accordance with any stipulations set forth in the Preliminary Plat approval, the specifications of these regulations, the Typical Section Drawings in Attachment H herein, the Water and Sanitary Sewer Improvement Specifications Manual, Storm Water Management Design Manual, Stormwater Drainage Plan, Curb, Gutter & Sidewalk Specifications Manual, Sanitary Sewer Pump Station Requirements, and the Water System Master Plan. No work shall commence on the site until the improvement plans submitted have been approved by all reviewing departments, approval of the Final Plat and until proof of the recording of the Record Plat. Any work that has been started prior to recording the Record Plat or prior to approval from the EPA shall be done so at the risk of the subdivider.
- (C) An approved set of Construction Drawings are valid for 2 years from the date that all signatures are received. All signatures of the reviewing departments must be obtained before release of the approved Construction Drawings. When this 2 year time period expires, the Construction Drawings will be considered void, unless an extension of the approval has been granted in accordance with Section 205.

203 – Final Plat & Record Plat

- (A) A Final Plat may be submitted for the entire subdivision or section(s) thereof. A Final Plat shall be submitted to Council for approval or disapproval by Ordinance. The Final Plat must substantially correspond to the approved Preliminary Plat.
- (B) The corresponding Record Plat may be submitted simultaneously with the Final Plat with all the information shown on the Record Plat as outlined in Attachment E and all necessary clauses outlined in Attachment H.
- (C) The design and layout of all subdivisions shall conform to the requirements of Section 1101.4. The subdivider shall submit a Final Plat for each section of the subdivision, in accordance with the submission requirements of Attachment D. Any missing information will constitute an incomplete application.
- (D) All applications for a Final Plat shall be submitted to the Community Development Department by a date determined by the City Council prior to the meeting date in which the applicant expects to attend the first reading before City Council. Any late applications shall not be accepted. A Final Plat application shall be accompanied with proof of approved, unexpired Construction Drawings.
- (E) An approved Final Plat is valid for 1 year from the City Council Ordinance date, unless otherwise stipulated. All recordings shall be completed and construction of the infrastructure improvements started within this 1 year time period or the Final Plat will be considered void, unless an extension of the approval has been granted in accordance with Section 205.
- (F) Following approval of the Final Plat of each section by City Council; prior to recording the Record Plat and the start of construction, the subdivider shall file with the Clerk of Council a surety bond, irrevocable letter of credit, cashier's check or a certified check upon a solvent local bank conditioned to secure and guarantee the construction of the improvements in accordance with the requirements of Section 1101.4 and in a satisfactory manner within a period not exceed two years. No such bond or check shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to the cost of constructing the improvements as estimated by the City Engineer and in form with surety and conditions approved by

the City Attorney. Property Bonds for the purpose of guaranteeing the construction improvements are strictly prohibited.

- (G) Once the surety bond, irrevocable letter of credit, cashier's check or certified check is received, the circulation process necessary to obtain the required signatures of approval and endorsement of the Record Plat will begin and shall be complete within ten (10) days. The Record Plat will not be released to the subdivider for recording at the Butler County Recorder's office until the aforementioned bond is accepted by the City.
- (H) After final recording at the Butler County Recorder's Office, the applicant shall furnish a proof of such recording for filing to the Community Development Department prior to the issuance of any construction permits for site preparation.
- (I) All streets shall be constructed, satisfactory to the City Engineer. No building permits may be issued until all major utilities are installed and the street is constructed to the City Engineer's satisfaction.

204 – As-Built Drawings

- (A) At the completion of construction, the Subdivider and/or Owner of the property subdivided shall be required to submit "As-Built" Construction Drawings. "As-Built" Construction Drawings shall be revised as necessary to show the exact locations of critical infrastructure components in accordance with the rules and regulations of any applicable reviewing department. "As-Built" Construction Drawings shall be verified by field survey, and shall be prepared by a professional surveyor and/or engineer, licensed in the State of Ohio and as permitted by law. "As-Built" Construction Drawings shall be submitted and approved by all reviewing departments, requiring them, prior to the release of the performance bond and the acceptance of any public infrastructure improvements on the subject property. All changes from the approved Construction Drawings shall be clearly identifiable and in accordance with the submission requirements of Attachment F.
- (B) After all construction work required by the Construction Drawings has been completed and approved by the City Engineer and/or the representative of the utility company involved, the subdivider must post a maintenance bond to maintain and keep in repair, all streets, curbs, gutters, sidewalks, drainage facilities and structures for a period of one year. Ten (10%) percent of the performance bond shall be retained for a period of one year as surety for such maintenance.
- (C) Building permits to individual lots will not be released until as-builts are submitted, accepted and the proper bond has been posted.

205 – Extension of Time

A subdivider may request in writing that City Council grant an extension of six (6) months, for the approval to the Preliminary Plat, Construction Drawings or Final Plat, provided they can show reasonable cause for inability to complete said improvements within the required timeframe. A maximum of two (2) extensions may be granted.

The subdivider is solely responsible for knowing the expiration dates and meeting or extending them in accordance with these Regulations. The City shall have no duty, obligation or responsibility to remind or notify subdividers of approaching expiration dates.

206 – Failure to Complete Improvements

In case the subdivider fails to complete the required public improvements work within such time period as required by the conditions or guarantees as outlined above, City Council may proceed to have such work completed and reimburse itself for the cost thereof by appropriating the cash deposit, certified check, surety

bond, or by drawing upon the letter of credit, or shall take the necessary steps to require performance by the bonding company.

(Ord. 3149. Passed 5-17-11.)

1101.3 – Submittal requirements.

Refer to Attachments A-G for all required submission material for Concept Plan, Preliminary Plat, Construction Drawings, Final Plat, Record Plat and Minor Resubdivisions, Lot Splits and Lot Consolidations.

(Ord. 3149. Passed 5-17-11.)

1101.4 – Design standards and construction standards.

400 – General Statement

- (A) In laying out a subdivision, the subdivider shall comply with the following design standards and requirements. The regulations contained herein, the Zoning Ordinance, Comprehensive Plan, Stormwater Drainage Plan, Water System Master Plan, and the City of Oxford Thoroughfare Plan shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help ensure:
 - (1) Convenient and safe streets;
 - (2) Creation of useable lots;
 - (3) Provision of space for public utilities;
 - (4) Reservation of land for recreation uses;
 - (5) To minimize the impact on natural resources and the environment, and
 - (6) To ensure that planning of attractive, connected and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, unconnected, undirected, haphazard growth.
- (B) The Planning Commission has the responsibility for reviewing the layout of each future subdivision early in its design development. The development shall be laid out
 - (1) To minimize
 - (a) The effect on ground water and aquifer recharge;
 - (b) Excavation and embankment;
 - (c) Unnecessary impervious cover; and
 - (d) The complete removal of mature trees.
 - (2) To provide adequate access to lots and sites; and
 - (3) To mitigate adverse effects of noise, odor, traffic, drainage, utilities and increased storm water runoff on neighboring properties.

401 – Suitability of Land

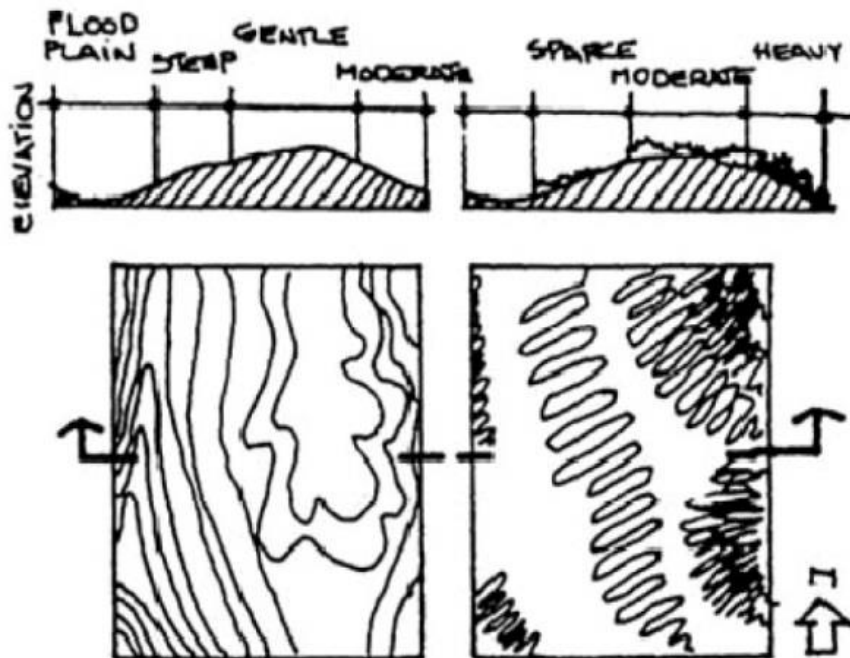
If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to poor drainage, flood hazard, topography, inadequate water or sewer supply, slippage potential, unstable subsurface conditions due to poor soils or other reasons and other such conditions which may endanger health,

life, safety, or property and, if by any public agencies concerned it is determined that in the best interest of the public the land should not be developed for the purpose proposed, the Planning Commission shall not approve the subdivision unless adequate methods for solving the problems are advanced by the subdivider. For major subdivisions a written statement may be required by the Planning Commission describing characteristics of the development site, such as bedrock geology and soils, topography, flood prone areas, existing vegetation, structures and road networks, visual features, and past and present use of the site.

402 – Sensitive Development Areas

- (A) A Sensitive Development Area is defined as any land(s) or soil(s) proposed to be subdivided that, if subjected to improper use or management, is otherwise determined to be incapable or unsuitable of urban use. Sensitive Development Areas can also be considered those lands that pose special hazards to development or the environment, consisting of lands or soils of such sensitive character that they may require special use, design and engineering restrictions.
- (B) For the Preliminary Subdivision Plat, the applicant must create an inventory of sensitive areas identified in Section 402 (d) 1-8 from publicly available resources such as OEPA, ODNR, HAPC, FEMA, USFWS, OHPO, OKI, Butler County Soil and Water Conservation District, and other public entities. This information shall be provided with the preliminary application. Design of the subdivision shall be based on a site analysis provided by the applicant.
- (C) After the approval of the Preliminary Subdivision Plat, the applicant must develop a detailed site analysis of sensitive environmental areas on the site, conducted by firm(s) specialized in the areas, at a minimum: Ecological Survey, and Environmental Site Assessment. Other documentation may be required based on the site and the discretion of the Planning Commission, including, but not limited to: Stream and Wetland Mitigation, Water Way Permits, Archaeological Inventory, Historic Architecture Inventory. The applicant must also provide report of the analyses following current professional norms for the discipline. It will be the Planning Commission's role to review information submitted by the applicant on each discipline to make the recommendations to City Council
- (D) Design of the subdivision shall be based on the site analysis provided by the applicant. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features. The following specific areas shall be preserved as undeveloped open space, and in accordance with the U.S. and Ohio Constitutions and state or federal regulations:
 - (1) Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Clean Water Act, as amended; and in Ohio Environmental Protection Agency standards.
 - (2) Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps. Federal Emergency Management Agency in scientific and engineering reports entitled 'Flood Insurance Study for Butler County, Ohio and Incorporated Areas' effective 12/17/2010, with accompanying Flood Insurance Rate Maps for Butler County, Ohio and Incorporated Areas effective 12/17/2010 and any revisions thereto are hereby adopted by reference and declared to be part of this chapter.
 - (3) Steep slopes fifteen (15%) percent or more, unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.
 - (4) Habitats of endangered wildlife, as identified on federal and state lists.

- (5) Historically and culturally significant structures and sites, as listed on, but not limited to, the National Register of Historical Places or on the local inventory of historic places maintained by the City of Oxford's Historic Architectural Preservation Commission.
 - (6) Aquifers and tributary drainage systems.
 - (7) Tree growth areas or urban forested areas containing native mature trees.
 - (8) Any area as identified on Map 3.3 of the Comprehensive Plan.
- (E) The development shall be laid out to avoid adversely affecting groundwater and aquifer recharge; to reduce excavation and embankment; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and, to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties. The placement of buildings shall take into consideration topography, building height, orientation and drainage. Storm Water Best Management Practices and Low Impact Development Designs are desirable and encouraged. City guidelines for these practices and designs can be found in the City of Oxford Storm Water Management Design Manual.
- (F) If the Planning Commission, or its designated representative, may require the applicant to submit a statement in order to demonstrate that satisfactory efforts have been made to mitigate any special hazards posed to the site if these sensitive lands are subjected to improper use or management. The statement, if required, shall be submitted in one or more of the following forms:
- (1) The statement shall describe in detail the extent of encroachment on any Sensitive Development Area, the extent and nature of the proposed alteration, the environmental impacts resulting from the proposed alteration, and the proposed methods of mitigation.
 - (2) A Geotechnical Report and/or a Wetlands Assessment/Delineation, prepared by a professional engineer, licensed in the State of Ohio, or by a specialist in Streams and Wetland. This report can be in lieu of a development narrative.



403 – Typical Sections

Subdivisions shall be designed and constructed to conform to the Typical Sections incorporated by reference herein as Attachment H. The Typical Sections adopted as the standards for construction and design in the City are the following:

- (A) Principal Arterial street typical section;
- (B) Minor Arterial street typical section;
- (C) Major Collector street typical section;
- (D) Minor Collector street typical section;
- (E) Local street typical section;
- (F) Alley typical section;
- (G) Typical cul-de-sac details;
- (H) Temporary turn around;
- (I) Dead End/ Stub Street typical section (Hammerheads);
- (J) Multi-Use Path typical section;
- (K) Utility typical section; Utility locations;
- (L) Tree Protection Detail;
- (M) Tree Survey;
- (N) Typical Lot Consolidation/Split;
- (O) Standard Plat of Survey;
- (P) Record Plats
- W.1: Standard Record Plat Title Sheet;
- W.2: Standard Record Plat.

404 – Streets

The purpose of a street network is to connect spatially separated places and to enable movement from one place to another. More specifically, the street network provides continuous and direct routes; provides greater emergency vehicle access; provides convenience and safety to drivers and pedestrians and to provide access to residents for goods and services.

Although the Planning Commission has established general street guidelines, many of the specific technical standards governing the Public Streets are regulated by the City of Oxford's Engineering Division.

- (A) Relation to Adjoining Street System
 - (1) The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets in adjoining areas, or their proper projection where adjoining land is not subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the possible future development of adjacent tracts. The Planning

Commission reserves the right to disapprove any street plan which does not represent good design or does not ensure continuity of the existing street system.

- (2) Offset streets shall be avoided within a proposed subdivision and adjacent to an existing subdivision.
- (3) The street and alley arrangement(s) shall be such, so as not to cause a hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it.
- (4) Streets obviously in alignment with existing streets shall bear the names of the existing streets. All proposed street names shall be checked against duplication or near duplication of other street names.
- (5) Wherever the tract to be subdivided abuts a dedicated or platted half-width street or alley, the other half-width of such street or alley falling within the proposed subdivision shall be platted.
- (6) Any subdivision with its main entrance onto an Arterial or Collector street shall provide a 25% wider opening at the entrance to the subdivision than the rest of the subdivision street width, unless otherwise determined by the Planning Commission.

(B) Street Classifications

- (1) The classification of all proposed streets shall be determined by the Planning Commission and shall conform to the Official City Thoroughfare Plan. The proposed use of the street, type of traffic and future traffic volume shall also be considered in determining the classification of a street.

Street Classifications:

- (a) Principal Arterial
- (b) Minor Arterial
- (c) Major Collector
- (d) Minor Collector
- (e) Local streets
- (f) Alleys

(C) Street Improvements

- (1) All public streets in residential subdivisions shall be the minimum width necessary to safely and adequately accommodate the vehicular traffic needs specific to the proposed subdivision, while balancing the needs of safe alternative modes of transportation. In all instances, street widths shall be measured from back-to-back of the installed curb. Minimum street width requirements are contained in Attachment H.
- (2) The City Engineer shall determine the need for a traffic impact study, based upon the level of impact of this development upon surrounding traffic flow and safety.
- (3) All street and public ways shall be constructed to their full specified width and to the appropriate grade and shall be surfaced in accordance with applicable standard specifications of the City. Such construction shall be subject to inspection by the City Engineer prior to release of the performance bond by Council. It is the duty of the subdivider to give proper notification to the City Engineer:

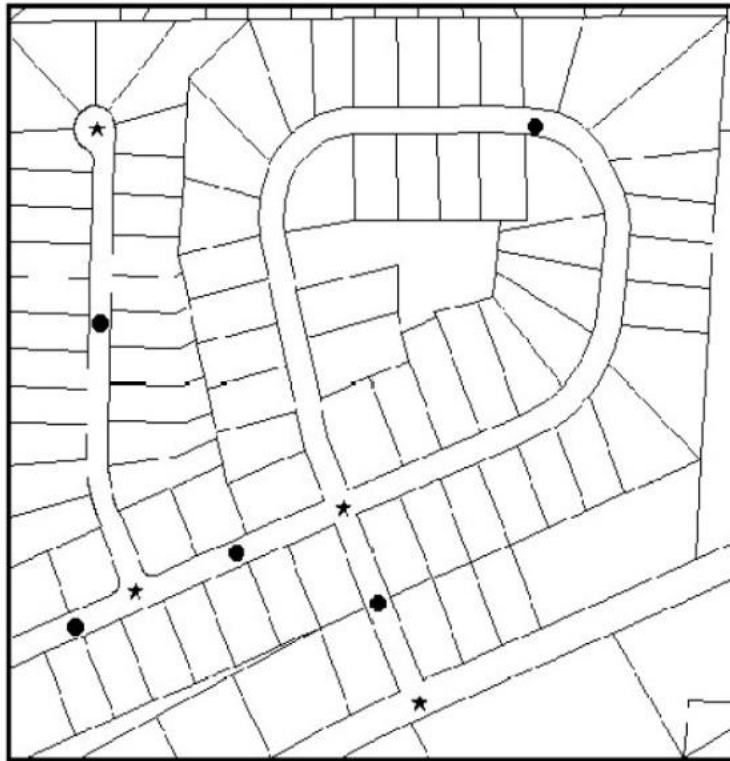
- (a) Before the commencement of the work;
 - (b) Twenty-four hours prior to seeking an inspection; and
 - (c) At the end of the one-year maintenance improvements.
- (4) Proposed streets shall intersect one another and existing street(s) at right angles as topography and other limiting factors allow.
 - (5) Street grade shall be designed to the Ohio Department of Transportation Highway Design Manual and acceptable to the City Engineer.
 - (6) Where a tract of land is of such size, location or contour, preventing a lot arrangement directly related to a normal street design, there may be established one or more, dead-end/stub streets or other arrangements, provided that proper access shall be given to all lots from a dedicated street.
 - (7) A cul-de-sac, dead-end/stub street or loop street shall not exceed 500 feet in length unless otherwise approved by the Planning Commission due to topography or unusual circumstances. (See also Section 405(B)(4))
 - (8) All subdivisions shall have at least two (2) entrances to an existing street system unless otherwise determined by the Planning Commission. The spacing of the entrances shall be separated and in accordance with traffic engineering standards.

(D) Street Connectivity

The purpose of this section is to support the creation of a highly connected transportation system within the City in order to enhance traffic circulation efficiency for drivers, pedestrians, and bicyclists; promote various modes of transportation; connect neighborhoods to each other and to local destinations such as schools and parks; reduce emergency response times; reduce vehicle miles of travel and travel time; increase effectiveness of municipal services delivery.

- (1) The following standard shall be met in all new residential development in order to increase connectivity.
 - (a) Any residential development shall be required to achieve a connectivity index of 1.2 or greater unless the Planning Commission determines that this requirement is impractical due to topography, existing development, and/or natural features. A connectivity index is a ratio of the number of street links (road sections between intersections and cul-de-sacs) divided by the number of street nodes (intersections and cul-de-sac heads).

The following illustration provides an example of how to calculate the index. Street links on existing adjacent streets that are not part of the proposed subdivision are not included in the connectivity index calculation. The measure of connectivity is the number of street links divided by the number of nodes. Nodes exist at street intersections as well as cul-de-sac heads. Links are the stretches of road that connect nodes. Stub outs shall also be considered as links. In this example, there are five (5) links (circles) and four (4) nodes (stars); therefore, the connectivity index is 1.25.



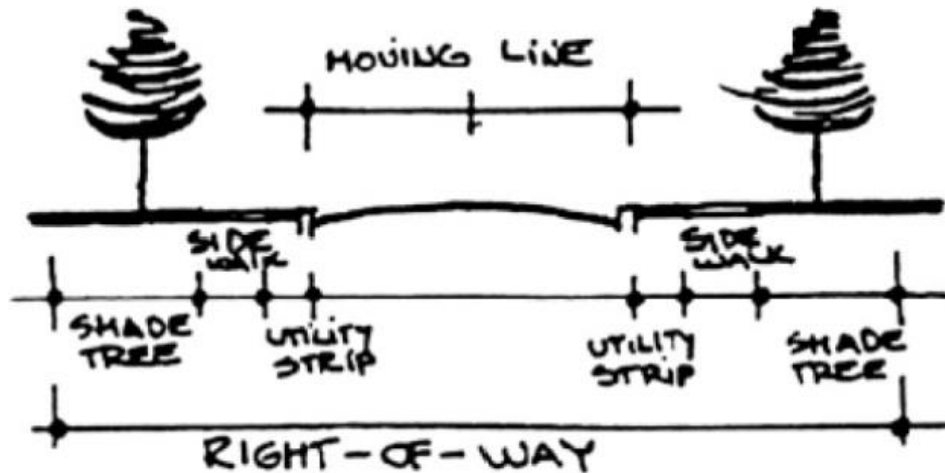
(E) Private Streets

- (1) No primary access into a subdivision shall be a private road.
- (2) Private streets shall conform to the minimum street standards, including construction materials, unless otherwise approved by the Planning Commission upon the City Engineer's recommendation.
 - (a) Sidewalks are required along a private street as required on public streets.
- (3) Any proposed private street shall serve a minimum of six (6) lots in order to be platted and recorded as a private street.
- (4) All lots utilizing a private street for access shall be provided with an access easement and maintenance agreement, to be noted on the Record Plat and to be outlined with the appropriate covenants and restrictions as to ensure that the private street is appropriately maintained. Such maintenance agreement shall be acceptable to the Planning Commission and Law Director.
- (5) The Planning Commission may require passing lanes, turnarounds, and overhead and width clearances as necessary to accommodate, public utility and fire and emergency vehicles.

(F) Rights-of-Way

Defined as a general term identifying land or property, usually in the configuration of a strip, acquired for or devoted to transportation purposes. When used in this context, right-of-way shall include the roadway, shoulders or berm, ditch, and slopes extending to the right-of-way limits under the control of the state or local authority. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final Record Plat is to be separate and distinct from the lots or parcels adjoining such rights-of-way and not included within the dimensions or areas of such

lots or parcels, provided the size of the lot for zoning purposes shall be determined by the applicable zoning resolution.



- (1) The right-of-way width required shall reflect future development as indicated by the Thoroughfare Plan and the Typical Section Drawings in Attachment H herein.
- (2) When a road is not referenced in the City of Oxford Thoroughfare Plan, or the Typical Section Drawings in Attachment H, the right-of-way width shall be established per the recommendation of the City of Oxford Engineer, and shall be approved by the Planning Commission.
- (3) The right-of-way shall be measured from lot line to lot line and shall be sufficiently wide to contain the roadway, curbs, sidewalks, utilities, graded areas and shade trees.
- (4) The right-of-way of a new street that is a continuation of an existing street shall in no case be continued at a width less than that of the existing street unless otherwise approved by the City Engineer and Planning Commission.

(G) Street Signage

Street signs, regulation signage, and warning signs shall be erected by the subdivider before building permits for homes are obtained. The subdivider shall maintain such signage until such time when the City accepts the streets for public use. All regulatory and warning signs shall meet the Ohio Manual of Uniform Traffic Control Devices. All signage shall be regulated by the City of Oxford Engineering Division.

(H) Parking

- (1) Off-street parking lots shall follow the Vehicle Management Chapter 1149 of the Zoning Code including landscaping, screening and lighting.

405 – Pedestrian/Multi-Use Paths

(A) Sidewalks

- (1) Concrete sidewalks, not less than five feet in width, shall be constructed along both sides of all streets, both private and public, and shall be in accordance with the City of Oxford's Curb, Gutter & Sidewalk Specifications Manual unless otherwise determined by the Planning Commission.
- (2) Sidewalks shall be required as a continuation of any existing sidewalk adjoining the lands to be subdivided.

- (3) It shall be the responsibility of the subdivider, prior to the release of the performance bond, to install any missing sidewalk segment on any undeveloped lots and in accordance with Section 106.
- (B) Bike Paths/ Walking Trails
 - (1) All bike paths or walking trails shall be elevated and/or distinguished from driving surfaces through the use of durable, low maintenance, hard surface materials such as asphalt, concrete, or other material approved by the City Engineer, to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
 - (2) Bike paths shall be installed in accordance with these regulations, the City of Oxford Comprehensive Plan, Thoroughfare Plan and Typical Section Drawings in Attachment H.
 - (3) All proper easements, dedication and maintenance shall be recorded on the Record Plat.
 - (4) Cul-de-sacs that exceed 300 feet in length shall provide a multi-use path and easement at the end of such cul-de-sac. The purpose of this is to provide connectivity to neighboring subdivisions as well as emergency access.

406 – Infrastructure

(A) Water Lines

An approved public water supply shall be provided for each lot within the subdivision areas and shall be in accordance with the City of Oxford Water and Sanitary Sewer Improvement Specifications Manual. Fire hydrants shall be installed in all subdivisions wherever required by the City Engineer and the Fire Chief in accordance with Ohio Fire Code and NFPA standards.

(B) Sanitary Sewers

The subdivider shall install sanitary sewer lines to serve each lot. All such sewer lines shall be constructed in accordance with regulations and requirements the City of Oxford Water and Sanitary Sewer Improvement Specifications Manual, the Sanitary Sewer Pump Station Requirements and under the inspection of the City Engineer.

(C) Storm Drainage

All necessary facilities, either underground pipe or drainage ditches, shall be installed to provide adequate disposal of surface water, groundwater and the waters of any natural watercourse and shall be in accordance with the City of Oxford Storm Water Management Design Manual.

(D) Detention/Retention

All necessary detention or retention facilities shall be installed in accordance with the City of Oxford Storm Water Management Design Manual.

(E) Utilities

Items of work which pertain to underground utilities, such as gas mains, electric lines and telephone cables, shall be constructed according to the standards and specifications of the utility company involved. Every effort shall be made to have all utilities provided underground.

(F) Street Lights

- (1) One street light shall be installed in conformance with the Ohio Department of Transportation specifications within 50 feet of every intersection created by the subdivision, at the end of a cul-

de-sac or dead end/stub street, and at intervals not exceeding 400 feet. A street light shall have a fixture of at least 9,500 lumens. The City Engineer may vary from the spacing standards where the City Engineer determines that public safety or professional engineering design practice makes it necessary to vary the spacing standards.

- (2) Streetlights shall be designed, with appropriate lamps and reflectors, to minimize light pollution.
- (3) Light poles shall be consistent with the overall architectural theme and scale of the site.
- (4) Streetlights along the sidewalks shall not exceed 16' in height in accordance with Chapter 1149 of the Planning and Zoning Code. Streetlights for the purpose of illuminating an intersection, parking facility or roadway for safety purposes shall not exceed 32' in height.

(G) Sedimentation and Erosion Control

The subdivider shall comply with all requirements of Ohio's Standards for Stormwater Management Land Development and Urban Stream Protection, City of Oxford Storm Water Management Design Manual and subsequent amendments or revisions, as hereby incorporated into these regulations. In the development of a subdivision, the subdivider shall not cause or allow earth-disturbing activities that can pollute a public or private surface ditch, subsurface drainage, stream, river or lake. The subdivider shall also, to the greatest extent possible, take steps so that sediment will not be deposited onto an adjoining property or public right-of-way. Adequate control of soil erosion and sedimentation, through the use of best management practices with both temporary and permanent measures, shall be used during all phases of clearing, grading, and construction to conserve soil resources and to maintain existing water quality. The Engineering Division will continuously monitor site development and efforts of sedimentation and erosion control.

407 – Driveways

- (A) Minimizing driveway access points or curb cuts by using access roads, shared entrances and access management best practices shall be encouraged.
- (B) All lots using common driveways shall provide a driveway easement and maintenance agreement noted on the Record Plat.
- (C) Driveways shall have a maximum grade of eight (8%) percent.
- (D) Residential driveway access shall not be permitted onto Principal and Minor Arterials or Major Collector streets. Subdivisions shall be designed to encourage residential driveway access by using, but not limited to, alleys, access roads or common driveways.
- (E) Shared driveways shall serve a maximum of three (3) lots and shall not exceed three hundred (300') feet unless otherwise determined by the Planning Commission.
- (F) Driveways shall be in accordance with Chapter 1149 of the Planning and Zoning Code and the Curb, Gutter, Sidewalk Manual.

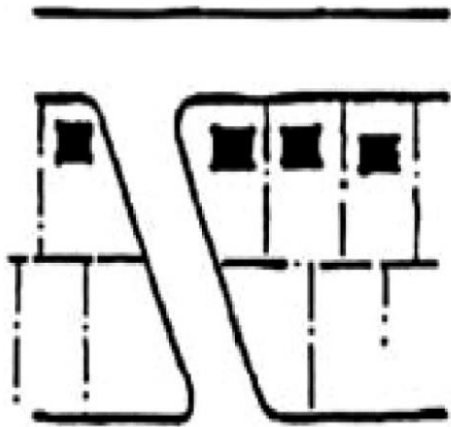
408 – Blocks

Blocks shall be arranged to accommodate lots and building sites of the size and character required by these Regulations and the applicable zoning district, to provide for adequate community facilities, and with regard of the limitations and opportunities of topography. Irregularly shaped blocks, blocks intended for dead end/stub and loop streets, and blocks containing interior parks and playgrounds may be approved by the Planning Commission if properly designed and located.

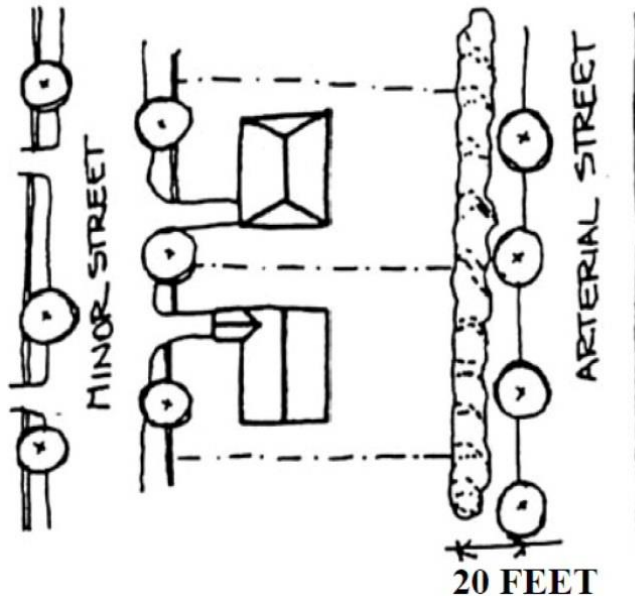
- (A) The maximum block length shall be 800 feet.
- (B) Where blocks are over 600 feet in length, a public walkway which traverses the block may be required to be dedicated and installed by the subdivider.
- (C) In platting residential lots, the depth of the block should not exceed 350 feet.
- (D) Blocks in the traditional gridiron pattern should consist of two tiers of lots and an alley right-of-way easement may be required to separate them where appropriate to continue an existing alleyway.

409 – Lots

- (A) The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development. Consideration should be given to natural features and sites of historical significance.



- (B) All side lines of lots shall be at right angles to straight street lines and radial to curved street lines except where a variation to this rule will provide a better street and lot layout.
- (C) Through lots (extending from one parallel street to the other) are discouraged to avoid problems between adjoining owners, creating double frontage lots and to reduce the number of streets.
- (D) No lot shall have an area or width less than that required by applicable sections of the Zoning Code except those pursuant to the Open Space Residential Development Regulations.
- (E) Where corner lots back upon lots facing the side street, the corner lots shall have extra width sufficient to permit the establishment of front building lines on both the front and side of the lots adjoining the streets.
- (F) All utility easements on individual lots shall be in accordance with the Record Plat and Street Standards of Attachment H herein.
- (G) Each lot shall front (abut) on an approved street.
- (H) Lots may not be created in a new, proposed subdivision, by dividing land at the end of stub streets in adjacent, existing subdivision(s), such stub streets being intended to promote continuity of street systems in adjoining subdivisions, unless otherwise determined by the Planning Commission.



- (I) Twenty (20') feet minimum, of additional lot depth or a buffer strip, in accordance with the landscape standards of Chapter 1149 of the Zoning Code, Chapter 935 of the Codified Ordinance and Section 410 below, may be required where a residential lot in a subdivision backs up to a railroad right-of-way, a high pressure gasoline or natural gas line, open drainage ditch, an arterial street or highway, an industrial area or other existing land use which may have a detrimental effect on the residential use of the property.
- (J) Lands abutting State or Federal highways, collector streets, or arterials should be platted with the view of making the lots, if for residential use, desirable for such use by cushioning the impact of heavy traffic on such trafficways; and with the view also to minimizing interference with traffic on such trafficways as well as the accident hazard.
- (K) Panhandle or flag lots are specifically prohibited.
- (L) All lot numbers shall be assigned by the Butler County Auditor's office and addresses will be provided by the City of Oxford Community Development Department.

410 – Landscape Plan

- (A) A landscape plan shall be submitted with each plat application for proposed developments in accordance with Chapter 1149 of the Zoning Code and Chapter 935 of the City of Oxford Codified Ordinance, unless an exception is granted by the Planning Commission pursuant to these Regulations.
 - (1) The landscape plan shall identify existing and proposed trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements.
 - (2) Where existing plants are to be retained, the applicant shall include in the plans proposed methods of protecting them during construction such as but not limited to the Tree Protection Detail.
 - (3) The landscape plan shall demonstrate compliance with the requirements of Chapter 1148.
- (B) Buffering

Buffering is the provision of an area between different land uses that attempts to minimize negative environmental impacts from one to the other. Buffers shall provide a year-round visual screen in order

to minimize adverse impacts. They may consist of fencing, evergreens, berms, rocks, boulders, mounds, or combinations thereof to achieve the same objectives. Multi-use paths are permitted in the buffer area. Every subdivider shall provide sufficient buffering or additional lot depth when topographical or other barriers do not provide reasonable screening and when the Planning Commission determines that there is a need to shield;

- (1) Neighboring properties from any adverse external effects of a development; or
- (2) The development from negative impacts of adjacent uses such as streets or railroads.
- (3) Requirements
 - (a) Plant materials shall be sufficiently large and planted in such a fashion that a year-round screen at least eight (8) feet in height shall be produced within three (3) growing seasons.
 - (b) All plantings shall be installed according to accepted horticultural standards.
 - (c) A five (5') foot minimum buffer width from parking lots, garbage collection, utility areas, and loading and unloading areas shall be provided.
 - (d) Twenty (20') foot width minimum from all other land uses.
 - (i) When adjoining undeveloped, vacant or agricultural land, such buffer width may be reduced to ten (10') feet.

In high-density developments, when building design and siting do not provide privacy, the Planning Commission may require landscaping, fences, or walls to screen dwelling units for privacy. Buffers shall be measured from the property line.

411 – Maintenance of Improvements

Whenever any subdivision contains park areas, sewage treatment plants, water systems, drainage facilities or any other improvements to be used in common by persons living in the subdivision and which improvements cannot be maintained or are not maintained by an existing public agency, the deed restrictions applicable to the subdivision shall contain provisions establishing trusteeships and assessment procedures that will enable adequate care and maintenance to be provided for such improvements at the cost of persons residing in the subdivision.

412 – Deed Restrictions and Covenants

Deed restrictions or covenants running with the land may be included to provide for the creation of a Home Owner's Association, Condominium Association, or Board of Trustees in which individual owners share common responsibilities for the cost and upkeep of common open space, private driveways or streets, park areas, sewage treatment plants, water systems, drainage facilities or other facilities and the enforcement of the covenants and restrictions relating to the development. Any restrictions or easements; declaration of covenants, bylaws of a Home Owner's Association and its incorporation; Declaration of Condominium Ownership or other covenants, if any, shall be reviewed and approved by the City of Oxford Law Director and shall be recorded with the Record Plat. Enforcement of said Restrictions and Covenants is not the responsibility of the City.

(Ord. 3432. Passed 9-19-17. Sections 400, 403 and 410 amended by Ord. 3559, passed 5-5-20.)

1101.5 – Open space residential developments.

500 – Purpose

Open Space Residential Developments provide for and encourage flexible and creative development techniques aimed toward providing a healthy and safe, natural and built environment. The development of Open Space Residential Development is encouraged within the City of Oxford Comprehensive Plan to conserve and protect the natural environment and rural landscapes within the City. Specifically, the purpose of this ordinance is to:

- (A) Encourage creative and flexible site design sensitive to natural features and topography; and
- (B) Protect functional and attractive open spaces for use and/or enjoyment of residents, and to the benefit of the public welfare; and
- (C) Promote efficient land development that reduces the costs of infrastructure, public service provision and ensures the orderly coordination of public streets.

501 – Property Requirements

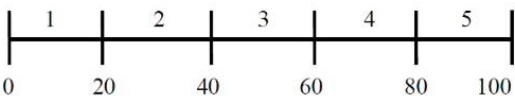
- (A) Open Space Residential Developments are permitted where the subject parcel(s) are not separated by a road or other right-of-way prior to development.
- (B) The subdivider (applicant) must own in fee simple or have an option to purchase all lands within the Open Space Residential Development.
- (C) Any lawful ownership arrangement including, but not limited to fee simple lots, is permitted in an Open Space Residential Development.
- (D) Newly Annexed Land:
 - (1) Open Space Residential Developments are a standard requirement on annexed agricultural or residential land where the subject parcel(s) contains 20 contiguous acres or more.
- (E) Land within City Limits:
 - (1) Open Space Residential Developments are optional on land in any Single-or Two-Family zoning district where the subject parcel(s) contains a minimum of 5 contiguous acres.

502 – Permitted Density

The maximum number of housing units permitted in an Open Space Residential Development shall not exceed the density of the underlying zoning district unless it qualifies for a density bonus as outlined below.

The Planning Commission may consider a density bonus for projects that are adequately serviced by public sewer and water. The proposed type and density of use shall not result in an unreasonable increase in the need for, or impact to, public services, facilities, roads, and utilities in relation to the use or uses otherwise permitted by this Ordinance, and shall not place an unreasonable impact to the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.

Projects qualifying for a density bonus are listed in Table 1. and shall include at least one of the elements. The density bonus awarded is based on a point system scale in Table 2.

Tabke 2. Bonus Award Scale	
(A) 2 points for every 0.5 acre exceeding the required open space	Additional DU/AC Earned  Points Earned <i>100 points or 5 additional dwelling units per acre is the maximum bonus to achieve. Additional point will not warrant additional units.</i>
(B) 0.5 point for every 1,000 sq. ft. of site contamination clean-up	
(C) 1 point for every 0.5 mile of dedicated pedestrian trail/walkway completed	
(D) 2 point for every 1% of significant reduction in stormwater run-off utilizing Low Impact Development (LID)	
(E) Other site development improvements as determined by the Planning Commission in order to protect the health, safety and general welfare of the City. A maximum of 10 points shall be awarded	
(F) 1 point for every 1,000 sq. ft. of Ecological Restoration (i.e. rebuilds native vegetation or washed out watercourse)	

503 – Allowable Uses

- (A) The use allowed in an Open Space Residential Development are those permitted uses listed in the applicable zoning district.
- (B) Multi-family (3-family or more) dwelling uses are prohibited in open space residential development

504 – Modifications to Regulations

Minimum lot area requirements contained in the applicable zoning districts are modified in an Open Space Residential Development to provide for required open space and allow for flexibility in design. Unless specifically modified hereunder, or waived by the Planning Commission, Site Development regulations contained in the applicable zoning district apply.

- (A) Lot Area Requirements:

There are no minimum lot sizes. Lots included in a development plan shall be of sufficient size and shape to accommodate dwelling units in compliance with the spacing and yard requirements defined herein.
- (B) Minimum Yard Depths and Setbacks:
 - (1) Individual buildings in a proposed development shall be setback a minimum of 10 feet from a proposed right-of-way and 35 feet from an existing City or county road.
 - (2) Individual buildings shall be setback a minimum of 50 feet from any lot line that represents the boundary of the proposed Open Space Residential Development.
 - (3) There shall be a minimum separation of 60 feet between the rears of two principal buildings.
 - (4) A 7.5 foot minimum side yard setback shall be maintained.
- (C) Flexibility of Zoning Code Requirements:
 - (1) To encourage flexibility and creativity consistent with the open space community concept, deviation from compliance with the standards provided for in the zoning ordinance may be granted at the discretion of the Planning Commission as part of the Open Space Subdivision approval process. Such variation may be authorized on the condition that there are features, amenities or planning mechanisms deemed adequate by the Planning Commission designed into

the project for the purpose of achieving the objectives intended to be accomplished with respect to each of the regulations from which a departure is sought. Any deviations from zoning ordinance standards will require the Applicant to provide substitute safeguards for each regulation for which there is noncompliance, in whole or in part, in the development plan.

- (a) Any regulatory modification shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. This provision shall not preclude an individual lot owner from seeking a variance following final approval of the Open Space Residential Development, provided such variance does not involve alterations to open space areas as shown on the approved Open Space Residential Development site plan.
- (b) A table shall be provided on the site plan which specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general provisions, which would otherwise be applicable to the uses and development proposed in the absence of this Open Space Subdivision Chapter. This specification should include Ordinance provisions from which deviation are sought, and the reasons and mechanisms to be utilized for the protection of the public health, safety, and welfare in lieu of the regulations from which deviations are sought. Only those deviations consistent with the intent of this Ordinance shall be considered.

(D) Modifications to Infrastructure and Street Sections

Should an Open Space Residential Development propose a street width or infrastructure detail that is not specifically included in Attachment H of these regulations, the City Engineer shall evaluate and review the proposed street and make a recommendation to the Planning Commission to determine if the proposed street will be acceptable as proposed.

505 – Open Space Residential Development

(A) Mandatory Open Space Requirements:

- (1) A site analysis shall be conducted identifying all mandatory preserved land as listed in Section 505(A)(2) below and the subdivision shall be laid out to avoid adversely affecting such areas. Said analysis shall be submitted with the Preliminary and Final Development Plan.
- (2) The following areas shall be preserved in their natural state as part of the open space requirements:
 - (a) Wetlands found within a site proposed to be developed as an Open Space Residential Development must remain in a natural state, and no off-site mitigation of wetlands shall be permitted; and
 - (b) Steep slopes fifteen (15%) percent or more, unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account; and
 - (c) Any area as referenced in Section 402 Sensitive Development Areas, of these regulations.
- (3) In the case of phased development, open space shall satisfy Section 505 (D)(1) and be provided in a proportional manner with a developed area. To the greatest degree practicable, common

open space shall be designated as a single block and not divided into unconnected small parcels located in various parts of the development;

- (4) The following areas shall not count toward the minimum open space requirements:
- (a) Private and public roads and associated rights-of-way.
 - (b) Public or private parking areas, access ways, and driveways.
 - (c) Required setbacks between buildings, parking areas, and project boundaries.
 - (d) Required setbacks between buildings and streets.
 - (e) Private yards, including front, back and sides.
 - (f) Above-ground buildings, pipes, apparatus, and other equipment for community or individuals, septic, or sewage disposal systems.
 - (g) Any area less than 50 by 50 feet.
- (5) Open Space shall be required as listed in Table 3. All Open Space Residential Developments shall include a minimum of the total site acreage as required open space based on the underlying base zoning density.

Table 3. Open Space Required for Various Densities	
Base Density (du/ac)	Open Space Required (% of total site area)
<3	35%
3.01-6.00	37.5%
6.01-9.99	40%
10>	45%

- (6) Any development that meets or exceeds its minimum preserved open space requirement upon the site analysis that includes areas as specified in Section 505(A)(2) above, shall not be required to provide any additional open space and is entitled to a density bonus as outlined in Section 502 above.
- (B) Use of Required Open Space:
- (1) Open space shall be designed and intended for the use and/or enjoyment of all residents of the proposed development and shall be accessible.
 - (2) Areas designated for required open spaces shall be preserved in their natural state unless otherwise permitted as follows:
 - (a) They are designated to be utilized for farming when authorized in a conservation easement or in a homeowners' association's covenants and restrictions; or

- (b) They are designated to be utilized as wet or dry storm water management ponds or basins. These ponds or basins may be located partially or entirely within the required open space. Easement shall be required to enable the maintenance of these facilities or
- (c) They are designated to be used as passive recreation areas (i.e. multi-purpose paths and pedestrian trails) designed and intended for the use and/or enjoyment of residents of the development and/or the general public. These active recreation areas shall be located in areas with the least impact on natural amenities and wildlife habitats, of a useable size and shape for the intended purpose. Such uses shall not include:
 - i. Structures under a roof;

(C) Reclamation:

- (1) Any areas to be designated as required open space that are disturbed during construction or otherwise not preserved in its natural states, shall be landscaped with indigenous vegetation, excluding noxious plant life, which appeared in those respective areas of the required open space immediately prior to being disturbed during construction or otherwise not preserved in their natural states.

(D) Future Subdivision and Development of Open Space

- (1) All required open space approved in the Final Development Plan shall be restricted from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to the City of Oxford, and duly recorded in the office of the Butler County Recorder.

506 – Ownership and Maintenance of Open Space

Ownership of open space shall be designated through, but not limited to, one of the following options:

- (A) Homeowners' Association, Condominium Association, Community Association, or other similar legal entity.

The deed to each dwelling shall include a proportionate share of the common open space. Each owner shall be required to be a member of said Association, which shall be formed prior to conveyance of the first lot. The Association shall be responsible for maintenance, control, and insurance of all common areas, including required open space

- (B) Conservation Easement.

With the permission of City, the owner(s) of required open space may in accordance with the provisions of Section 5301.67-70 of the ORC, grant or transfer a conservation easement to any entity described in Section 5301.68 of the ORC, provided that the entity and the provisions of the conservation easements are acceptable to the City of Oxford and a land trust agreement is established. The conservation easement shall protect open space from future development and environmental damage by restricting the area from any future building and from the removal of soil, trees, and other natural features, except as is consistent with conservation, recreation, or agricultural uses or uses accessory to permitted uses. The easement shall indicate whether the open space is for the benefit of residents only or may be open to residents of the City of Oxford.

- (C) An Open Space Management Entity.

Such entity shall ensure that the open space will be protected in perpetuity from all forms of development, except as shown on an approved development plan and that it will never be changed to another use. The management entity shall prescribe all allowable and unallowable uses and activities within such open space, provide detailed standards and schedules for maintenance of the open space, including vegetative management.

(Ord. 3149. Passed 5-17-11.)

1101.6 – Minor Subdivisions ~~resubdivisions, lot splits and consolidation.~~

600 – Authority

- (A) This section is adopted pursuant to Section 711.131 of the Ohio Revised Code (ORC).
- (B) The Zoning Administrator shall serve as the “properly designated representative” for the Planning Commission (which acts as the Platting Commission pursuant to ORC 713.03) in administering this section.
- (C) This section shall apply to all “minor subdivisions” as defined in Section 1101.7, which is inclusive of lot splits and lot consolidations.

601 ~~600~~ – Review Criteria ~~Procedure.~~

~~The Planning Commission, acting as the Platting Commission, shall grant or deny, minor resubdivision(s), lot split(s) or lot consolidation(s) in the following manner:~~ No minor subdivision shall be approved unless the Zoning Administrator finds that all of the following criteria are met:

- (A) The proposed minor subdivision is located along an existing public street and involves no opening, widening or extension of any alley, street or road.
- (B) The proposed minor subdivision involves no more than five lots after the original tract has been completely subdivided (see Section 1101.7 for definitions of “original tract” and “completely subdivided”);
- (C) The proposed minor subdivision meets the minimum lot area, width, and frontage requirements which may be applicable per the underlying zoning district; in cases where the underlying zoning district does not specify such requirements, the proposed lot must be a minimum of 3,000 square feet in size and possess at least 33 feet of lot width;
- (D) The proposed minor subdivision can be adequately served by public utilities inclusive of sanitary sewer and water services; or, in the absence of such utilities, demonstrate that alternate methods for potable water supply and/or sewage treatment, as applicable, can be accomplished in accordance with relevant rules and regulations; and
- (E) The proposed minor subdivision can demonstrate that provisions for access can be accommodated, either through its frontage on a public street/road or through some other means; and
- (F) The proposed minor subdivision will not create any new non-conformity; or, in the case of any pre-existing non-conformity, make such aspect more non-conforming. For example, no new lot split shall result in a deficient building setback being created.

602 – Procedure.

- (A) Any requester for a minor subdivision shall make application to the City of Oxford Community Development Department on forms made available by the Department.

- (B) As part of an application for minor subdivision, the Zoning Administrator may require any such details or information as found reasonably necessary to make an informed decision and to help ensure a successful eventual recording with the County.
- (C) The Zoning Administrator, as the properly designated representative of the Planning Commission, has authority to administratively approve any Minor Subdivision request. In instances where some discretion may need to be exercised in applying the review criteria, the Zoning Administrator may consult the Chair of the Planning Commission for guidance.
- (D) In cases where application of the review criteria results in uncertainty or ambiguity, thus calling into question whether a Minor Subdivision should be approved outright, the Zoning Administrator may choose to refer the matter in its entirety to the Planning Commission for a decision. The Zoning Administrator shall give a report to the Planning Commission at the next available regular meeting. In such cases where this option is exercised by the Zoning Administrator, a majority vote of a quorum of the Planning Commission is required in order to approve or deny a Minor Subdivision request.
- (E) Minor subdivisions shall be recorded within six (6) months of approval by the Zoning Administrator; following the six (6) month period the approval shall be considered null and void. Following recording, the applicant/requester shall submit proof of recording to the Community Development Department.

603 – Appeals.

- (A) Any applicant dissatisfied with an administrative decision rendered by the Zoning Administrator must request, within thirty (30) days, the matter be heard by the full Planning Commission; if such option is exercised, the decision ultimately made by the Planning Commission shall supersede that of the original administrative decision. The appeal of any decision made by Planning Commission shall be to the Court of Common Pleas pursuant to ORC Chapter 2506.

604 – Exemptions.

Pursuant to ORC 711, the following situations shall be exempt from requiring Minor Subdivision approval:

- (A) A division or partition of land into parcels of more than five acres not involving any new streets or easements of access; and
- (B) The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites.
 - (1) In such cases where the exemption under subsection (B) applies, the Zoning Administrator shall review to ensure the following statement appears on the face of the deed to be recorded: “This conveyance is a transfer between adjoining property owners. No building may be erected on the parcel hereby conveyed without prior approval of the Planning Authority having jurisdiction. This parcel is not to be conveyed separately from the adjoining Lot [#], City of Oxford, Book [#], Page [#] of the Official Records of Butler County, Ohio, without approval of the Planning Authority having jurisdiction. This restriction shall apply to all future transfers unless released by the Planning Authority having jurisdiction.”
 - (2) Upon confirming the statement articulated above in subsection (1) appears on the deed in question, the Zoning Administrator shall apply to the deed a stamp reading “No Plat Required” together with an approval date and signature indicating the City of Oxford Community Development Department has approved the split consistent with ORC 711.

- (A) ~~The Zoning Administrator and Chair of the Planning Commission shall, acting for the Planning Commission; mutually approve the minor resubdivision, lot split or consolidation if the proposed division or combination of land meets all of the following conditions:~~
- (1) ~~The proposed minor resubdivision, lot split or consolidation is located along an existing public street and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve the creation of any easement for access.~~
 - (2) ~~The proposed minor resubdivision, lot split or consolidation meets the dimensional requirement of the underlying district or a minimum of 3,000 square feet of lot size if the underlying district does not have minimum lot size requirements.~~
 - (3) ~~The physical characteristics of the property are suitable for building sites.~~
 - (4) ~~There is no division or allocation of land for parks and open spaces as required by these regulations.~~
 - (5) ~~New lots to be created which are five acres or larger in size and located along an existing public road are exempt from this chapter.~~
 - (6) ~~The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites are exempt from this chapter. The following statement shall be included on the Record Plat: "Not to be transferred as an independent parcel in the future without planning commission approval"~~
 - (7) ~~No more than two (2) new lots shall be created.~~
- (B) ~~If, in the opinion of the Zoning Administrator or the Chair of the Planning Commission, the proposed minor resubdivision, lot split or consolidation does not meet the above conditions, the request shall be referred to the Planning Commission for decision. The Planning Commission, by majority vote, shall grant a minor resubdivision, lot split or consolidation if they find all of the conditions of subsection (A) above have been substantially met and provided.~~
- (C) ~~All lots occupied by portions of an existing main building may be administratively consolidated into one lot by the Zoning Administrator and the Chair of the Planning Commission acting together for the Planning Commission, provided the proposed request meets all applicable subdivision and zoning regulations.~~
- (D) ~~The Planning Commission may require, as a condition for approval of a minor resubdivision, lot split or consolidation, the dedication of a street right-of-way in conformance with the requirements of these regulations or the Official Thoroughfare Plan.~~
- (E) ~~All minor resubdivision(s), lot split(s) or lot consolidation(s) shall submit proof of recording to the Community Development Department and shall be recorded within six (6) months of the City's approval, or the approval will be null in void.~~

601 — Submittal Requirements

Application for approval of a minor resubdivision, lot split or consolidation shall include all information as outlined in Attachment G.

602 — Replats

The requirements and procedures to be followed for modifying an existing recorded subdivision plat shall be the same as those specified for Final Plats in Section 203, with the exception of the transfer of property within a

~~recorded subdivision may be submitted as a minor subdivision if it does not involve the creation of any subdivision lot as a separate building site.~~

(Ord. 3149. Passed 5-17-11.)

1101.7 – Definitions.

701 – Definitions in Chapter 1159

The definitions in Chapter 1159 of the Zoning Ordinance of the City of Oxford shall also be considered a part of these Subdivision Regulations.

702 – Interpretation of Terms or Words

For the purpose of these Regulations, certain terms or words used herein shall be interpreted as follows:

- (1) The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- (2) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- (3) The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.
- (4) The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."
- (5) The word "lot" includes the words "plot or parcel."
- (6) The word "City" where used shall mean the City of Oxford adopting these Regulations and its legal entities.

703 – Definitions

For the purpose of this chapter, certain terms and words are defined as follows:

Alley: See Thoroughfare.

Applicant: A person or organization seeking to subdivide property following the guidelines and process listed in these regulations.

As-built Drawings: A drawing which represents a true location of what is being measured or has already been built in the field.

Assurance of Completion: A contract secured by a performance bond or other guarantee or security satisfactory to the City of Oxford City Council guaranteeing timely completion of public improvements which are required by these regulations.

Bike Path: An area specifically for bicycling which is physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way.

Block: That property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream, or between any of the foregoing and any other barrier to the continuity of development.

Block Frontage: Property abutting on one side of a street, and lying between the two nearest intersecting or intercepting streets, or between the nearest intersecting or intercepting street and railroad right-of-way, waterway, or other definite barrier.

Building: A structure designed to be used as a place of occupancy, storage or shelter.

Building Site: A parcel under separate deed or description containing less than 5 acres and having road frontage.

Concept Plan: (Sketch Plan). An informal drawing which shows how a subdivider proposes to subdivide a property and which gives sufficient site information for the Planning Commission representatives to offer suggestions for site development.

Completely Subdivided: [When the original tract \(as defined herein\) has been subdivided into five total parcels or lots, inclusive of any remainder to the original tract; whereafter further subdividing such lots or parcels into more than five total lots or parcels, or to incorporate new access easements or public streets/roads, requires a Plat.](#)

Comprehensive Plan: A plan or any portion, thereof, adopted by the Planning Commission and the City Council showing the general location and extent of present and proposed physical facilities, including housing, industrial, and commercial uses, major streets, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

Condominium: A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities, are owned by all the owners on a proportional undivided basis. It also means and includes the land together with all buildings, improvements, and structures thereon, all easements, rights and appurtenances belonging thereto, and all articles of personal property which have been submitted to the provisions of Chapter 5311 of the Ohio Revised Code and which is subject to said Chapter 5311. A condominium or condominium property is not a subdivision.

Conservation Easement: The grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.

Construction Drawings: (See Improvements). Detailed plans for the construction of all public improvements to be made to the land including street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities and utility lines, landscaping and other related matters normally associated with the development of raw land into building sites.

Conveyance: Any legal instrument under provisions of the Ohio Revised Code that results in the transfer of a legal or equitable interest in real properties subject to recording in the Office of the County Recorder.

Corner Lot: See Lot Types.

Covenant: A written promise or pledge. A binding agreement made by two or more individuals, parties, etc. to do or keep from doing a specified thing; compact.

Cul-de-sac: See Thoroughfare.

Culvert: A transverse drain that channels under a bridge, street, or driveway.

Dead-end/ Stub Street: See Thoroughfare.

Density: A unit of measurement; the number of dwelling units per acre of land.

- (1) Gross Density: The number of dwelling units per acre of the total land to be developed.
- (2) Net Density: The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Develop: To make a development; also to do any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operation filling of land, or storage of equipment or materials on undeveloped or already subdivided land, so as to change the drainage or the flow of water, or to do any work upon the land that is capable of serving as a subdivision or development of building sites in the future.

Developer(subdivider): means any individual, firm, association, syndicate, partnership, corporation, trust or any other legal entity commencing proceedings under this chapter to affect a subdivision of land hereunder for himself or for another.

Drainage Easement: Any easement used for but not limited to the following uses: the placement of stormwater drainage features, such as ditches, underground pipes, retention or detention basins, natural or manmade drainage courses or other related facilities, as well as access to allow for maintenance purposes.

Driveway: A vehicular travelway used to provide access from a street to dwelling units or commercial or industrial activities. Driveways are designed for low travel speeds and are often used as, or are integral with, parking areas for vehicles.

Dwelling Unit: A building or structure designed or occupied exclusively for nontransient residential use and permitted accessory uses for one or more households, but not including a tent, cabin, trailer, hotel, motel, or mobile home. Space within a building comprising living, dining, sleeping and storage rooms as well as space and equipment for cooking, bathing, and toilet facilities, all used by one (1) family. or housekeeping units for living and sleeping purposes and which includes permanently installed cooking and lawfully required sanitary facilities.

Earthwork Activity: Any, excavating, filling, or other alteration of the earth's surface where natural or manmade ground cover is destroyed and which may result in or contribute to erosion and sediment pollution.

Easement: Means authorizations by a property owner for the use by the City or a private utility company serving the area, and for a specified purpose, of any designated part of his property.

Electronic Document: A file of electronic origin that is created or maintained on a computer with operating system, and that is created and submitted in Standard AUTOCAD Format with a file extension of only ".dwg" or ".dxf". Electronic File format shall also refer to the Standard ADOBE Format of ".pdf".

Engineer: A person registered to practice professional engineering by the state board of registration as specified in Section 4733.14, Ohio Revised Code.

Environmental Protection Agency: Ohio Environmental Protection Agency (E.P.A.)

Erosion: The wearing away of the earth's soil surface by water, wind, gravity, or any other natural process.

Federal Emergency Management Agency (FEMA): means the agency with the overall responsibility for administering the National Flood Insurance Program.

Final Plat: A revised version of the Preliminary Plat showing exact locations of lot lines, rights-of-way, easements, and dedicated areas which the subdivider submits for approval and intends, upon approval, to record.

Flood or flooding: means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters; and/or
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood, 100-Year: The temporary inundation of normally dry land areas by a flood that is likely to occur once every 100 years (i.e., that has a one percent (1%) chance of occurring each year, although the flood may occur in any year.)

Flood Plain: Any land area susceptible to be inundated by water from the base flood. The term refers to that area designated as subject to flooding from the base flood (100-year flood) on the "Flood Hazard Boundary Map or Flood Insurance Rate Map" produced by the Federal Emergency Management Agency or U.S. Department of Housing and Urban Development delineating the areas of special flood hazard.

Grade: The amount of rise or descent of a sloping land surface, usually measured as a percent where the numbered percent represents the amount of vertical rise or fall, in feet, for every 100 feet horizontally. For example, a one foot vertical rise over one hundred horizontal feet represents a one percent slope.

Health Department: County Health District of Butler County, Ohio.

Highway Director: The Director of the Ohio Department of Transportation.

Historic Site: An area, structure or site related by historic or prehistoric events or themes, by visual continuity or character, or by some other special feature that gives it an historical identity as designated an historic district or is eligible to be designated by local, state, or federal government and given official status or protection.

Homeowners Association: A community association organized in a development in which individual owners share common responsibilities for the cost and upkeep of common open space or facilities or enforcement of covenants and restrictions relating to a development.

Improvements: (See Construction Drawings). Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control for drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites.

Inspector: means any person so designated by the City Manager to meet detailed inspections of contract performance.

Land Contract: A legal agreement between a landowner and another person or persons interested in purchasing real property owned by the landowner, wherein the landowner agrees to receive regular payments, at specified intervals for a specified period of time, from the purchaser and at the end of the specified time period agrees to transfer ownership of the property to the purchaser.

Letter of Credit: A written statement from a bank or loan company, written against the good standing of a subdivider, guaranteeing necessary funds, the amount to equal a professional engineer's cost estimate for subdivision improvements, to complete such improvements should the subdivider fail to complete them within the time frame and conditions as specified in the subdivision approval agreements. (See also, Maintenance Bond, Performance Bond or Surety Bond)

Location Map: See Vicinity Map.

Lot: For purposes of these regulations, a lot is a parcel of land that is:

- (1) A single lot of record;
- (2) A portion of a lot of record;
- (3) A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

Lot Area: The area of a lot computed exclusive of any portion of the right(s)-of-way of any public or private street.

Lot Consolidation: The joining together of two or more lots, sites, tracts or parcels into one or more lot(s).

Lot Frontage: The front of a lot shall be constructed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under Yards in this section.

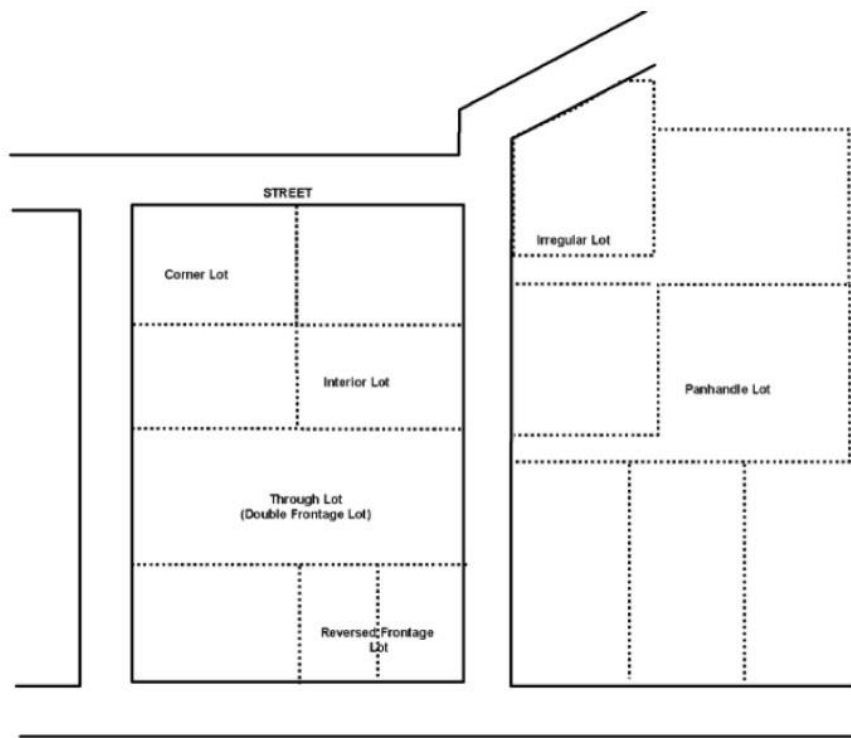
Lot Measurements: A lot shall be measured as follows:

- (1) Lot Depth: The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear. The mean horizontal distance between the front and rear lines of a lot.
- (2) Lot Width: The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line, provided, however, that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width. The horizontal distance between side lot lines measured along the required building setback line. When the street line is curved, the measurement shall be made on the arc, on or parallel to the curve of the street line.

Lot of Record: (See Metes and Bounds and Monuments). A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded. Real estate recorded in the deed records in the office of the Butler County Recorder as a distinct lot or parcel, the description of which is complete and sufficient, in and of itself, for conveyance purposes without combination with other lots or parcels; or real estate recorded in the subdivision of lots records of the Butler County Recorder's office as a distinct lot or parcel capable of being conveyed without a combination with other lots or parcels.

Lot Split: Any division of land into less than three lots, sites, tracts or parcels. (Or no more than 2 new lots).

Lot Types: Terminology used in these regulations with reference to corner lots, interior lots and through lots is as follows



- (1) Corner Lot: A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
- (2) Interior Lot: A lot other than a corner lot with only one frontage on a street.
- (3) Through Lot: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- (4) Reversed Frontage Lot: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
- (5) Flag/Panhandle Lot: A lot whose only frontage on a public street is through a narrow strip of land which is generally wide enough to accommodate a driveway, but too narrow to accommodate any structures. The narrow strip of land is referred to as the panhandle. These lots are specifically prohibited in the City of Oxford.

Maintenance Bond: (See Letter of Credit and Performance Bond). An agreement by a subdivider with the City guaranteeing the maintenance of physical improvements for a period of one (1) year from the release of the performance bond.

Major Street: means a street shown as a major street on the Major Street Plan which has been recommended by the Planning Commission and adopted by Council.

Metes and Bounds: (See Lot of Record and Monuments). A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, such as the corner of intersecting streets.

Minor Subdivision: means a division of a parcel of land that does not require a Record Plat to be approved by the Planning Commission in accordance with Ohio R.C. 711.131; also known as lot splits.

Major Subdivision: means the division of land not classified as a Minor Subdivision.

Monuments: (See Metes and Bounds). Permanent survey markers, or other permanent monuments such as Iron bases or iron pipes which will be set at all lot or parcel corners within the subdivision.

Multi-Use Path: See Bike Path and Pedestrian Path.

ORC: Ohio Revised Code.

Open Space: An area open to the sky intended for common usage by either the residents of a particular subdivision or the at-large public. This area may include, along with natural environmental features, any active recreational and/or community facilities desired by the Planning Commission. Streets, right-of-way, parking areas, structures for habitation, setback requirements and the like shall not be included.

- (1) Active Recreational Open Space: A place designed and equipped for the conduct of sports and leisure activities.
- (2) Passive Recreational Open Space: Leisure time activities, usually of an informal nature and which can be carried out with little alteration or disruption to the area in which they occur, emphasizes the open space aspect of a site and which involves a low level of development, including picnic areas and trails. A place designed and equipped for the purpose of non-active leisure.

Original Tract: As defined by the O.R.C. Section 711.131 as interpreted by the Attorney General in Opinion 1964 O.A.G. 1044, a contiguous quantity of land held in common ownership which has not been platted by the existing owner or owners as of January 1 of the current tax year.

Out Lot: Property shown on a subdivision plat outside of the boundaries of the land which is to be developed and which is to be excluded from the development of the subdivision.

Owner: Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these Regulations.

Pad: A building site prepared by artificial means, including, but not limited to, grading, excavation, or embankment, or any combination thereof.

Parcel: Any piece of land described by a current deed.

Parking Space, Off-Street: For the purpose of these regulations, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Pedestrian Path: A pedestrian way, other than a sidewalk located parallel to a street. Could be located between dead end streets and other streets in order to facilitate better pedestrian and bicycle travel. Automobile use is prohibited.

Performance Bond or Surety Bond: An agreement by a subdivider with the City for the amount of the estimated construction cost (as approved by City Council and City Engineer) guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement. (See also, Letter of Credit)

Performance Guarantee: Any security that may be accepted by a municipality as a guarantee that the improvements required as part of an application for development that are satisfactorily completed.

Person: An individual, trustee, executor, other fiduciary, corporation, firm, partnership, association, organization, or other entity acting as a unit.

Planned Unit Development: An area of land that is planned, developed, and maintained as a cohesive development according to the provisions of this Zoning Code. The planned unit development is a contiguous area to be planned and developed as a single entity containing one or more structures to accommodate residential, commercial and/or industrial uses in accordance with the zoning ordinance. An area of land, in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a pre-planned environment under more flexible standards, such as lot size and setbacks, than those restrictions that would normally apply under these Regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles and landscaping plans.

Plat: The drawing on which the subdivider's plan for a subdivision (preliminary or final) is presented to the Planning Commission for approval.

Plat of Survey: A land survey performed by a professional surveyor which identifies a minor subdivision or lot split.

Preliminary Plat: means a proposed subdivision of land together with certain public improvements which are to be installed therein, including both narrative and site design information, intended to provide the required reviewing agencies with a firm understanding of the manner in which the site in question is to be developed, and to determine whether there are any fundamental flaws inherent in the proposed subdivision's design, as enumerated these regulations.

Public Improvements: means any of the following: roadway pavement, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers and other appurtenant construction as related to the subdivision improvement plan.

Public Utility Easement: An easement that may be required along the rear and sides of lots where needed to accommodate access to a public utility or sanitary structures. All public utility easements should be depicted on Record Plats and state any and all conditions and restrictions of the easements.

Public Way: (See Right-of-Way). An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk, or other ways in which the general public entity have a right, or which are dedicated, whether improved or not.

Record Plat: The drawing on which the plan of a subdivision is presented for recording.

Replat: A new recording of a previously recorded subdivision in which the purpose is to modify some portion of the originally recorded plat.

Resubdivision: Means a change in the plat or drawing of a recorded major or minor subdivision if such change affects any street layout, lot line or public way.

Right-of-Way: A general term to noting land, property or the interest therein, usually in the configuration of a strip, acquired for or devoted to transportation purposes. When used in this context, right-of-way includes the roadway, shoulders or berm, ditch, and slopes extending to the right-of-way limits under the control of the state or local authority. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final Record Plat is to be separate and distinct from the lots or parcels adjoining such rights-of-way and not included within the dimensions or areas of such lots or parcels, provided the size of the lot for zoning purposes shall be determined by the applicable zoning resolution.

Riparian Corridor/ Buffer: Riparian buffers are strips of grass, trees or shrubs established adjacent to streams, ditches, wetlands or other water bodies and are typically a minimum width of 35 feet with a maximum width of 180 feet and are typically included in the flood hazard zone.

Section: means any area of land specifically so designated by a subdivider on a Final Plat.

Sensitive Development Area: Any land(s) or soil(s) proposed to be subdivided that, if subjected to improper use or management is otherwise determined to be incapable or unsuitable of urban use. Sensitive Development Areas can also be considered those lands that pose special hazards to development or to the environment, consisting of lands or soils that are of such sensitive character that they made require special use, design, and engineering restrictions.

Setback Line: A line established by the subdivision regulations generally parallel with and measured from the lot line, defining the limits of a yard in which no building or structure, other than an accessory building, may be located above ground.

Sidewalk: That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

Slippage Potential: The potential which land has to move, under the force of gravity, should it be disturbed during construction activity.

Slope (Steep): Slopes are determined based on contour intervals of two feet or less. The percent of slope (rise in feet per horizontal distance) shall be established by measurement of distance perpendicular to the contour of the slope. The percent of slope shall be calculated for each two-foot contour interval. For example, any location on the site where there is a one-foot rise over a 10-foot horizontal run constitutes a 10 percent slope; a 1.5 foot rise over a 10-foot horizontal run constitutes a 15 percent slope; a twofoot rise over a 10-foot horizontal run constitutes a 20 percent slope. For the purpose of this code, steep slopes are slopes with hydric soils, moderately or severely erodible soils, which can be engineered to be developed, but not without additional effort or costs and are regulated to ensure development will not induce soil erosion, require excessive grading, increase slope instability, increased runoff, flooding and contamination of surface waters.

Stopping Sight Distance: The distance down a roadway for which a motorist is able to have unobstructed sight. Stopping sight distance is reduced by vertical and horizontal road curvature, fixed objects on the side of the road, and overhanging vegetation.

Stream, Intermittent: As defined by the U.S. Geological Survey, a watercourse having a source and terminus, banks, and channel through which waters flow intermittently throughout the year.

Street: means land connecting to the City highway system and actually constructed and paved according to City specifications for streets or such land for which bond has been given to, and approved and accepted by the City to insure such construction and paving within a certain time, that has:

- (1) Been duly dedicated by subdivision plat, approved and accepted by the City and recorded in the plat records of Butler County, Ohio for all highway purposes, or;
- (2) Been unconditionally and irrevocably deeded to the City for all highway purposes with an accompanying survey plat which deed and plat have been accepted by and recorded by the City, or;
- (3) Been described by metes and bounds survey and plat and is determined to be equivalent to a plat dedicated or deeded as a street by virtue of at least twenty-one years usage for street purposes by the general public which determination may be made by Council by resolution or by a court of competent jurisdiction. Council has sole discretion as to whether it desires to make any such determination.

- (4) Been expressly permitted by Council to remain privately owned while open to general public use for highway purposes prior to the enactment of this section as well as such land hereafter remaining privately owned by virtue of the application of express provisions of law.

Street Classification: See Thoroughfare, Street, or Road.

Street Pattern: An overall design of streets

- (1) Curvilinear Pattern: A pattern of streets that are curved.
- (2) Gridiron Pattern: A street and blocked system resulting in the formal, regular rectangular blocks and the resulting four way intersections.
- (3) Radial Pattern: A street system in which the streets converge on a central point or area.
- (4) Rectilinear Pattern: A system that is characterized by right angle, roadways, grid pattern blocks, and four way intersections.

Subdividers: See Developer.

Subdivision: A subdivision of land is produced by the division of land into three or more lots, sites or parcels.

- (1) The division of any parcel of land shown as a unit or as continuous units on the last preceding tax roll, into two (2) or more parcels, sites or lots, any one of which is less than five (5) acres for the purpose whether immediate or future, of transfer of ownership; provided, however, that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or
- (2) The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

Surveyor: Any person registered to practice surveying by the State Board of Registration as specified in Section 4733.02, of the Ohio Revised Code.

Tract: The term is used interchangeably with the term lot, particularly in the context of subdivisions, where one "tract" is subdivided into several "lots."

Thoroughfare, Street, or Road: The full width between property lines bounding every dedicated travelway, with a part thereof to be used for vehicular traffic and designated as follows:

- (1) **Alley:** A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
- (2) **Arterial Street:** A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route. Arterials include those classes of highways emphasizing a high level of mobility for the through movement of traffic. Generally, travel speeds and distances are greater on arterials as compared to the other classifications. The highest classes of arterials include interstates and freeways which are limited access to allow the free flow of traffic.
 - A. **Principal Arterials:** Generally, State and US Highways, heavily traveled County and City Roads, carrying both local and cross county traffic that links urban and rural communities. Intended to

move traffic to and from interstates and major traffic generators with multiple lanes and a right-of-way width of 132 feet.

- B. **Minor Arterials:** State and US Highways, County, Township and City Roads intended to serve through traffic and longer trips. Distributes traffic from principal arterials to lower class roads with right-of-way widths of 90 feet. Additional slope/utility easement as required.
- (3) **Collector Street:** A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which provide for distribution of traffic between major and local streets and abutting properties, including the principal entrance and circulation routes within residential subdivisions. Collectors collect traffic from the local streets and roads then distribute the traffic to the arterials. Collectors provide both mobility and land access. Generally, trip lengths, speeds, and volumes on collectors are moderate.
- A. **Major Collectors:** City, County, and Township roads, carrying local traffic and moderate to short trips. Distributes traffic to and from principal and minor arterials and local streets. Additional slope/utility easement as required.
 - B. **Minor Collectors:** City, County and Township roads intended to serve properties that abut them that provides links for short distance trips with turn lanes as required by traffic analysis and additional slope/utility easement as required.
- (4) **Cul-de-Sac:** A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround.
- (5) **Dead-end/ Stub Street:** A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
- (6) **Local Street:** A street primarily for providing access to individual properties residential, commercial, or other abutting property. Provides access to the collector and arterial system with Right-of-Way (R/W) widths of 60 feet. Additional slope/utility easement as required. The primary function of local streets and roads is to provide land access. Travel speeds, distances, and volumes are generally low, and through traffic is usually discouraged on local streets and roads.
- (7) **Loop Street:** A type of local street each end of which terminated at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degree system of turns are not more than three thousand (3000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.
- (8) **Marginal Access Street:** A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets.
- (9) **Private Street:** A roadway which has not been dedicated to the City and is completely maintained by the adjoining property owners. This roadway is not maintained by the City and is owned entirely by the property owners who use it.

Thoroughfare Plan: A comprehensive plan that is adopted by the City of Oxford City Council and establishes the official right-of-way width of major streets and the general location recommended for arterial, collector and local thoroughfares.

Through Lot: See Lot Types.

Urban Forest: Means trees, woody vegetation, wildlife and other natural resources found in the urban environment.

Variance: A modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Vicinity Map: A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the City in order to better locate and orient the area in question.

Watershed: The drainage basin in which the subdivision drains or that land whose drainage is affected by the subdivision.

Wetland: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. One or more indicators of wetland vegetation, hydric soil, or wetland hydrology must be present for an area to be a wetland (U.S. Army Corps. Engineers).

Yard: An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in the ordinance is unoccupied and unobstructed from the ground upward except as may be specifically provided in the zoning ordinance.

- (1) Yard, Front: A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at the closest point to the front lot line.
- (2) Yard, Rear: A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.
- (3) Yard, Side: A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building.

Attachments

Attachment A:	Concept Plan Submission Requirements
Attachment B:	Preliminary Plat Submission Requirements
Attachment C:	Construction Drawing/ Improvement Plan Submission Requirements
Attachment D:	Final Plat Submission Requirements
Attachment E:	Record Plat Submission Requirements
Attachment F:	As-Built Submission Requirements
Attachment G:	Minor Resubdivisions, Lot Splits and Lot Consolidations
Attachment H:	Typical Section Drawings
Attachment I:	Required Statements



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Repealing Oxford Codified Ordinance Chapter 1141 Entitled Accessory, Temporary, Supplemental And Environmental Regulations And Adopting New Oxford Codified Ordinance Chapter 1141 Entitled Accessory, Temporary, Supplemental And Environmental Regulations For The Purpose Of Incorporating A Site Plan Review Process For Sites Situated Exclusively Along One Or More Public Alleys. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Essential Operations Accessible, High-Quality Infrastructure Safe and Efficient Travel for All Modes of Transportation Smart Growth and Quality Places A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

*There are approximately 6 pages of new text in the attached Exhibit.

Proposal Summary:

This package of text amendments seeks to amend five chapters of the Oxford Planning & Zoning Code, corresponding to Part Eleven of the Codified Ordinances. The purpose of the amendments is threefold: (1) to facilitate a new Site Plan Review process for alley lots that do not have frontage on a public street;

(2) to bring language on minor subdivisions closer in alignment with enabling statute in Ohio Revised Code (ORC) 711 and to make such approvals administrative instead of discretionary; and (3) to amend residential parking standards to avoid incompatibility with new alley development provisions. The chapters proposed to be affected by the amendments are: 1101, 1129, 1141, 1143, and 1149.

Background:

These text amendments are in response to an alley lot development moratorium initially placed into effect by City Council on April 2, 2024 (by Res. No. 7587), and originally due to expire October 2, 2024. At the request of staff, Council later extended the moratorium period (by Res. No. 7632) to last until January 16, 2025. To accommodate a timeframe allowing adoption of text amendments preceding moratorium expiration, on January 7 the Council extended the alley development moratorium one last time (by Res. No. 7664) setting it to expire on March 20, 2025.

As constructed, the moratorium applies to any property fronting exclusively on one or more alleys, temporarily putting a halt to issuing zoning approval for any single-family building permit or subdivision approval for any lot split or lot consolidation. The motivation for the moratorium stemmed from concerns voiced by City departments regarding public service risks and impacts related to emergency response, as well as supporting infrastructure including access, drainage, and utilities.

The Planning Commission discussed the topic of alley development during a Work Session on September 10, 2024. Historical development trends were covered, along with a comparison of Oxford's urban fabric to peer college towns in Ohio as well as other larger cities nationwide. At the conclusion of staff's presentation, Commission members' opinions on how to regulate and review residential development on alley sites were mixed. In response, staff suggested implementing a Site Plan Review process specific to alley sites to facilitate the Planning Commission being able to exercise a limited degree of discretion when it comes to how properties are developed, such that individual projects could be studied on a case-by-case basis and enable more context-sensitive results. The Commission favored this type of approach more than equipping staff with an extensive set of prescriptive standards to be applied administratively. Following the September Work Session, staff drafted a text amendment package and initiated an application to appear before the Planning Commission at its meeting on December 10, 2024.

Planning Commission Input & Recommendation:

The Planning Commission contributed valuable feedback over the course of two regular meetings on December 10 and January 14, leading to an end product which staff believes is far superior to the version initially proposed by staff. Key contributions and inspirations included the following:

- Flexibility in review criteria to accommodate minor subdivisions along alleys where zoning frontage standards permit (i.e., in the UP Uptown zoning district)
- Redirecting appeal authority from the Board of Zoning Appeals to the Planning Commission
- Permit a chance for administrative approval of any Site Plan Review by the Zoning Administrator and Planning Commission Chair, before being referred to the full Commission for a hearing
- Eliminate minimum parking requirements, and instead impose a maximum off-street parking standard of no more than four (4) spaces unless granted by way of a waiver request
- Clarification on how change and extension requests for Site Plan Reviews will be handled

City Law Director Christopher Conard also shared some recommended changes to the language at the January 14 meeting, and the Commission incorporated such changes into its motion to approve. The Commission voted 7-0-0 to recommend approval of the currently drafted text amendment package.

ORDINANCE NO.

AN ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE CHAPTER 1141 ENTITLED ACCESSORY, TEMPORARY, SUPPLEMENTAL AND ENVIRONMENTAL REGULATIONS AND ADOPTING NEW OXFORD CODIFIED ORDINANCE CHAPTER 1141 ENTITLED ACCESSORY, TEMPORARY, SUPPLEMENTAL AND ENVIRONMENTAL REGULATIONS FOR THE PURPOSE OF INCORPORATING A SITE PLAN REVIEW PROCESS FOR SITES SITUATED EXCLUSIVELY ALONG ONE OR MORE PUBLIC ALLEYS.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact planning and zoning laws that are for the health, safety, welfare, comfort, and peace of the citizens of the municipality; and

WHEREAS, Ohio Revised Code Section 713.09 enables a municipal legislative authority, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, to regulate the bulk and location of buildings and other structures including percentage of lot occupancy, set back building lines, and area of yards, courts, and other open spaces; and

WHEREAS, the City of Oxford Planning and Zoning Code (constituting Part Eleven of the Codified Ordinances) currently permits development of single-family dwellings on nonconforming alley lots which are at least 3,000 square feet in size and also possessing at least 33 feet in overall lot width, provided there is conformance with height, lot coverage, vehicular access and yard or setback requirements per the underlying zoning district; and

WHEREAS, the City of Oxford Planning and Zoning Code was amended in September 2017, by Ord No. 3430, to exempt development on alley lots from the requirement that any principal public entrance be *upon a street* bordering such lot [emphasis added]; and

WHEREAS, the change to the Zoning Code in 2017 has provoked the development of several detached dwelling units on sites fronting exclusively on public alleys, which in contrast to standard developments fronting upon public or private streets, have shown to pose unique challenges in terms of obstructions to emergency access, public infrastructure improvements; proper drainage; and appropriate off-street parking arrangements; and

WHEREAS, the Oxford Tomorrow Comprehensive Plan lays out a number of objectives to promote quality development, enhanced character, and service excellence; and

WHEREAS, the procurement of alley sites throughout the Oxford Mile Square for additional residential development is ongoing and will likely continue in an undesirable and unsustainable fashion if a permanent legislative fix is not instituted; and

WHEREAS, Council finds in accordance with Section 1135.02 of the Codified Ordinances of the City of Oxford, the City of Oxford Planning Commission held a public hearing on December 10, 2024, and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Chapter 1141 entitled Accessory, Temporary, Supplemental and Environmental Regulations, and adopting new Oxford Codified Ordinance Chapter 1141 entitled Accessory, Temporary, Supplemental and Environmental Regulations consistent with the textual edits outlined in the attached Exhibit A.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby repeals Chapter 1141 entitled Accessory, Temporary, Supplemental and Environmental Regulations and adopts new Chapter 1141 entitled Accessory, Temporary, Supplemental and Environmental Regulations consistent with the textual edits outlined in the attached Exhibit A.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: DAVID PRYTHERCH
PREPARED BY: PLANNING STAFF
CHECKED BY: LAW

Chapter 1141 – Accessory, Temporary, Supplemental and Environmental Regulations

1141.01 – Accessory regulations.

This section shall apply to accessory uses and structures in all zoning districts, unless otherwise provided for in the development requirements of the district in which the property is located or the respective planned development text.

(a) Permitted Accessory Uses and Structures in Residential Districts.

The following provisions pertain to accessory uses and structures when located in Residential Districts. Unless otherwise stated in this Section or exempted below, detached accessory buildings and uses shall be located in the rear yard.

(1) Accessory Buildings

- A. No accessory building shall be used as a dwelling unit, sleeping quarters, or business, except as may be allowed in the R-3MS District.
- B. There shall be no more than two detached accessory buildings on a lot in a Residential Zoning District. Only one of these accessory buildings can be a garage.
- C. The total square foot area of all accessory building on a lot shall not exceed 1,000 or 50% of the footprint of the principal structure whichever is smaller.
- D. A detached accessory building shall be at least ten feet from any dwelling or other accessory building or structure situated on the same lot or abutting.
- E. A detached accessory building shall not exceed 20 feet in height or the height of the principal structure whichever is less.
- F. All parts of a detached accessory building shall be at least three feet from all lot lines.
- G. Accessory buildings are not permitted in front of the principal structure or within a front yard.
- H. On a corner lot all accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

(2) Swimming pools, hot tubs, and Private Residential Recreational Facilities.

A. Swimming Pools & Hot Tubs.

- 1. The pool and hot tub is to be used only by the occupants and guests of the principal use on the property.
- 2. The pool, including any ancillary sidewalk or decking surrounding said pool, shall be no closer to the side lot line than the side yard requirement for the district in which it is located; and may encroach into the rear yard setback but in no instance shall be closer than ten feet to the rear property line.
- 3. A swimming pool located closer than 50 feet to a property line shall be screened by an obscuring fence, wall, hedge, or building not less than six feet in height and maintained in good condition.

4. A pool is exempt from the lot coverage regulations, except that an above ground pool shall not exceed 50% of the rear yard area.
5. No private swimming pools, including inflatable pools, shall be located in the front yard.
6. A hot tub shall not be located in a front yard and shall set back from the side and rear property lines in accordance with the district requirements.

B. Private Residential Recreational Facilities. (i.e. tennis courts, baseball field, skate ramps, basketball court)

1. May only be used by the occupants and guests of the principal use on the property.
2. May be located only in the rear yard.
3. A fence is permitted in accordance to Sub-section (c)(4) below, except the fence shall be located no closer than five feet of any property line.
4. Such courts may be fenced with a chain link fence located around the perimeter of the court, except as regulated in the Mile Square, and any fence over six feet in height shall be planted with large shrubs in sufficient quantities to screen and filter the view.
5. A fence or wall shall not exceed eight feet in height.
6. No special lighting shall be erected for the recreational facility other than standard lighting typical for residential use.
7. A portable basketball hoop may be located off of a driveway in the front yard, but such hoops shall not be positioned in such a way that participants are playing in the public street.

(3) Porches, Stoops and Decks

- A. All porches, stoops and decks, inclusive of those attached to the principal structure or detached, shall meet the setback requirements for the district in which it is located except when affiliated with a pool as regulated in Section 1141.01(a)(2) above.
- B. Properties in the Mile Square are subject to the Mile Square Design Guidelines.

(4) Exemptions.

- A. The following items are permitted in the side or rear yards, and do not require a permit:
 1. Swings or play sets.
 2. Sandboxes.
 3. Gardens with garden type fencing.
 4. Clotheslines.
 5. Inflatable pools of less than 2 feet in depth.
 6. Trellises.
 7. Outdoor fire pits or chimneys.

8. Wood piles.

B. The following items are permitted in any yard, and do not require a permit:

1. Birdbaths or Fountains.

2. Flagpoles.

3. Statues.

(b) Accessory Use Provisions in Business and Industrial Districts.

Permitted accessory uses in a Business or Industrial District include any use which is customarily found in conjunction with and required for the utilization and economic viability of the principal use, which meets the definition of accessory use as stated in this Ordinance, and which complies with the applicable standards of the district in which it is located.

(1) Accessory Buildings.

A. The total square foot area of all accessory buildings on a lot shall not exceed 1,000 or 10% of the footprint of the principal structure whichever is greater.

B. A detached accessory building shall be at least ten feet from any other building or structure situated on the same lot or abutting.

C. A detached accessory building shall not exceed the height of the principal structure.

D. All parts of a detached accessory building shall be at least 10 feet from all lot lines.

E. Accessory buildings are not permitted in front of the principal structure or within a front yard.

F. On a corner lot all accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

(2) Outdoor Vending Machines, Facilities for Recycled Goods or Materials, Display and Storage Areas, etc.

A. As used in this subsection, the term "vending facilities" includes:

1. Self-service mechanical dispensers such as but not limited to soft drink machines, candy machines, news racks, movie kiosks, mechanical rides; and

2. Freestanding container racks from which customers pick up merchandise to be purchased inside the buildings such as, but not limited to ice coolers/freezers, propane tanks, mulch, and;

3. Dumpster styled containers for recycling materials or clothing donations; but

4. Excludes motor fuel pumps.

B. These facilities may be permitted in all business and industrial districts.

C. Such facilities shall not occupy the following unless designated on a site development plan.

1. Private sidewalks that impede pedestrian traffic.

2. The public right-of-way,

3. Within an interior drive or drive isles,
4. Landscape areas or required parking areas,
5. Any area that will interfere with required driveway sight distance,
6. The front yard setback or side yard setback adjacent to the public right-of-way, except when located against the building.

(c) Accessory Use Provisions for All Zoning Districts.

- (1) Handicap Ramps As regulated in the City of Oxford Buildings Codes.
- (2) Accessory building or use shall be erected on the same lot on which a principal structure already exists.
- (3) An accessory building or use which is attached to the main building shall comply with all the requirements of the zoning district regulations that are applicable to the principal building.
- (4) Fences, walls and hedges.

The intent of these provisions is to outline the regulations for accessory fences, walls and hedges. Such structures and plantings shall generally improve the aesthetic appearance of a site. Where buffer yard or other screening requirements pursuant to the provisions of this Ordinance differ from the provisions of this section, the more stringent requirements shall apply.

A. Residential fences, walls, and hedges:

1. May not exceed four feet in height in front yards.
2. Cannot exceed eight feet in height in side and rear yards.
3. Shall not obstruct visibility at intersections per Section 1141.03(e).
4. Shall be located at least two (2) feet from the property side of any sidewalk present and shall not be located in the public right-of-way.

B. Non-residential fences, walls, and hedges:

1. May not exceed six feet in height in the front yards or four feet in height in the Uptown "UP" Zoning District.
2. May not exceed twelve feet in height in side and rear yards.
3. Shall not obstruct visibility at intersections per Section 1141.03(e).
4. Must be located at least two (2) feet from the property side of any sidewalk present, except in the Uptown (UP) district.
5. Shall not be located in the public right-of-way.
6. If fencing or a gate blocks the access drive to the property, there shall be a sufficient queuing space provided.

C. Barbed wire and electrified fences are not permitted.

(5) Home Occupations.

A home occupation does not require a zoning permit. If the Zoning Administrator determines that a business is operating in a residential or commercial district and that it does not meet the

regulations of this section, the property owner of the property on which the business is operating shall be guilty of a violation of the Zoning Code. A home occupation shall:

- A. Have person(s) residing in the premises engaged in the business activity.
- B. Be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure.
- C. Occupy a maximum of 25 percent of the floor area of the residence and/or enclosed accessory structure, including all operations and storage.
 - 1. Attached garages as well as unfinished basements or attic areas shall not be counted towards the total floor area of the dwelling unit. In situations where there are two or more dwelling units attached, the calculation of the total floor area shall be limited to the area of the dwelling unit in which the operation will be located.
 - 2. Such accessory structure shall not be utilized for a home occupation if it is the required parking space for the principal use.
- D. Home Occupations located in the R1A, R1B, RO and GB zoning districts are permitted to have two (2) non-resident employees, however no more than one non-resident employee is permitted on the premises at one time. One (1) non-resident employee is permitted in the R1MS, R2A, R2MS, R3, R4 and R3MS zoning districts.
- E. Any nonconforming residential use in the GB zoning district that exceeds the requirements herein for a home occupation shall lose its nonconforming status.
- F. Not change the outside appearance.
- G. Have no deliveries or clients before 9 a.m. or after 9 p.m.
- H. Have fewer than 10 business visitors per week.
- I. Have no more than 1 business visitor at a time.
- J. Have only 1 non-illuminated sign a maximum of two square feet, mounted flat against the wall of the principal building.
- K. Not generate a greater volume of traffic or parking need than would normally be expected in a residential neighborhood.
- L. Not generate noise, vibration, fumes, odors, electrical interference, or other offensive effects and noxious omissions generated by the home occupation detectable outside of the dwelling unit (or off of the lot at single-family residences).
- M. Prohibited Home Occupations.
 - 1. Homes that serve as a gathering point for employees engaged in the business operation that takes place off the premises. This may include, but it is not limited to, landscape and/or lawn care business offices, construction offices, or a trucking business where drivers or employees gather at the home before being dispatched from the home for the purposes of the home occupation.
 - 2. Operations that require fire safety inspections.
 - 3. Operations involving biohazard materials or hazardous waste that poses substantial or potential threats to public health or the environment.

4. Operations that require the use of mechanical ventilation systems to exhaust the by-products of the home occupation; or
5. Operations that involve the use of controlled substances.
6. Any operation that is listed as a Conditional Use in Chapter 1147 of this Zoning Code.

(6) Transient Guest Lodging

- A. Transient Guest Lodging is allowed as an accessory use only in Single-, Two- and Three-Family Dwellings, including any that are condominiums. Transient Guest Lodging is prohibited for all other principal uses and building types, including Multi-Family Dwelling structures with four (4) units or more.
- B. The principal use to which the Transient Guest Lodging is associated must be one that is permitted by the underlying zoning district.
- C. For Two- and Three-Family Dwellings, only one (1) unit at a time within a building may be used for Transient Guest Lodging.
- D. There shall be no more than (1) Transient Guest Lodging Booking per dwelling unit at a time.
- E. Transient Guest Lodging is permitted by-right when the number of cumulative days booked per year does not exceed ninety (90) for the entire structure. A Conditional Use Permit is required in order to be allowed more than ninety (90) days.
- F. A Transient Guest Lodging use that cannot meet the standards provided above may seek approval of a Conditional Use Permit as a Bed & Breakfast in accordance with Chapter 1147.
- G. All dwellings being utilized for Transient Guest Lodging shall be registered with the City pursuant to Chapter 743 of the Oxford Codified Ordinances.

(Ord. 3429. Passed 9-19-17. Subsection (6) added by Ord. 3582, passed 9-15-20. Subsections (a)(3) & (c)(4) amended by Ord. 3610, passed 1-19-21.

1141.02 – Temporary regulations.

(a) Purpose.

Temporary uses shall be permitted in applicable zone districts by the grant of a Zoning Permit issued by the Zoning Administrator in accordance with the requirements of this section. Failure to obtain a zoning permit shall be a violation of this Ordinance.

(b) General Provisions.

- (1) The duration of the temporary period is stated hereinafter, provided, however, renewal of such permit may be requested.
- (2) Temporary uses shall be subject to all site development regulations of the applicable zoning district.
- (3) No required off-street parking space(s) shall be occupied by the temporary use.

(c) Permitted Temporary Uses.

Permits shall be required, unless otherwise exempted, for the following temporary uses, provided that they meet these requirements:

(1) Construction Facilities.

- A. Construction trailer, shed or staging yard area incidental to a construction project.
- B. The trailer, shed or staging yard area shall be located on the lot on which construction takes place unless otherwise approved by the City Manager.
- C. The trailer, shed or staging yard shall not be located within twenty-five (25) feet of any abutting residential or non-residential structure and shall meet the setbacks of the district in which it is located.
- D. A trailer shall be limited to one (1) in a residential district and two (2) in a non-residential district and only be used for a field office and for the temporary storage of building materials and equipment necessary for the construction site.
- E. A maximum of an eight foot high temporary fence is permitted around the boundaries of the construction site.
- F. Such fencing, trailer, shed or staging yard shall be removed within thirty (30) days once that construction ceases.
- G. On-site sanitary facility shall not be located within ten (10) feet of any property line or right-of-way line.

(2) Temporary Shelter.

- A. When fire or natural disaster has rendered a single-family residence unfit for human habitation, the temporary use of a mobile home located on the single-family lot during rehabilitation of the original residence or construction of a new residence is permitted.
- B. Such temporary housing shall only be approved as part of the permit application for reconstruction and shown on a sketch plan.
- C. Required water and sanitary facilities must be provided.
- D. Maximum length of permit shall be six months, but the zoning office may extend the permit for periods not to exceed 60 days in the event of circumstances beyond the control of the owner. Application for extension shall be made at least 15 days prior to the expiration of the original permit.
- E. The mobile home shall be removed from the property upon issuance of any occupancy permit for the new or rehabilitated residence even if the temporary use permit is still valid.

(3) Real Estate Sales Offices and/or Model Home Offices.

- A. A Final plat for such development has been approved by Council.
- B. Any such unit shall conform to all requirements for residential uses for the district in which it is located.
- C. Infrastructure improvements to the lot for which a permit is being requested must be completed to the Engineering Divisions satisfaction for utilities and road access.
- D. Offices shall be removed within one year of the completion of the most recent phase of the subdivision.

(4) Place of Worship or School Festivals.

- A. All temporary stands, tents or rides shall not be located within twenty-five (25) feet of any property line.
- B. Maximum length of permit shall be three days.
- C. Set-up for such festival shall not start more than 72 hours prior to the event and shall be completely removed within 48 hours after the event.

(5) Carnivals or Circuses.

- A. Permitted in the General Business or Light Industrial zoning district and any property owned by the City of Oxford, Talawanda School District, or Miami University.
- B. No structure or equipment shall be within 250 feet of any residential property line.
- C. Maximum length of permit shall be seven days.
- D. Site plan, parking plan and any other health, fire, state or federal approvals required at time of request.
- E. The person responsible for the operation of any such carnival or circus shall provide the City Manager in advance of the event date(s), any contact information in the event of an emergency and requests for any other special arrangements (i.e. road closures, police assistance or emergency personnel)
- F. Upon completion of the temporary use, the site shall be cleaned, all evidence of the use(s) removed, and left in a condition that minimizes adverse impacts to the site itself and to surrounding properties.

(6) Auctions. (No permit required)

- A. Auctions for the sale of personal property or land may be conducted at any individual location no more than once per year.
- B. Every precaution shall be taken to control parking and keep attendees on the property being auctioned.
- C. Such auction held in a non-residential district must be related to the business conducted on the property or the contents of the premises.
- D. An auction house as the principle use is exempt from these requirements, but subject to the requirements of the district in which it is located.

(7) Garage Sales. (No permit required)

- A. Garage sales are permitted in residential districts in order to allow residents to sell excess personal property.
- B. Each garage sale shall not exceed four days.
- C. Only two garage sales shall be permitted per calendar year at any individual location.
- D. No person conducting a garage sale under the provisions of this Article shall sell or offer for sale any food or beverage for consumption on the premises. Food or beverage may be provided for such consumption at no cost to the consumer, but only if a permit is obtained in advance from the Health Department.
- E. No fee or other charge shall be imposed upon members of the public attending any such sale.

- F. One non-illuminated sign not exceeding four square feet in size, no more than three feet in height above grade may be displayed on the property where the sale is being held.
 - G. Special lighting and noise making devices or other similar advertising displays or notices shall not be used to call attention to the garage sale.
- (8) Temporary Fences.
- A. Temporary fences are permitted in the side or rear yard, not to exceed 4 feet in height, for the purpose of a garden or animal containment only.
 - B. No permit shall be required.
- (9) Christmas Tree sales.
- A. Permitted in any Non-Residential district.
 - B. Maximum length of permit for display and open lots sales shall be 45 days.
- (10) Tents (Residential).
- A. Tents for graduations, weddings or other similar events are permitted for a period not to exceed three (3) days and no more than two (2) times a year.
 - B. No permit is required except for tents over 200 square feet.
 - C. Such tent shall be placed in such location that will not interfere with access drives into or within the property, or will reduce required parking spaces.
- (11) Tents Sales (Non-Residential).
- A. Tent Sales are only permitted in relation to the business conducted on the property.
 - B. Tents and all display items shall maintain a 30-foot setback from all adjacent thoroughfare rights-of-ways.
 - C. Such activities shall be placed in such location that will not interfere with access drives into or within the site, or reduce required parking spaces.
 - D. Tents are permitted for a maximum 30-day period per calendar year. No permits are required except as required by the Ohio Basic Building Code.
- (12) Farmers Markets (No permit required)
- A. Seasonal merchandise, such as, but not limited to, plants, garden supplies, produce, pumpkins, fruit, vegetables, honey, maple syrup, may be sold outdoors within the General Business, and Light Industrial District.
 - B. Such activities shall be placed in such location that will not interfere with access drives into or within the site, nor will reduce space for required off-street parking facilities.
 - C. Such facilities and all display items shall maintain five (5') foot setback from the sidewalk or ten (10') foot setback from the back of curb, whichever is greater, so as not to impede traffic or affect sight visibility in and out of a parking area.
 - D. Typically held between March and October with the exception of Christmas tree sales.
 - E. One (1), 6 sq. ft. sign per vendor may be displayed at their respective stand.
 - F. One (1) ten foot by ten foot (10' x 10') tent or awning is permitted per vendor.

- G. All tables, chairs and merchandise shall be loadable into a standard vehicle and shall be removed by dusk.
- H. The following are exempted from these regulations:
 - 1. The Uptown Farmer's Market authorized by City Council.
 - 2. Any Farmer's Market authorized by Talawanda School Board on school property.
 - 3. Any Farmer's Market on University property, authorized by the University.

(13) Temporary Sales, Roadside Stands or Transient Vendors.

- A. Temporary or seasonal commercial activities, such as book sales/purchases, mattress sales, jewelry sales, art sales, craft, rug or food sales may be conducted outdoors only on private property in the General Business and Light Industrial Zoning Districts. Commercial activities in right of ways are prohibited in accordance with Section 735.01.
- B. Such activities shall be placed in such location that will not interfere with access drives into or within the site, nor will reduce space for required off-street parking facilities.
- C. Such facilities and all display items shall maintain the underlying zoning districts front yard setback from all adjacent thoroughfare rights-of-ways so as not to impede traffic or affect sight visibility in and out of a parking area.
- D. A maximum of one (1) twenty foot by twenty (20' x 20') tent or awning is permitted per vendor.
- E. All tables, chairs and merchandise shall be secured within the tent upon the close of the operation hours.
- F. Merchandise is prohibited from being sold directly out of a semi-trailer, box truck, moving van or other vehicle.
- G. One (1) sign per vendor, not to exceed 30 sq. ft., may be displayed at their respective stand and are subject to the Temporary Sign Regulations in Section 1151.06 and the Vehicle Management Section 1149.05(c)(3).
- H. Permits will be issued for a maximum of 14-days per vendor and per property, per calendar year.
 - 1. Proof of approval from the land owner must accompany the application.
 - 2. Proof of current vendors license in accordance with Chapter 705 of the Oxford Codified Ordinance.

(14) Vendors & Mobile Food Carts.

- A. Vendors & Mobile Food Carts are specifically prohibited in any Residential district and the Uptown District unless approved by permit from the Office of the City Manager as part of a Charitable or Community event as defined in Section 735.01.
- B. Zoning Districts categorized as Residential are listed in Section 1133.
- C. Vendors & Mobile Food Carts are also subject to Sections 337.01, 351.17, Chapters 729 and 735 of the City of Oxford Codified Ordinances.

(15) Portable Storage Containers.

Containers designed for the temporary storage of property that can be moved by truck or trailer (including intermodal storage units).

- A. No zoning certificate is required if portable storage containers are to be placed on the premise no more than seven (7) days. The Zoning Administrator may permit any portable storage container to be placed on a property for up to thirty (30) days, provided the property owner has an active building permit or has demonstrated the need. An additional fourteen (14) day extension may be granted provided the property owner demonstrates extenuating circumstances.
- B. Any portable storage container must be located on a driveway or other hard surfaced area. Portable storage containers shall be a minimum of eight (8) feet from the back of the curb and shall not extend onto the sidewalk.
- C. Calamity Exception. If the portable storage container is being used to store personal property as a result of a major calamity (e.g. fire, flood or other event where there is significant property damage), the City Manager may extend the time period allowed in subsection A. above.

(Ord. 3204. Passed 3-19-13.)

1141.03 – Supplemental regulations.

In addition to all regulations specified for the Zoning Districts and in other sections of this Ordinance, the provisions of this Section inclusive shall be used for interpretation and clarification.

(a) Restriction on Principal Buildings.

In a Residential district, there shall be no more than one principal building or use on one lot, except through the Planned Development process. In order for a residential structure to be considered one principal building, each dwelling unit within the structure must have space fully enclosed from the weather (and which is customarily heated and cooled) sharing a common wall at least eight (8) feet in length with fully enclosed space of at least one other dwelling unit within the same structure. In Commercial or Industrial districts, more than one principal building is permitted provided all other site development regulations of the district are satisfied.

- (b) Every building hereafter erected, converted, enlarged, reconstructed or structurally altered shall be located on a lot of record, and shall have its principal entrance upon a street bordering such lot. ~~For the purpose of this provision an alley is not considered as a street, except for the lots that are considered alley lots with only alley access that may have its principal public entrance on either alley.~~

(c) Setback and Yard Requirements.

(1) Corner Lots.

- A. On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located. (See the definition of Yard- front.)
- B. On a corner lot, accessory buildings and uses may be located in the side yard with the most distance to the neighboring property or the side yard located at the rear of the house as illustrated in Figure 1. (Corner Lots)

(2) Double Frontage/ Through Lots.

- A. Buildings on lots having frontage on two streets (double frontage lots) need not have a rear yard setback; however, the required front yard shall be provided on both streets as illustrated in Figure 2.

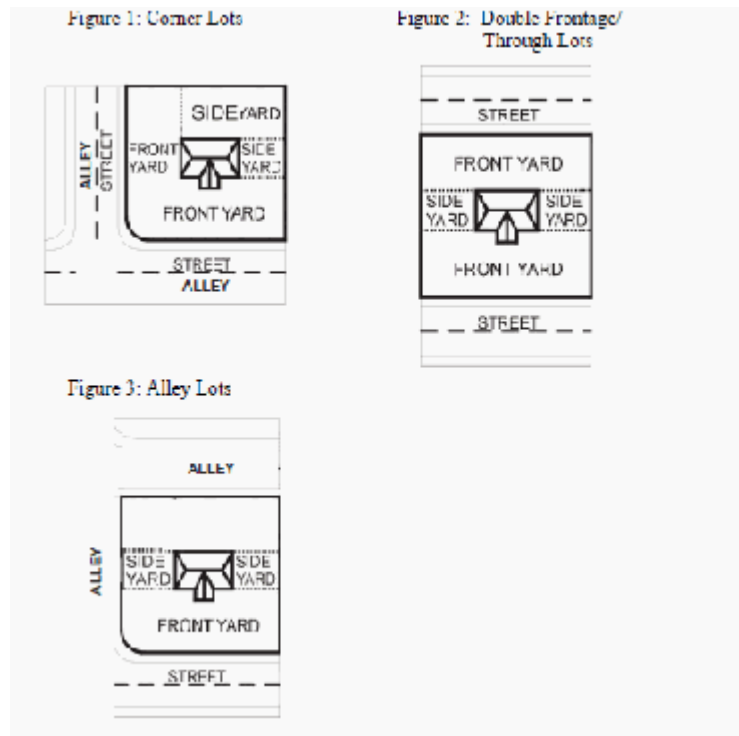
- B. On a double frontage lot, accessory buildings may be located in the front yard located to the rear of the house as illustrated in Figure 2.

(3) Front Yards.

- A. The width of a lot is measured at the setback line established under the zoning district or on a plat of record on file with the Butler County Recorder.
- B. An average front yard setback may be established when more than 50% of the lots have been developed within that block face. The average front yard setback required shall, in no circumstances, be less than 16.5 feet.
- C. Lots having frontage along a public street and one alley along the side of the property shall provide a side yard setback along the alley as illustrated in Figure 3.
- D. Lots having frontage along a public street and one alley at the rear of the property shall provide a rear yard setback along the alley as illustrated in Figure 3.
- E. Lots having frontage along a public street and two alleys' shall provide a side and rear yard setback along the alleys' as illustrated in Figure 3.
- F. The front yard setback shall be taken from the right-of-way line; for purposes of applying this provision, any area vacated by Ordinance No. 103 measuring 16.5 feet in width shall not be counted toward the right-of-way from which the measurement is taken.
- G. In any instance where the property line is in the center of the street and is not the same as the right-of-way line, the setback shall be taken from the right-of-way.

(4) Rear Yards.

- A. Rear yard depths may be varied where the rear wall of a building is not parallel with the rear lot line or is broken or otherwise irregular. In such cases, the average depth of the rear yard shall not be less than the required minimum or narrower than 20 feet.



(5) Mixed Use Buildings.

Where dwelling units are erected above commercial structures in commercial districts, no side yards are required, except such side yard as may be required in the district regulations for a commercial or industrial building on the side of a lot adjoining a residential district.

(6) Projections into Required Yards.

- A. Every part of a required yard shall be open to the sky except for accessory buildings and ordinary projections of sills, belt courses, cornices, canopies, eaves, and architectural or ornamental features which may project a distance not to exceed two feet, six inches. (1.5' above)
- B. An open air ramp and necessary landing may project a distance not to exceed six feet.
- C. Bay windows, balconies, or chimneys may project into a yard a distance not to exceed three feet; provided however, that the aggregate width of such projection shall not exceed one-third of the length of the wall upon which they are located.
- D. A porte-cochere may project into a required side yard provided every part of such porte-cochere is unenclosed and shall not be less than five feet from the side lot line. No porte-cochere roof top may be utilized as a deck or outdoor living space unless it satisfies the setback requirements of the district in which it is located.
- E. Stoops or steps to a building entrance, covered or uncovered, may project a distance not to exceed four feet.
- F. A patio less than one (1) foot above grade may encroach into side and rear yards, so long as it is at least five (5) feet from the side lot line and at least fifteen (15) feet from the rear lot line.

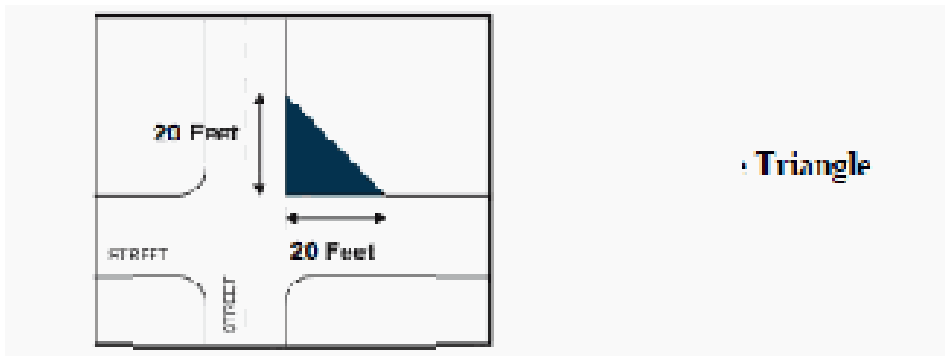


(d) Projection into Right-of-Way in the UP Uptown District.

No part of a building shall project into the public right-of-way unless specifically allowed by the Oxford Codified Ordinance Chapter 1301, Building Code; or by Chapter 1151, Signs.

(e) Visibility at Intersections.

On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and a half and ten feet above the centerline grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots a line joining points along such street lines 20 feet from the point of intersection.



(f) Use of the Vacated Right of Way.

On any lot, having a portion of its land area, vacated by Ordinance No. 103, the use of that vacated portion shall be restricted to lawn, landscaping, sidewalks and authorized egress and ingress driveways, except that in the Uptown District such land vacated by Ordinance No. 103 may be used for municipally-owned parking or municipally-regulated parking and outdoor patio areas as regulated in Section 1143.10 Uptown District Regulations.

(g) Exceptions to Height Regulations.

- (1) The height limitations contained in Chapter 1143 District Requirements do not apply to any agricultural farm structure provided they are located 50 feet or more from a lot line of residentially zoned property.
- (2) Church spires, belfries, cupolas, water tanks, ventilators, chimneys, air conditioning units, elevator bulkheads or other necessary mechanical equipment appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of an aircraft at an established airport. Such appurtenances shall be positioned, to the extent possible, to minimize the visibility from street level.
- (3) Such height regulations shall not apply to fire towers, cooling towers, gasholders or other structures where the manufacturing process requires a greater height. All such structures shall not occupy more than 25 percent of the area of the lot and shall be at least 25 feet in all parts from every lot line.
- (4) The height of cell towers and other wireless telecommunication towers are subject to the use-specific regulations of this Ordinance.

(h) Residential Building Additions.

No addition to an existing residential building that results in or enables a new dwelling unit shall be approved, unless it is permitted by the underlying zoning district. Additions shall also be subject to the following requirements:

- (1) Any addition that results in one or more new dwelling units shall:
 - A. Be constructed of material that is similar in type and proportions to the original building (e.g. if the original building's exterior consists predominately of brick material, the addition must also be constructed of brick material in a similar manner); and
 - B. Be designed in the same architectural style and character as the original building including maintaining or extending any architectural features on the existing building; and
 - C. Comply with the principal building provisions of Section 1141.03(a).

- (2) Any addition which serves as an expansion to an existing use and does not change the number of dwelling units shall:
- A. Be constructed of similar material, in similar proportions, to the façade that is being extended or altered, unless located in the rear yard and not visible from any public right-of-way.

(i) ADA Compliance Standards.

Any additions to a nonconforming structure or use for ADA compliance (i.e. elevator, ramp) that does not expand the use shall be permitted, provided the setbacks for the district in which it is located are satisfied.

(j) Alley Development.

(1) Purpose.

The standards of this section are hereby adopted in the interest of promoting the public health, safety, convenience, comfort, prosperity, and general welfare of the residents of Oxford. Developments occurring in settings where conventional street frontage is absent, thereby limiting access to the use of one or more public alleys, have shown to pose unique challenges. Challenges can include obstructions to emergency access, lack of public infrastructure improvements, and improper drainage, among others. Additionally, the neighborhood pattern and character embedded deep within residential blocks is deserving of specially tailored site regulations to achieve a character and function found desirable by the community. These regulations are hereby adopted in an effort to better protect and promote the public health, safety and welfare in a manner which does not compromise vested rights to private property usage.

(2) Applicability & Use Allowance.

- A. As used in this section, alley development shall be defined as any construction, addition or alteration taking place on a lot/parcel having frontage exclusively on one or more public alleys. "Alley" shall have the same meaning as is defined in Section 1159.
- B. The right to alley development shall apply only to those lots/parcels existing prior to the effective date of this Ordinance which possessed at least 3,000 square feet of lot area and at least 33 feet of lot width. In all other circumstances, alley development shall be prohibited.
- C. For those lots qualifying for alley development under subsection B. above, minimum frontage requirements which are normally applicable per the underlying zoning district shall not apply.
- D. Provided the lot/parcel qualifies under subsection B. above, the maximum use allowance shall be for a single-family dwelling. No greater use allowance shall be permitted.
- E. In any case where the regulations set forth in this section may conflict or be inconsistent with other regulations expressed elsewhere in this Code, the regulations set forth in this section shall prevail. Except as may be expressly provided elsewhere in this section, all other regulations including those specific to zoning district, land use, site development, etc. shall continue to be enforced as normally applicable.
- F. Notwithstanding subsections B. through E. above, all properties located within the Uptown UP zoning district shall be exempt from the provisions of this section. Properties located within a designated historic district shall continue to be subject to the rules and regulations of Chapter 1152, Historic and Architectural Preservation.

(3) Interpretation.

- A. Minimum yard depths (i.e., setbacks) for alley development shall be measured utilizing the same interpretations and definitions as are normally applicable to standard lots fronting on one or more streets, except that in the case of alley development any alley shall be construed the same as a street.

(4) Site Plan Review.

A. Applicability.

Any single-family dwelling proposed for construction under the provisions of this section shall require review and approval of a site plan.

B. Procedures and Authority.

1. The Zoning Administrator and Chair of the Planning Commission may, acting for the Planning Commission, mutually approve the proposed site plan if found to be in compliance with applicable standards and in substantial conformance to the Review Criteria as set forth in subsection C. below.
2. If, in the opinion of the Zoning Administrator or the Chair of the Planning Commission, the proposed site plan: (1) does not substantially conform to one or more Review Criteria set forth in subsection C.; or (2) requires waivers or exceptions to code requirements pursuant to subsection D.; or (3) deserves public attention due to a special or unique aspect or an otherwise unexpected or undesirable outcome; the request shall be referred to the Planning Commission for a decision at the next available regular meeting and advertised as a public hearing. A quorum of at least four (4) members is required in order for a submitted site plan to be considered. Following a public hearing, a majority vote of the members present is required in order to approve or deny a site plan.
3. Any denial of a proposed site plan for a single-family dwelling in an alley environment must be supported by a preponderance of substantial, reliable and probative evidence on the record. The record shall be clear in establishing facts and findings which support the decision rendered.
4. No site plan may be denied solely on the basis of prohibiting additional residential land use or density. Any single-family dwelling pursued by an owner/applicant under the applicability provisions of subsection (2) above is considered a permitted use; therefore, the aspect of land use allowance is not subject to discretion.
5. To maintain validity, any approved site plan must be acted upon through the submission of a complete building permit application within two (2) years of the approval date. Once a two (2) year period has passed, the prior approved site plan is deemed expired, and reapplication is required. Should a building permit application be submitted prior to the two (2) year deadline; and thereafter an issued permit expires, or any one reviewing department's permit approval expires prior to issuance; so too shall the approved site plan be considered expired at that point.
6. The denial of a site plan does not preclude the possibility for eventual approval. Any applicant may attempt Site Plan Review again through the submission of plans revised in accordance with feedback received from the Planning Commission and/or City staff.

B. Application Contents.

1. Narrative/Cover Letter Requirements.

- a. A description of the existing uses on the site.
- b. The zoning district in which the site is located.
- c. Separate, detailed statements that individually address each of the review criteria 1. through 10. as listed in subsection C. below.
- d. Such other information regarding the proposed development, site, or surrounding area as may be pertinent to the request, including any Code waivers being requested.

2. Site Plan Minimum Details.

- a. North arrow, scale and vicinity map
- b. All existing and proposed lot lines within the site
- c. Dimensions of all lots and the entire site and any adjacent rights-of-way, obtained from a licensed surveyor
- d. Location, height, and use of all proposed and existing structures
- e. Location and design of all proposed vehicle management areas
- f. Location, size, and type of all proposed signs
- g. Location, height and type of all proposed screening and landscaping
- h. The use of land and location of structures on adjacent property and across adjacent rights-of-way

3. Additional Information.

Building elevations shall also be provided. The Zoning Administrator and/or Planning Commission may request additional information pertaining to the proposed development, site, or surrounding area to inform the decision-making process.

C. Review Criteria.

The following criteria shall be used by the Planning Commission to evaluate and act upon site plans for single-family dwellings located exclusively along public alleys. The intent is to ensure that development respects the unique characteristics of alley-oriented properties and maintains the overall integrity of the neighborhood.

- 1. **Alley Access:** The site plan must demonstrate that the public alley provides safe and adequate access for vehicles and pedestrians. The design should ensure that alley access does not impede the flow of traffic or pose safety hazards.
- 2. **Parking and Driveways:** Adequate off-street parking must be provided, with driveway designs that minimize interference with alley circulation. Parking areas must be clearly marked and designed to prevent congestion and ensure smooth traffic flow.
- 3. **Building Placement:** Dwellings should be oriented to enhance the functionality of the alley while maintaining a cohesive streetscape with adjacent properties.

Setbacks from the alley should be consistent with neighboring structures to preserve the character of the area.

4. **Scale and Massing:** New buildings should be compatible in scale and massing with existing structures along the alley. The height, bulk, and architectural style should complement the surrounding environment.
5. **Sidewalks and Pathways:** The site plan must include safe and accessible pedestrian pathways that connect the dwelling to the public alley and any adjacent streets. Sidewalks should be well-lit and designed to accommodate foot traffic without obstructing vehicle access.
6. **Connectivity to Public Spaces:** Where feasible, provide connections to nearby parks, public spaces, or amenities to enhance the livability of the development.
7. **Utility Access:** The design must ensure that utilities such as water, sewer, and electricity are appropriately accommodated and accessible from the alley without disrupting its functionality.
8. **Drainage and Stormwater Management:** Proper drainage and stormwater management systems must be incorporated to lessen runoff and prevent flooding in the alley. Plans should include measures to manage water flow and mitigate potential impacts on neighboring properties.
9. **Landscaping:** The site plan should incorporate landscaping that enhances the visual appeal of the alley and complements the character of the neighborhood. Landscaping should include features such as trees, shrubs, and ground cover that do not obstruct sightlines or impede alley access.
10. **Architecture & Aesthetics:** The design of the dwelling should adhere to the Mile Square Design Guidelines as may be pertinent per the underlying zoning district. Designs should be compatible with the architectural style of existing homes within the vicinity and blend harmoniously with the surrounding context. New construction should enhance, rather than detract from, the aesthetic qualities of the area.

D. Waivers and Exceptions.

As part of any Site Plan Review procedure, the Planning Commission shall have the power to adjust, modify, or waive dimensional regulations of the Zoning Code beyond those specified in subsections (4) thru (6) herein, or to impose more strict regulations and any additional conditions, guarantees, and safeguards it deems necessary to satisfy the purposes of this section. Maximum building height cannot be waived/modified.

E. Changes to an approved Site Plan; Extensions

1. Except as provided elsewhere in this section, any change or deviation from an approved/valid site plan which is either: (1) revealed at the building permit stage; or (2) proposed later by the applicant; shall be disclosed by the Zoning Administrator to the Planning Commission Chair.
2. Should there be a desire to extend the validity of an approved site plan beyond the two (2) year expiration, such request must be made by the applicant prior to,

and within six (6) months of, the expiration date. Failing this timeframe, a brand new application must be submitted and adhere to the procedural provisions as dictated in subsection B. above. Any extension request shall be limited to no more than one (1) additional year at a time.

3. In such cases as described in subsections 1. and 2. above, the Zoning Administrator and Planning Commission Chair shall evaluate the magnitude and scope of any proposed change(s) in consideration of the previous site plan approval (inclusive of any conditions), currently applicable code requirements, and the standard Review Criteria set forth in subsection C.; following due consideration, the two shall choose to either mutually approve the extension and/or change(s), or refer the matter to the Planning Commission.
4. In cases where an extension and/or proposed changes to an approved site plan are referred to the Planning Commission, a new public hearing shall be advertised and held at a regular meeting. A quorum of at least four (4) members is required in order for a change and/or extension to be considered. Following a public hearing, a majority vote of the members present is required in order to approve or deny the request.
5. Any request for change(s) and/or an extension shall automatically extend the two (2) year expiration deadline by another year. There is no limit to the number of requests for changes or extensions that may be made.

F. Appeals

Any applicant dissatisfied with an administrative decision mutually rendered by the Zoning Administrator and Planning Commission Chair must request, within thirty (30) days, the matter be heard by the full Planning Commission; if such option is exercised, a new public hearing shall be advertised and held at a regular meeting, and the decision ultimately made by the Planning Commission shall supersede that of the original administrative decision. The appeal of any decision made by Planning Commission shall be to the Court of Common Pleas pursuant to ORC Chapter 2506.

(4) Site Development Regulations.

<u>Single Family Dwelling</u>	
<u>Yard Requirements</u>	
<u>Minimum Front Yard Setback</u>	<u>Use minimum side yard setback distance per underlying zoning district</u>
<u>Minimum Rear Yard Setback</u>	<u>10 feet</u>
<u>Minimum Side Yard Setback</u>	<u>Use minimum side yard setback distance per underlying zoning district</u>
<u>Structural Requirements</u>	
<u>Maximum Building Height</u>	<u>26 feet or 2 stories max</u>
<u>Lot Coverage</u>	

<u>Lot Total Maximum</u>	<u>80% of lot</u>
<u>Front Yard Maximum</u>	<u>None</u>

(5) Addressing & Principal Entrance Orientation.

Any applicant who wishes to apply for the construction of a new single-family dwelling unit shall have the following options with regard to addressing and principal entrance orientation:

A. Address/entrance oriented toward nearest street.

This option is viable in situations where the owner of the subject alley lot/parcel also owns another lot/parcel abutting both the subject property and public right-of-way associated with a nearby street.

1. A hard surface walkway at least four (4) feet in width shall be constructed for the purpose of linking the principal entrance of the new alley dwelling unit to public sidewalk along the street.
2. An additional hard surface walkway shall be provided to link the principal entrance to any off-street parking area serving the lot/parcel.
3. An access easement agreement must be recorded in order to guarantee the right of pedestrian access across the street-abutting lot/parcel, should ownership ever change hands.
4. The principal entrance to the new alley dwelling unit shall be visible/discernable from the street to the maximum extent practicable.

B. Address/entrance oriented toward alley.

This option may be selected in situations where the owner of the subject alley lot/parcel does not also own another lot/parcel abutting a nearby street, or where the option set forth in subsection A. is not desirable for the owner due to reasons such as lack of available side yard depth, existing topographic challenges or other obstructions, or the desire not to encumber a street-abutting parcel with an access easement.

1. The applicant shall make improvements to the alley right-of-way such that pedestrian accessibility is created between any nearby public street (sidewalk) and the new alley dwelling unit. This may include construction of an elevated/curbed walkway alongside the paved vehicular travel lane, or the improvement of the alley passageway to overtly indicate that the space is shared between vehicular, cyclist and pedestrian modes in a low-speed environment. The applicant shall adhere to specifications as required by the City Engineer.
2. A hard surface walkway at least four (4) feet in width shall be constructed to link the new public alley pedestrian improvements to the principal entrance of the new dwelling unit.

3. As necessary, additional hard surface walkway shall be provided to link the principal entrance to any off-street parking area serving the lot/parcel.
4. The City shall assess a fee to the applicant for the installation of wayfinding signage to help direct street users to the location of the new dwelling unit. Such signs may adhere to MUTCD standards and be either ground-mounted or attached to utility poles.

(6) Off-Street Parking.

- A. No new single-family dwelling constructed on an alley lot/parcel shall be required to provide off-street parking spaces. However, no more than four (4) off-street parking spaces shall be permitted to be installed on any alley site, unless a greater number is permitted by the Planning Commission.
- B. The restriction against no more than one (1) parking space within the front yard (as specified in Section 1149.06) shall not apply to alley development. More than one space is permissible in any front yard area as measured along any alley(s).

(7) Infrastructure Connections & Upgrades.

- A. The applicant is required to demonstrate compliance with all infrastructure-related specifications enforced by the City Service Department, including those specified in the Curb, Gutter, Sidewalk and Driveway Apron Specifications Manual, the Storm Water Management Design Manual, and the Water and Sanitary Sewer Specifications Manual.
- B. The City Engineer may require extra measures to ensure proper function and suitability of the alley environment for serving the subject dwelling unit(s), including but not limited to: (1) storm sewers; (2) catch basins; (3) sump drain line connections; (4) sanitary & water main extensions; (5) curbing; and (6) lighting.
- C. The City Engineer shall have explicit authority to override and request changes to aspects of any plan approved through the Site Plan Review process, provided the aspects are pertinent to infrastructure within, or in interaction with, the public right-of-way.

(Ord. 3430. Passed 9-19-17. Subsections (a), (c)(3), and (h) amended by Ord. 3610, passed 1-19-21.)

1141.04 – Environmental regulations.

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious, otherwise objectionable conditions that could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Ordinance may be undertaken and maintained if acceptable measures and safeguards are taken to reduce dangerous and objectionable conditions to acceptable limits as established by the following requirements.

(a) Air Pollution.

Air pollution shall be subject to the requirements and regulations established by the Ohio Environmental Protection Agency, the Regional Air Pollution Control Agency, and the United States Environmental Protection Agency.

(b) Erosion and Drainage.

- (1) No erosion by either wind or water shall be permitted that will have a noticeable adverse impact on neighboring properties.
- (2) The Oxford Engineering Division as part of the zoning permit review process shall review plans according to the City of Oxford Storm Water Management Design Manual.

(c) Fire and Explosion Hazard.

Adequate safety devices shall be provided at any point where there are activities involving burning or storage of flammable or explosive materials. Adequate safety devices against the hazards of fire and explosion and adequate fire fighting and fire suppression equipment and devices, standard in the industry, shall be provided. Otherwise, burning of waste materials in open fire is prohibited.

(d) Hazardous Materials and Electrical Disturbance.

No activities shall be permitted which utilize hazardous, fissionable or radioactive materials if their use results at any time in the release or emission of any such materials into the atmosphere, the ground, or sewerage systems, and no activities shall be permitted that emit electrical disturbance affecting the operation at any point of any equipment other than that of the creator of such disturbances.

(e) Noise.

No activity on private property shall emit noise in excess of sound levels that creates a nuisance to surrounding properties or in violation of the noise ordinances.

(f) Light and Glare from Exterior Lights.

- (1) The light source within a light fixture shall not be visible from a neighboring structure. Lights may be shielded or recessed and set on low poles to prevent light from shining onto neighboring properties and distracting drivers.
- (2) No light used for illuminating a parking area shall shine onto property in a residential district.
- (3) The intensity and direction of light shall not significantly disrupt the night habitat of any natural area larger than one-half acre, a stream and riparian corridor, or other similar natural areas.
- (4) The foot-candle measurement at any property line shall not exceed 1.0 lumen.
- (5) Lighting intensity shall be reduced after closing hours.

(g) Exemptions.

- (1) The following noise levels shall be exempt from the noise provisions during the daytime only: Firearms on authorized ranges, Legal blasting, Temporary construction activity and equipment, Installation of utility equipment, lawn mowers, chainsaws, garden and farming equipment.
- (2) The following noise sources shall be exempt from the noise provisions at all times: Aircraft, Railroads, Emergency vehicles and equipment, Warning devices operating continuously for not more than five minutes, Bells, chimes or carillons operating continuously for not more than five minutes, The repair of essential utility services. Officially sanctioned parades or other events.

(h) Prohibited Outdoor Storage of Inoperative Vehicles, Farm Equipment, Junk, Building Materials, And Trash.

- (1) Outdoor storage, including, but not limited to junk, trash, salvage, building material, or parts thereof, including used tires, shall be prohibited anywhere within the City of Oxford except in an authorized junk yard or scrap processing facility.
- (2) The parking of a currently licensed inoperative vehicle for a period of more than one week shall be prohibited, with the exception of those stored in an enclosed garage or other accessory building.
- (3) Parking of inoperative farm equipment that has not been operative for more than one year shall be prohibited unless stored in an enclosed structure.

- (4) After receipt of notice of any of the above violations, such violation shall be resolved within ten days or declared a nuisance, with each subsequent period of 30 days during which the violation exists, constituting a separate valuation of this Ordinance and subject to the Nuisance Prevention provisions for the City of Oxford.

(i) Exotic Animals.

- (1) No person shall own, harbor, keep, breed, sell or import any exotic animals or reptiles. The term "exotic animal or reptiles" shall mean wild animals/reptiles not indigenous to Ohio. Example: lions, tigers, elephants, alligators, crocodiles.
- (2) Exemptions and special provisions:
 - A. Exotic animals purchased or adopted or housed on the subject property prior to the adoption of this Amendment provided:
 1. That a bill of sale or notarized statement verifying this date is provided.
 2. That such exotic animal be confined in a house, building, or other enclosure in such a way that human contact, other than with the owner(s), cannot occur.
 - B. Wild animals held for exhibit or use by research institutions and other governmental agencies having legal authority to process wild animals, publicly supported zoos, circuses, or extensions thereof.
 - C. Any animal which is commonly sold by a bona fide commercial pet shop which does not constitute a hazard to the health or safety of persons or household pets.

(j) Trash/Recycling Collection Facility.

(1) Purpose.

The purpose of this sub-section is to ensure the provision of facilities, which are compatible with surrounding land uses; for the collection, separation, storage, loading and pickup of trash and recyclable materials.

(2) General Standard.

Properties shall have adequately sized, conveniently located, accessible, trash and recycling facilities, to accommodate the specific needs of the proposed use(s) on the site.

(3) Applicability and Design Regulations.

The following regulations shall be applied to all new commercial or multiple-dwelling structures and all existing commercial or multiple-dwelling structures where there is a redevelopment or change of use requiring a zoning permit. Compliance with these regulations shall be demonstrated on plans and exhibits and made part of an application for zoning permit from the Department of Community Development.

- A. Areas for storage of trash and recyclable materials shall be adequate in capacity, number and distribution to serve the development, whether commercial, multi-dwelling or a combination thereof.
- B. The amount of space provided for the collection and storage of recyclable materials shall be designed to accommodate collection and storage containers that are appropriate for the recyclable materials generated. Recyclable materials storage areas shall be clearly marked and shall be located abutting refuse collection and storage areas.

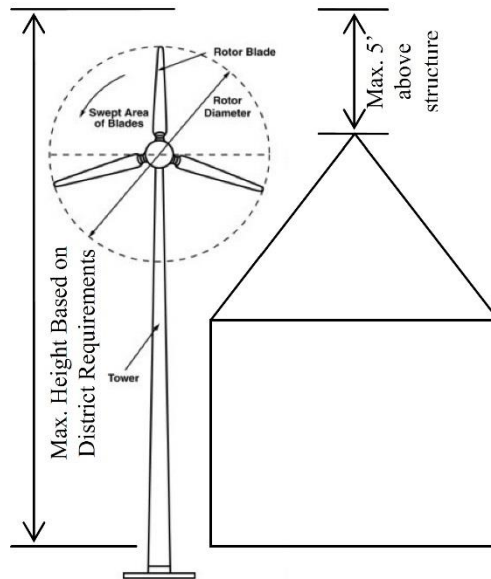
- C. Where possible, each trash and recycling enclosure shall be designed to allow walk-in access without having to open main enclosure service gates. This is intended to reduce main service gates being left open and blocking parking or access.
- D. Trash and recycling areas must be enclosed so that they are screened from public view. The enclosure shall be constructed of durable materials such as masonry and shall be compatible with the structure to which it is associated. Gates on the enclosures shall be constructed of metal or some other comparable durable materials, shall be painted to match the enclosure and shall be properly maintained.
- E. Enclosure areas shall be designed to provide adequate, safe and efficient accessibility for service vehicles. The applicant shall consult the service provider prior to the facility placement and design.
- F. Enclosure areas shall be constructed on a 4000 psi concrete pad at least 4-inches in thickness.
- G. The storage/enclosure area shall not be in the front yard or the right of way.
- H. The facility shall be reviewed and approved according to the City of Oxford Trash and Recycling Facilities Design Guidelines.
- I. This section does not relieve property owners of any requirements in Chapter 931, Solid Waste Collection and Disposal; Recycling.

(k) Wind Turbines.

Wind energy conversion systems shall be allowed in all zoning districts as an accessory structure subject to the following conditions:

(1) General.

- A. Permit is required.
- B. No system shall be directly or indirectly lit, unless required by the FAA.
- C. No system shall be used for advertising of any kind.
- D. No system shall produce a detectable noise at the property lines.
- E. Turbines are prohibited in the front yard.
- F. Systems are subject to the Property Maintenance Code and shall be removed within six (6) months of being nonfunctional.
- G. The height of a wind system shall be measured from grade, base of tower or the lowest adjacent grade of the structure in which the system is attached, to the tip of the rotor blade in a 90 degree position.



(2) Requirements:

- A. For parcels less than one acre, no ground mounted systems are permitted. All systems shall be mounted to the principle or accessory structure and shall not project more than five (5') feet above the roof of the structure and also shall not exceed the height requirement for accessory uses or of the zoning district in which it is located, dependent upon which structure it is attached.
- B. For parcels one acre or greater, a ground mounted system is permitted and shall not exceed the height requirement of the zoning district in which it is located.
 1. Ground mounted systems shall be setback from the rear and side property lines equal to the height of the turbine or satisfy the zoning district setback requirements, whichever is greater.
 2. Any system mounted to the principle or accessory structure shall not project more than five (5') feet above the roof of the structure and also shall not exceed the height requirement for accessory uses or of the zoning district in which it is located, dependent upon which structure it is attached.

(I) Solar Panels.

Solar panels shall be allowed in all zoning district either attached to a permitted principal use or accessory building or as an accessory structure subject to the following regulations:

- (1) Freestanding solar panels are prohibited in the front yard.
- (2) Panels that are freestanding or attached shall satisfy the rear and side yard setback requirements of the zoning district in which they are located.
- (3) Solar Panels are permitted on the roof of the principal structure or accessory structure, provided that the addition of the panels does not cause the structure to exceed the height requirement for the zoning district in which it is located.
- (4) Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
- (5) Panel systems are subject to the Property Maintenance Code and shall be removed within six (6) months of being nonfunctional.

(6) No panel shall be used for advertising of any kind.

(7) Permit is required.

(Ord. 3226. Passed 8-20-13.)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Repealing Oxford Codified Ordinance Chapter 1143 Entitled Districts And Adopting New Oxford Codified Ordinance Chapter 1143 Entitled Districts For The Purpose Of Referencing A New Site Plan Review Process Established In Chapter 1141 Pertaining To Sites Situated Exclusively Along One Or More Public Alleys (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Essential Operations Accessible, High-Quality Infrastructure Safe and Efficient Travel for All Modes of Transportation Smart Growth and Quality Places A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

*There are new single-sentence references to "Alley Development" throughout the attached 50-page Exhibit.

Proposal Summary:

This package of text amendments seeks to amend five chapters of the Oxford Planning & Zoning Code, corresponding to Part Eleven of the Codified Ordinances. The purpose of the amendments is threefold: (1) to facilitate a new Site Plan Review process for alley lots that do not have frontage on a public street;

(2) to bring language on minor subdivisions closer in alignment with enabling statute in Ohio Revised Code (ORC) 711 and to make such approvals administrative instead of discretionary; and (3) to amend residential parking standards to avoid incompatibility with new alley development provisions. The chapters proposed to be affected by the amendments are: 1101, 1129, 1141, 1143, and 1149.

Background:

These text amendments are in response to an alley lot development moratorium initially placed into effect by City Council on April 2, 2024 (by Res. No. 7587), and originally due to expire October 2, 2024. At the request of staff, Council later extended the moratorium period (by Res. No. 7632) to last until January 16, 2025. To accommodate a timeframe allowing adoption of text amendments preceding moratorium expiration, on January 7 the Council extended the alley development moratorium one last time (by Res. No. 7664) setting it to expire on March 20, 2025.

As constructed, the moratorium applies to any property fronting exclusively on one or more alleys, temporarily putting a halt to issuing zoning approval for any single-family building permit or subdivision approval for any lot split or lot consolidation. The motivation for the moratorium stemmed from concerns voiced by City departments regarding public service risks and impacts related to emergency response, as well as supporting infrastructure including access, drainage, and utilities.

The Planning Commission discussed the topic of alley development during a Work Session on September 10, 2024. Historical development trends were covered, along with a comparison of Oxford's urban fabric to peer college towns in Ohio as well as other larger cities nationwide. At the conclusion of staff's presentation, Commission members' opinions on how to regulate and review residential development on alley sites were mixed. In response, staff suggested implementing a Site Plan Review process specific to alley sites to facilitate the Planning Commission being able to exercise a limited degree of discretion when it comes to how properties are developed, such that individual projects could be studied on a case-by-case basis and enable more context-sensitive results. The Commission favored this type of approach more than equipping staff with an extensive set of prescriptive standards to be applied administratively. Following the September Work Session, staff drafted a text amendment package and initiated an application to appear before the Planning Commission at its meeting on December 10, 2024.

Planning Commission Input & Recommendation:

The Planning Commission contributed valuable feedback over the course of two regular meetings on December 10 and January 14, leading to an end product which staff believes is far superior to the version initially proposed by staff. Key contributions and inspirations included the following:

- Flexibility in review criteria to accommodate minor subdivisions along alleys where zoning frontage standards permit (i.e., in the UP Uptown zoning district)
- Redirecting appeal authority from the Board of Zoning Appeals to the Planning Commission
- Permit a chance for administrative approval of any Site Plan Review by the Zoning Administrator and Planning Commission Chair, before being referred to the full Commission for a hearing
- Eliminate minimum parking requirements, and instead impose a maximum off-street parking standard of no more than four (4) spaces unless granted by way of a waiver request
- Clarification on how change and extension requests for Site Plan Reviews will be handled

City Law Director Christopher Conard also shared some recommended changes to the language at the January 14 meeting, and the Commission incorporated such changes into its motion to approve. The Commission voted 7-0-0 to recommend approval of the currently drafted text amendment package.

ORDINANCE NO.

AN ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE CHAPTER 1143 ENTITLED DISTRICTS AND ADOPTING NEW OXFORD CODIFIED ORDINANCE CHAPTER 1143 ENTITLED DISTRICTS FOR THE PURPOSE OF REFERENCING A NEW SITE PLAN REVIEW PROCESS ESTABLISHED IN CHAPTER 1141 PERTAINING TO SITES SITUATED EXCLUSIVELY ALONG ONE OR MORE PUBLIC ALLEYS.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact planning and zoning laws that are for the health, safety, welfare, comfort, and peace of the citizens of the municipality; and

WHEREAS, Ohio Revised Code Section 713.09 enables a municipal legislative authority, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, to regulate the bulk and location of buildings and other structures including percentage of lot occupancy, set back building lines, and area of yards, courts, and other open spaces; and

WHEREAS, the City of Oxford Planning and Zoning Code (constituting Part Eleven of the Codified Ordinances) currently permits development of single-family dwellings on nonconforming alley lots which are at least 3,000 square feet in size and also possessing at least 33 feet in overall lot width, provided there is conformance with height, lot coverage, vehicular access and yard or setback requirements per the underlying zoning district; and

WHEREAS, the City of Oxford Planning and Zoning Code was amended in September 2017, by Ord No. 3430, to exempt development on alley lots from the requirement that any principal public entrance be *upon a street* bordering such lot [emphasis added]; and

WHEREAS, the change to the Zoning Code in 2017 has provoked the development of several detached dwelling units on sites fronting exclusively on public alleys, which in contrast to standard developments fronting upon public or private streets, have shown to pose unique challenges in terms of obstructions to emergency access, public infrastructure improvements; proper drainage; and appropriate off-street parking arrangements; and

WHEREAS, the Oxford Tomorrow Comprehensive Plan lays out a number of objectives to promote quality development, enhanced character, and service excellence; and

WHEREAS, the procurement of alley sites throughout the Oxford Mile Square for additional residential development is ongoing and will likely continue in an undesirable and unsustainable fashion if a permanent legislative fix is not instituted; and

WHEREAS, Council finds in accordance with Section 1135.02 of the Codified Ordinances of the City of Oxford, the City of Oxford Planning Commission held a public hearing on December 10, 2024, and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Chapter 1143 entitled Districts, and adopting new Oxford Codified Ordinance Chapter 1143 entitled Districts consistent with the textual edits outlined in the attached Exhibit A.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby repeals Chapter 1143 entitled Districts and adopts new Chapter 1143 entitled Districts consistent with the textual edits outlined in the attached Exhibit A.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: DAVID PRYTHERCH
PREPARED BY: PLANNING STAFF
CHECKED BY: LAW

Chapter 1143 – Districts

1143.01 – R-1A Single-Family Low-Density Residential District.

(a) Purpose.

This district is intended to provide areas for low-density single-family residential development, generally located within the outlying areas of the City. Such development would be located and designed to protect and enhance the open space character of selected areas within the City.

(b) Uses.

(1) Permitted uses.

- A. Single-family dwellings.
- B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
- C. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1141.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing and Congregate Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.
- F. Cemeteries.
- G. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- H. Schools: primary, intermediate, and secondary, both public and private.
- I. Places of worship.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

(1) Lot requirements.

- A. Minimum lot area 15,000 sq. feet
- B. Minimum lot width 90 feet
- C. Minimum lot frontage 90 feet (not applicable to cul-de-sac lots)

(2) Yard requirements.

- A. Minimum front yard depth 30 feet
- B. Minimum rear yard depth 40 feet
- C. Minimum side yard width 10 feet on each side

(3) Structural requirements.

- A. Maximum building height 35 feet

(4) Lot coverage.

- A. Lots with vehicular access from a public street

1. Lot total – Maximum 35 percent
2. All enclosed buildings – Maximum 25 percent of lot
3. Front yard – Maximum 25 percent of front yard

- B. Lots with vehicular access from a rear or side alley, and no access from a public street

1. Lot total – Maximum 40 percent
2. All enclosed buildings – Maximum 25 percent of lot
3. Front yard – Maximum 15 percent of front yard

(d) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 2782. Passed 5-20-03. Subsection (b)(1)(B) amended by Ord. 3583, passed 9-15-20.)

1143.02 – R-1B Single-Family Medium Density Residential District.

(a) Purpose.

This district is designed to provide and preserve single family residential development of a moderately low density character within and adjacent to areas of similar development.

(b) Uses.

(1) Permitted uses.

- A. Single-family dwellings.
- B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
- C. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.

- F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

(1) Lot requirements.

- A. Minimum lot area 7,500 sq. feet
- B. Minimum lot width 65 feet
- C. Minimum lot frontage 65 feet (not applicable to cul-de-sac lots)

(2) Yard requirements.

- A. Minimum front yard depth 30 feet
- B. Minimum rear yard depth 35 feet
- C. Minimum side yard width 8 feet on each side

(3) Structural requirements.

- A. Maximum building height 35 feet

(4) Lot coverage.

- A. Lots with vehicular access from a public street
 - 1. Lot total – Maximum 35 percent
 - 2. All enclosed buildings – Maximum 25 percent of lot
 - 3. Front yard – Maximum 25 percent of front yard
- B. Lots with vehicular access from a rear or side alley, and no access from a public street
 - 1. Lot total – Maximum 40 percent
 - 2. All enclosed buildings – Maximum 25 percent of lot
 - 3. Front yard – Maximum 15 percent of front yard

(d) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 2782. Passed 5-20-03. Subsection (b)(1)(B) amended by Ord. 3583, passed 9-15-20.)

1143.03 – R-1MS Single-Family Residential Mile-Square District.

(a) Purpose.

This district is designed to preserve and encourage a single-family residential environment in an urban environment while maintaining the historic form and character of development within the Mile Square district.

(b) Uses.

(1) Permitted uses.

- A. Single-family dwellings.
- B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
- C. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1141.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Publicly owned and operated neighborhood recreation centers.
- F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

Any parcel, property or structure that is within the Historic District Overlay shall also consult the current design guidelines of the Historical Architectural Preservation Commission and Chapter 1331 of the Oxford Codified Ordinance and shall follow the procedures for approval contained therein.

Single Family Dwelling	
Lot Requirements	
Minimum Lot Area (Square Feet)	6,000
Minimum Lot Width (Feet)	60
Minimum Lot Frontage (Feet)	60
Yard Requirements	
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	35 feet
Minimum Side Yard Setback	7.5 feet
Structural Requirements	

Maximum Building Height	35 feet
Lot Coverage for Lots with Vehicular Access from a Public Street	
Lot Total Maximum	45% of lot
Front Yard Maximum	30% of front yard
Lot Coverage for Lots with Vehicular Access from a Rear or Side Alley with no Access from a Public Street	
Lot Total Maximum	45% of lot
Front Yard Maximum	15% of front yard

(d) Mile Square Design Standards.

(1) Purpose and Applicability.

- A. The purpose of the Mile Square Design Standards is to establish design standards for all new, expanded, or renovated buildings so they are part of the urban form and character of the Mile Square District. These standards are not intended to dictate any specific architectural style or design but rather are intended to allow imaginative design that is respectful to surrounding properties and the overall district.. The Mile Square Design Standards are intended to provide predictable requirements while also allowing for flexibility in design.
- B. The design of all new construction and exterior alteration or renovation in the R-1-MS District shall conform to the following requirements.

(2) Front Façade.

- A. All development shall be located parallel to the associated public street with the main entry door designed to face onto the associated public street unless an alternative orientation is consistent with the majority of homes along the same block face.



Example of residential development that is oriented toward the primary street.

(3) Foundations.

- A. Any new construction, including expansions, shall not include exposed concrete block or poured concrete foundations of more than two (2) feet in height, unless parged or covered by a historically appropriate facing treatment (e.g. stucco).

(4) Siding.

- A. Brick, stone, authentic stucco, or material replicating stone veneer are permitted building materials in all residential districts.
- B. Decorative, wood shingles are an acceptable treatment for the residential structures in the Mile Square Residential Districts.
- C. The use of cementitious siding materials (e.g., Hardiplank) or engineered wood that resembles traditional wood siding treatments is permitted.
- D. The use of aluminum or vinyl siding for residential structures within the Mile Square is strongly discouraged.
- E. Plank siding treatments shall be horizontally oriented. Vertical planking may be allowed in a 90 degree board and batten treatment.
- F. Brick or masonry that has not previously been painted shall not be painted unless the painting of brick or masonry is consistent with the architectural style or era of the building.
- G. All wood siding materials shall be painted.
- H. Any additions or expansions of an existing building shall also comply with Section 1141.03(h) (Residential Building Additions).

(5) Roofs.

- A. Flat roofs are prohibited for residential buildings except for small areas on a rear roof that are used and sized for the placement of roof-mounted mechanical systems.
- B. Roof pitches for residential structures must be steep. A minimum pitch ratio of 6 to 12 is required with the exception of porch roofs that should have a minimum pitch ratio of 4 to 12.
- C. Decorative cornices and parapets are encouraged.
- D. The addition of antennae, satellite dishes, and skylights should be placed on the rear of the building, roof, or on a non-visible accessory building to the maximum extent feasible.

(6) Doors

- A. Doors shall be made of wood or be a "wood appearing" design (e.g. a steel door with panels).
- B. All doors shall be constructed to be exterior doors. The use of an indoor door on the exterior of the building is prohibited.

(7) Windows.

- A. Windows must be proportionally vertical when practical. Examples of instances where windows are not required to be vertical include kitchens and basements. For purposes of

applying this provision, the vertical proportion is required only for each individual window frame; a horizontal row of vertical windows is acceptable.

- B. Reflective glass (such as blue or gold tinted glass) is prohibited.
- C. Skylights can be added to increase the availability of natural light. These must generally be flat and unobtrusive (especially from any public ways). They shall not be located on the front side of the roof slope facing the street.

(8) Porches, Stoops, and Decks.

- A. New residential structures are encouraged to include porches and stoops as design elements, which serve to enhance the physical and social components of the neighborhood.
- B. All porches, stoops and decks shall comply with the provisions set forth in Chapter 1141.
- C. Porches and stoops are permitted in any yard, however stoops may not exceed twenty five (25) square feet in front yards.
- D. Decks shall only be permitted in rear yards, with the exception of corner lots having frontage on two public streets, in which case a deck may be installed in the side yard so long as it is set back at least 10 feet from the front façade of the building.
- E. The use of treated or untreated lumber that is not painted shall be prohibited for use on the front or side façades.
- F. The table below outlines the standards defining the differences and distinctions between porches, stoops and decks consistent with definitions as provided in Chapter 1159. The standards in this table shall not preclude any other applicable provisions of this Zoning Code which are more restrictive in terms of location, size, material, etc.

Standards	Porch	Stoop	Deck
Allowable Yards	Any	Any	Only Rear Yards, except per (D) above
Maximum Size	No max	No max, except in front yards max is 25 sq ft	No max
Roof	Roof required	Roof allowed	Roof not allowed
Material	Any	Any, though typically concrete or masonry	Any, though typically wood

(9) Garages & Accessory Buildings.

- A. Street facing garages shall not comprise more than 50 percent of the ground floor building frontage. Any garage with more than two (2) car parking capacity should not directly face onto any street. The garage with more than two parking bays should have the side wall facing the street (i.e., side loading garage). All garage doors shall be compatible with the dwelling style and colors.

- B. The front façade of any garage facing on to the street shall be set back a distance equal to or more than the front façade of the remainder of the principal building.
- C. To the maximum extent feasible, a detached garage be accessed from the alley if alleys are available for vehicular traffic.
- D. The architectural style and materials of any accessory building should generally be compatible with the principal building as should the roof type and roof slope. Roofs for any accessory building shall be subject to the same standards as for principal structures pursuant to Subsection (5) above.

(10) Fences & Gates.

- A. Chain link fences are prohibited.
- B. When fencing is to be used, traditional fence forms, such as picket fences and plain board fences, shall be utilized and shall comply with the fencing height restrictions of Section 1141.01.
- C. Fencing shall only be constructed of wood, wrought iron, decorative metal fencing, or fencing material that resembles wood materials.

(11) Chimneys.

- A. Where a building is designed with chimneys or where a chimney is to be added to an existing structure, brick or stone are the preferred materials. Other siding may be allowed if the entire building is sided in similar materials.

(12) Shutters.

- A. Shutters do not have to be operable. However, when present they must appear to be functional and they must be proportionally equal to the adjacent window opening.



The shutters on the left window are appropriately shaped and sized for the related window even if they are not operable. The replacement shutters on the right are not appropriate due to the length and shape that do not correlate to the related window.

(13) Driveways & Parking Lots.

- A. Individual curb cuts for driveways are strongly discouraged. No curb cuts are allowed if an alley is present. Alleys must be utilized as much as possible to provide automobile access.

(14) Landscaping.

- A. Landscaping of the site shall comply with the requirements of Chapter 1148.

(e) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 3440. Passed 10-17-17. Subsection (c)(13) amended by Ord. 3560, passed 5-5-20. Subsection (b)(1)(B) amended by Ord. 3583, passed 9-15-20. Subsections (b) & (c) amended, with (c) split into (d) for Mile Square Design Standards and including numerous amendments therein, by Ord. 3611, passed 1-19-21.)

1143.04 – R-2A Single- and Two-Family Residential District.

(a) Purpose.

This district is designed to provide and preserve neighborhoods of smaller single-family residences within and adjacent to areas of similar development. This district also provides for a limited number of two-family residences.

(b) Uses.

(1) Permitted uses.

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
- D. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing and Congregate Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Private and publicly owned commercial and noncommercial recreational areas, uses and facilities of an open space nature, such as golf courses, tennis courts, parks, forests, wildlife preserves, etc.
- F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements or Alley Development Provisions)

1-family

2-family

(1) Lot requirements.

A.	Minimum lot area	6,000 sq. ft	7,500 sq. ft.
B.	Minimum lot width	60 feet	75 feet
C.	Minimum lot frontage	60 feet	75 feet

(lot frontage requirements not applicable to cul-de-sac lots)

(2) Yard requirements.

A.	Minimum front yard depth	30 feet	30 feet
B.	Minimum rear yard depth	30 feet	30 feet
C.	Minimum side yard width	7.5 feet	7.5 feet

(3) Structural requirements.

A.	Maximum building height	35 feet	35 feet
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(4) Lot coverage.

- A. Lots with vehicular access from a public street
 - 1. Lot total – Maximum 35 percent
 - 2. All enclosed buildings – Maximum 25 percent of lot
 - 3. Front yard – Maximum 25 percent of front yard
- B. Lots with vehicular access from a rear or side alley, and no access from a public street
 - 1. Lot total – Maximum 40 percent
 - 2. All enclosed buildings – Maximum 25 percent of lot
 - 3. Front yard – Maximum 15 percent of front yard

(d) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 2782. Passed 5-20-03. Subsection (b)(1)(C) amended by Ord. 3583, passed 9-15-20. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)

1143.05 – R-2MS Single- and Two-Family Mile-Square Residential District.

(a) Purpose.

This district is designed to preserve and encourage a mix of single-family and two-family dwellings within an urban environment at densities that reflect Oxford's historic development pattern within the Mile Square District.

(b) Uses.

(1) Permitted uses.

- A. Single-family dwellings.

- B. Two-family dwellings.
- C. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
- D. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing and Congregate Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Private and publicly owned commercial and noncommercial recreational areas, uses and facilities of an open space nature, such as golf courses, tennis courts, parks, forests, wildlife preserves, etc.
- F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.
- I. Fraternity and sorority houses.
- J. Parking lots.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

Any parcel, property or structure that is within the Historic District Overlay shall also consult the current design guidelines of the Historical Architectural Preservation Commission and Chapter 1331 of the Oxford Codified Ordinance and shall follow the procedures for approval contained therein.

	Single Family Dwelling	Two-Family Dwelling
Lot Requirements		
Minimum Lot Area (Square Feet)	5,000	7,500
Minimum Lot Width (Feet)	50	75
Minimum Lot Frontage (Feet)	50	75
Yard Requirements		
Minimum Front Yard Setback	20	20
Minimum Rear Yard Setback	35	35
Minimum Side Yard Setback	7 (on each side)	7 (on each side)

Structural Requirements		
Maximum Building Height	35	35
Lot Coverage for Lots with Vehicular Access from a Public Street		
Lot Total Maximum	45	45
Front Yard Maximum	30	30
Lot Coverage for Lots with Vehicular Access from a Rear or Side Alley with no Access from a Public Street		
Lot Total Maximum	45	45
Front Yard Maximum	15	15

(d) Mile Square Design Standards.

(1) Purpose and Applicability

- A. The purpose of the Mile Square Design Standards is to establish design standards for all new, expanded, or renovated buildings so they are part of the urban form and character of the Mile Square District. These standards are not intended to dictate any specific architectural style or design but rather are intended to allow imaginative design that is respectful to surrounding properties and the overall district.. The Mile Square Design Standards are intended to provide predictable requirements while also allowing for flexibility in design.
- B. The design of all new construction and exterior alteration or renovation in the R2-MS District shall conform to the following requirements.

(2) Front Façade.

- A. All development shall be located parallel to the associated public street with the main entry door designed to face onto the associated public street unless an alternative orientation is consistent with the majority of homes along the same block face.



Example of residential development that is oriented toward the primary street.

(3) Foundations.

- A. Any new construction, including expansions, shall not include exposed concrete block or poured concrete foundations of more than two (2) feet in height, unless parged or covered by a historically appropriate facing treatment (e.g. stucco).

(4) Siding.

- A. Brick, stone, authentic stucco, or material replicating stone veneer are permitted building materials in all residential districts.
- B. Decorative, wood shingles are an acceptable treatment for the residential structures in the Mile Square Residential Districts.
- C. The use of cementitious siding materials (e.g., Hardiplank) or engineered wood that resembles traditional wood siding treatments is permitted.
- D. The use of aluminum or vinyl siding for residential structures within the Mile Square is strongly discouraged.
- E. Plank siding treatments shall be horizontally oriented. Vertical planking may be allowed in a 90 degree board and batten treatment.
- F. Brick or masonry that has not previously been painted shall not be painted unless the painting of brick or masonry is consistent with the architectural style or era of the building.
- G. All wood siding materials shall be painted.
- H. Any additions or expansions of an existing building shall also comply with Section 1141.03(h) (Residential Building Additions).

(5) Roofs.

- A. Flat roofs are prohibited for residential buildings except for small areas on a rear roof that are used and sized for the placement of roof-mounted mechanical systems.
- B. Roof pitches for residential structures must be steep. A minimum pitch ratio of 6 to 12 is required with the exception of porch roofs that should have a minimum pitch ratio of 4 to 12.
- C. Decorative cornices and parapets are encouraged.
- D. The addition of antennae, satellite dishes, and skylights should be placed on the rear of the building, roof, or on a non-visible accessory building to the maximum extent feasible.

(6) Doors

- A. Doors shall be made of wood or be a "wood appearing" design (e.g. a steel door with panels).
- B. All doors shall be constructed to be exterior doors. The use of an indoor door on the exterior of the building is prohibited.

(7) Windows.

- A. Windows must be proportionally vertical when practical. Examples of instances where windows are not required to be vertical include kitchens and basements. For purposes of

applying this provision, the vertical proportion is required only for each individual window frame; a horizontal row of vertical windows is acceptable.

- B. Reflective glass (such as blue or gold tinted glass) is prohibited.
- C. Skylights can be added to increase the availability of natural light. These must generally be flat and unobtrusive (especially from any public ways). They shall not be located on the front side of the roof slope facing the street.

(8) Porches, Stoops and Decks.

- A. New residential structures are encouraged to include porches and stoops as design elements, which serve to enhance the physical and social components of the neighborhood.
- B. All porches, stoops and decks shall comply with the provisions set forth in Chapter 1141.
- C. Porches and stoops are permitted in any yard, however stoops may not exceed twenty five (25) square feet in front yards.
- D. Decks shall only be permitted in rear yards, with the exception of corner lots having frontage on two public streets, in which case a deck may be installed in the side yard so long as it is set back at least 10 feet from the front façade of the building.
- E. The use of treated or untreated lumber that is not painted shall be prohibited for use on the front or side façades.
- F. The table below outlines the standards defining the differences and distinctions between porches, stoops and decks consistent with definitions as provided in Chapter 1159. The standards in this table shall not preclude any other applicable provisions of this Zoning Code which are more restrictive in terms of location, size, material, etc.

Standards	Porch	Stoop	Deck
Allowable Yards	Any	Any	Only Rear Yards, except per (D) above
Maximum Size	No max	No max, except in front yards max is 25 sq ft	No max
Roof	Roof required	Roof allowed	Roof not allowed
Material	Any	Any, though typically concrete or masonry	Any, though typically wood

(9) Garages & Accessory Buildings.

- A. Street facing garages shall not comprise more than 50 percent of the ground floor building frontage. Any garage with more than two (2) car parking capacity should not directly face onto any street. The garage with more than two parking bays should have the side wall facing the street (i.e., side loading garage). All garage doors shall be compatible with the dwelling style and colors.

- B. The front façade of any garage facing on to the street shall be set back a distance equal to or more than the front façade of the remainder of the principal building.
- C. To the maximum extent feasible, a detached garage be accessed from the alley if alleys are available for vehicular traffic.
- D. The architectural style and materials of any accessory building should generally be compatible with the principal building as should the roof type and roof slope. Roofs for any accessory building shall be subject to the same standards as for principal structures pursuant to Subsection (4) above.

(10) Fences & Gates.

- A. Chain link fences are prohibited.
- B. When fencing is to be used, traditional fence forms, such as picket fences and plain board fences, shall be utilized and shall comply with the fencing height restrictions of Section 1141.01.
- C. Fencing shall only be constructed of wood, wrought iron, decorative metal fencing, or fencing material that resembles wood materials.

(11) Chimneys.

- A. Where a building is designed with chimneys or where a chimney is to be added to an existing structure, brick or stone are the preferred materials. Other siding may be allowed if the entire building is sided in similar materials.

(12) Shutters.

- A. Shutters do not have to be operable. However, when present they must appear to be functional and they must be proportionally equal to the adjacent window opening.



The shutters on the left window are appropriately shaped and sized for the related window even if they are not operable. The replacement shutters on the right are not appropriate due to the length and shape that do not correlate to the related window.

(13) Driveways & Parking Lots.

- A. Individual curb cuts for driveways are strongly discouraged. No curb cuts are allowed if an alley is present. Alleys must be utilized as much as possible to provide automobile access.

(14) Landscaping.

- A. Landscaping of the site shall comply with the requirements of Chapter 1148.

(e) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 3442. Passed 10-17-17. Subsection (c)(13) amended by Ord. 3560, passed 5-5-20. Subsection (b)(1)(C) amended by Ord. 3583, passed 9-15-20. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)

1143.06 – R-3 Multi-Family Residential District.

(a) Purpose.

This zone is intended to accommodate multi-family structures suited to the lifestyles of individuals and families, generally located in areas adjacent to major thoroughfares and commercial areas.

(b) Uses.

(1) Permitted uses.

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. Multi-family dwellings.
- D. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
- E. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing and Congregate Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.
- F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.
- I. Nursing homes for convalescent patients.
- J. Professional Offices.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements or Alley Development Provisions)

(1) Lot requirements.

A. Minimum lot area

- | | | |
|----|------------------------------|----------------|
| 1. | One-family dwelling | 6,000 sq. feet |
| 2. | Two-family dwelling | 7,500 sq. feet |
| 3. | Three-family dwelling and up | 9,000 sq. feet |

B. Maximum Residential Density – Occupancy shall be limited to one person per 450 square feet of lot area for multi-family dwelling use.

C. Minimum Lot Width/Frontage

- | | | |
|----|----------------------------|----------|
| 1. | One-family dwelling | 60 feet |
| 2. | Two-family dwelling | 75 feet |
| 3. | Three-family dwelling | 90 feet |
| 4. | Four-family dwelling | 100 feet |
| 5. | Five to 24-family dwelling | 120 feet |

(2) Yard requirements.

A. Minimum front yard depth 30 feet

B. Minimum rear yard depth

- | | | |
|----|-------------------------------------|---------|
| 1. | One, two, and three-family dwelling | 35 feet |
| 2. | Four-family dwelling | 40 feet |
| 3. | Five to 24-family dwelling | 45 feet |

C. Minimum side yard width on each side

- | | | |
|----|------------------------------|----------|
| 1. | One- and two-family dwelling | 7.5 feet |
| 2. | Three to 24-family dwelling | 15 feet |

(3) Structural requirements.

A. Maximum building height 35 feet

B. Number of Principal Buildings Per Lot or Development Site.

The project shall follow the Planned Development process in Chapter 1145 in order to permit more than one principal building per lot.

C. Minimum floor area per dwelling unit in multi-family dwellings

- | | | |
|----|---------------|----------------|
| 1. | Efficiency | 400 sq. feet |
| 2. | One-Bedroom | 600 sq. feet |
| 3. | Two-Bedroom | 800 sq. feet |
| 4. | Three-Bedroom | 1,000 sq. feet |
| 5. | Four-bedroom | 1,200 sq. feet |

(4) Lot coverage.

A. Lot total 50 percent

a. Stormwater Reduction Incentive.

Lot coverage up to 70% may be allowed if the stormwater management plan reduces projected runoff rate more than required. For every one percent reduction in the rate of stormwater runoff, the allowable lot coverage may be increased by one percent, up to 70% maximum lot coverage.

B. Front yard 25 percent of front yard.

(d) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 3186. Passed 9-18-12. Subsection (b)(1)(D) amended by Ord. 3583, passed 9-15-20. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)

1143.065 – R-4 Multi-Family Residential District.

(a) Purpose.

This zone is intended to accommodate multi-family structures suited to the lifestyles of individuals and families, generally located in the outlying areas adjacent to major thoroughfares and commercial areas.

(b) Uses.

(1) Permitted uses.

A. Single-family dwellings.

B. Two-family dwellings.

C. Multi-family dwellings.

D. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.

E. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Community-Oriented Residential Social Service Facilities (CORSSF's).

B. Shared Housing and Congregate Housing for the elderly.

C. Government owned and/or operated parks and recreation facilities.

D. Bed & Breakfasts.

E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.

F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.

- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.
- I. Nursing homes for convalescent patients.
- J. Professional Offices.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

(1) Lot requirements.

- A. Minimum lot area
 - 1. One-family dwelling 6,000 sq. feet
 - 2. Two-family dwelling 7,500 sq. feet
 - 3. Three and Four-family dwelling 9,000 sq. feet
 - 4. Five-family dwelling and up 2,000 sq. feet per unit
- B. Minimum Lot Width/Frontage
 - 1. One-family dwelling 60 feet
 - 2. Two-family dwelling 75 feet
 - 3. Three and Four-family dwelling 100 feet
 - 4. Five-family dwelling and up 120 feet

(2) Yard requirements.

- A. Minimum front yard depth 30 feet
- B. Minimum rear yard depth
 - 1. One, two, and three-family dwelling 35 feet
 - 2. Four-family dwelling 40 feet
 - 3. Five-family dwelling and up 45 feet
- C. Minimum side yard width on each side
 - 1. One- and two-family dwelling 7.5 feet
 - 2. Three-family dwelling and up 15 feet

(3) Structural requirements.

- A. Maximum building height 35 feet
- B. Number of Principal Buildings Per Lot or Development Site.
The project shall follow the Planned Development process in Chapter 1145 in order to permit more than one principal building per lot.
- C. Minimum floor area per dwelling unit in multi-family dwellings
 - 1. Efficiency 400 sq. feet

- | | | |
|----|---------------|----------------|
| 2. | One-Bedroom | 600 sq. feet |
| 3. | Two-Bedroom | 800 sq. feet |
| 4. | Three-Bedroom | 1,000 sq. feet |
| 5. | Four-bedroom | 1,200 sq. feet |

(4) Lot coverage.

- A. Lot total 35 percent

a. Stormwater Reduction Incentive.

Lot coverage up to 50% may be allowed if the stormwater management plan reduces projected runoff rate more than required. For every one percent reduction in the rate of stormwater runoff, the allowable lot coverage may be increased by one percent, up to 50% maximum lot coverage.

- B. Front yard 25 percent of front yard.

(d) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 3199. Passed 2-19-13. Subsection (b)(1)(D) amended by Ord. 3583, passed 9-15-20.)

1143.07 – R3MS Single, Two and Three-Family Mile-Square Residential District.

(a) Purpose.

The purpose of this district is to preserve and encourage a mix of single-family, two-family, and three-family dwellings in an urban environment while maintaining the urban form of development within the Mile-Square District. Furthermore, it is the intent of this district to be located in areas that are in close proximity to commercial services, public institutions, and adequate infrastructure to serve the residents within this district.

(b) Uses.

(1) Permitted uses.

- A. Single-family dwellings
- B. Two-family dwellings
- C. Three-family dwellings
- D. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
- E. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1141.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing and Congregate Housing for the elderly.

- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Publicly owned and operated neighborhood recreation centers.
- F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Fraternity and sorority houses.
- I. Places of worship.
- J. Parking lots.
- K. Accessory dwelling units

- (c) Site Development Regulations. (Unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

Any parcel, property or structure that is within the Historic District Overlay shall also consult the current design guidelines of the Historical Architectural Preservation Commission and Chapter 1331 of the Oxford Codified Ordinances and shall follow the procedures for approval contained therein.

	Single-Family Dwellings	Two-Family Dwellings	Three-Family Dwellings
Lot Requirements			
Minimum Lot Area (Square Feet)	4,000	6,000	8,000
Minimum Lot Width (Feet)	40	50	60
Minimum Lot Frontage (Feet)	40	50	60
Yard Requirements			
Minimum Front Yard	15 feet		
Maximum Front Yard Depth	25 feet		
Minimum Rear Yard Depth	35 feet		
Minimum Side Yard Width	5 feet		
Structural Requirements			
Maximum Building Height	35 feet		
Lot Coverage for Lots with Vehicular Access from a Public Street			
Lot Total	45 percent of lot		
Front Yard	35 percent of front yard		
Lot Coverage for Lots with Vehicular Access from a Rear or Side Alley with No Access from a Public Street			

Lot Total Maximum	45 percent of lot
Front Yard Maximum	15 percent of front yard

(d) Mile Square Design Standards.

(1) Purpose and Applicability.

- A. The purpose of the Mile Square Design Standards is to establish design standards for all new, expanded, or renovated buildings so they are part of the urban form and character of the Mile Square District. These standards are not intended to dictate any specific architectural style or design but rather are intended to allow imaginative design that is respectful to surrounding properties and the overall district.. The Mile Square Design Standards are intended to provide predictable requirements while also allowing for flexibility in design.
- B. The design of all new construction and exterior alteration or renovation in the R3-MS District shall conform to the following requirements.

(2) Front Façade.

- A. All development shall be located parallel to the associated public street with the main entry door designed to face onto the associated public street unless an alternative orientation is consistent with the majority of homes along the same block face.

(3) Foundations.

- A. Any new construction, including expansions, shall not include exposed concrete block or poured concrete foundations of more than two (2) feet in height, unless parged or covered by a historically appropriate facing treatment (e.g. stucco).

(4) Siding.

- A. Brick, stone, authentic stucco, or material replicating stone Veneer are permitted building materials in all residential districts.
- B. Decorative, wood shingles are an acceptable treatment for the residential structures in the Mile Square Residential Districts.
- C. The use of cementitious siding materials (e.g., Hardiplank) or engineered wood that resembles wood siding treatments is permitted.
- D. The use of aluminum or vinyl siding for residential structures within the Mile Square is strongly discouraged.
- E. Plank siding treatments shall be horizontally oriented. Vertical planking may be allowed in a 90 degree board and batten treatment.
- F. Brick or masonry that has not previously been painted shall not be painted unless the painting of brick or masonry is consistent with the architectural style or era of the building.
- G. All wood siding materials shall be painted.
- H. Any additions or expansions of an existing building shall also comply with Section 1141.03(h) (Residential Building Additions).

- (5) Roofs.
- A. Flat roofs are prohibited for residential buildings except for small areas on a rear roof that are used and sized for the placement of roof-mounted mechanical systems.
 - B. Roof pitches for residential structures must be steep. A minimum pitch ratio of 6 to 12 is required with the exception of porch roofs that should have a minimum pitch ratio of 4 to 12.
 - C. Decorative cornices and parapets are encouraged.
 - D. The addition of antennae, satellite dishes, and skylights should be placed on the rear of the building, roof, or on a non-visible accessory building to the maximum extent feasible
- (6) Doors.
- A. Doors shall be made of wood or "wood appearing" types of material.
 - B. All doors shall be constructed to be exterior doors. The use of an indoor door on the exterior of the building is prohibited.
- (7) Windows.
- A. Windows must be proportionally vertical where practical. Examples of instances where windows are not required to be vertical include kitchens and basements. For purposes of applying this provision, the vertical proportion is required only for each individual window frame; a horizontal row of vertical windows is acceptable.
 - B. Reflective glass (such as blue or gold tinted glass) is prohibited.
 - C. Skylights can be added to increase the availability of natural light. These must generally be flat and unobtrusive (especially from any public ways). They shall not be located on the front side of the roof slope facing the street.
- (8) Porches, Stoops and Decks.
- A. New residential structures are encouraged to include porches and stoops as design elements, which serve to enhance the physical and social components of the neighborhood.
 - B. All porches, stoops and decks shall comply with the provisions set forth in Chapter 1141.
 - C. Porches and stoops are permitted in any yard, however stoops may not exceed twenty five (25) square feet in front yards.
 - D. Decks shall only be permitted rear yards, with the exception of corner lots having frontage on two public streets, in which case a deck may be installed in the side yard so long as it is set back at least 10 feet from the front façade of the building.
 - E. The use of treated or untreated lumber that is not painted shall be prohibited for use on the front or side façades.
 - F. The table below outlines the standards defining the differences and distinctions between porches, stoops and decks consistent with definitions as provided in Chapter 1159. The standards in this table shall not preclude any other applicable provisions of this Zoning Code which are more restrictive in terms of location, size, material, etc.

Standards	Porch	Stoop	Deck
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Allowable Yards	Any	Any	Only Rear Yards, except per (D) above
Maximum Size	No max	No max, except in front yards max is 25 sq ft	No max
Roof	Roof required	Roof allowed	Roof not allowed
Material	Any	Any, though typically concrete or masonry	Any, though typically wood

(9) Garages & Accessory buildings.

- A. Street facing garages shall not comprise more than 50 percent of the ground floor building frontage. Any garage with more than two (2) car parking capacity should not directly face onto any street. The garage with more than two parking bays should have the side wall facing the street (i.e., side loading garage). All garage doors shall be compatible with the dwelling style and colors.
- B. The front façade of any garage facing on to the street shall be set back a distance equal to or more than the front façade of the remainder of the principal building.
- C. To the maximum extent feasible, a detached garage shall be accessed from the alley if alleys are available for vehicular traffic.
- D. The architectural style and materials of any accessory building generally shall be compatible with the principal building as should the roof type and roof slope. Roofs for any accessory building shall be subject to the same standards as for principal structures pursuant to Subsection (5) above.

(10) Fences & Gates.

- A. Chain link fences are prohibited.
- B. When fencing is to be used, traditional fence forms, such as picket fences and plain board fences, shall be utilized and shall comply with the fencing height restrictions of Section 1141.01.
- C. Fencing shall only be constructed of wood, wrought iron, decorative metal fencing, or fencing material that resembles wood materials

(11) Chimneys.

- A. Where a building is designed with chimneys or where a chimney is to be added to an existing structure, brick or stone are the preferred materials. Other siding may be allowed if the entire building is sided in similar materials.

(11) Shutters.

- A. Shutters do not have to be operable. However, when present they must appear to be functional and they must be proportionally equal to the adjacent window opening.



The shutters on the left window are appropriately shaped and sized for the related window even if they are not operable. The replacement shutters on the right are not appropriate due to the length and shape that do not correlate to the related window.

(13) Driveways & Parking Lots.

- A. Individual curb cuts for driveways are strongly discouraged. No curb cuts are allowed if an alley is present. Alleys must be utilized as much as possible to provide automobile access.

(14) Landscaping.

- A. Landscaping of the site shall comply with the requirements of Chapter 1148.

(15) Architectural Features for Three-Family Dwellings

- A. At least three of the following design features shall be provided on the front façade of each dwelling unit with frontage on a public street.
1. One or more dormer windows or cupolas;
 2. A recessed entrance;
 3. A covered porch or balcony;
 4. Pillars, posts, or pilasters;
 5. One or more bay windows with a minimum of 12 inch projection from the façade plane;
 6. A parapet wall with an articulated design, which entails design variation rather than a simple rectilinear form; or
 7. Multiple windows with a minimum of four inch wide trim.

- B. To the maximum extent practicable, all roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimal visual impact as seen from the street.



Illustrative example of acceptable architectural design for multi-family dwellings



Illustrative example of unacceptable architectural design for multi-family dwellings

(16) Accessory Dwelling Units

In addition to the standards applicable to all conditional use reviews, any new accessory dwelling unit shall be subject to the following standards:

- A. An accessory dwelling unit may be in a stand-alone structure or may be located above a garage.
- B. In no case shall there be more than three dwelling units on any single lot, including any approved accessory dwelling unit.
- C. Accessory dwelling units shall only be allowed on lots with a area of 5,000 square feet.
- D. The maximum square footage of an accessory dwelling unit shall not exceed 1000 square feet or 50% of the footprint of the principal structure whichever is smaller, unless approved by the Planning Commission and City Council.
- E. The accessory dwelling unit shall be located in the rear yard.
- F. The accessory dwelling unit shall be designed to be smaller in mass, height, and square footage than the principal dwelling.
- G. The accessory dwelling unit structure shall be subject to the accessory building design guidelines of this section.

(e) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 3428. Passed 9-19-17. Subsection (d)(13) amended by Ord. 3560, passed 5-5-20. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)

1143.08 – R-MH Planned Mobile and Manufactured Home Residential District.

(a) Purpose.

This district is intended to permit the development of Mobile and Manufactured Home Parks while maintaining a reasonable population density and by providing for the unique requirements for this type of development. The provisions of this district are established to assure that the site design and arrangement in relation to other areas together with the provision of associated facilities result in an attractive, orderly and efficient residential environment of sustained desirability in harmony with adjacent areas.

(b) Uses.

(1) Permitted uses.

A. Mobile home parks.

1. Mobile homes (not self-propelled vehicles) as defined in the Ohio Revised Code.
2. Manufactured Homes as defined in the Ohio Revised Code.

(2) Accessory uses.

- A. Coin-operated laundry, laundry and dry cleaning pick-up stations for use of tenants only. No external sign shall be permitted.
- B. Other accessory uses, buildings or structures customarily incidental to the aforesaid use.
- C. On-site Manufactured Home Sales.

The sale of manufactured homes within a mobile/manufactured home park or subdivision shall be a Conditional Use having one-year duration. Said use shall be reviewed at the end of the first year for possible extension for an additional year in total representing a maximum two-year duration. Such sales areas shall be well screened from the residential section of the park or subdivision and shall be located at the periphery of the site. All signs used for advertising shall be unobtrusive to the surrounding property.

- D. Neighborhood commercial facilities. In mobile home parks of 50 acres or more, neighborhood commercial facilities such as markets, barbers, beauty shops, or doctor's offices, may be planned in conjunction with a mobile home park but may not be physically occupied until the park is 75 percent occupied by residents.

(c) Site Development Regulations.

(1) Minimum floor area.

Individual mobile/manufactured homes located within the district shall have a minimum floor area of 600 square feet.

(2) Area requirements.

Each mobile/manufactured home park shall have a minimum gross site area of not less than 20 acres.

(3) Density requirements.

Gross density for a mobile/manufactured home park shall not exceed five dwelling units per acre.

(4) Minimum lot size.

The minimum lot size within mobile/manufactured home parks or subdivision shall be determined by the size of the residential unit occupied lot area, ratios, building setback and separation, and parking requirements.

(5) Occupied lot area ratio.

A mobile or manufactured home shall not occupy an area in excess of one-third of its respective lot area. The total occupied area of a mobile or manufactured home and its accessory buildings on a lot shall not exceed two-thirds of the lot area.

(6) Utilities.

- A. Each mobile/manufactured home park shall be served by public water and sewer systems.
- B. In each mobile/manufactured home park all wires, cables and lines providing telecommunication, including cable television, and electric utility services and connections of such utility systems to buildings and light poles in such parks, shall be located underground.
- C. Mobile/manufactured home parks shall meet all pertinent requirements of the Ohio Department of Health District and the Butler County Health Department.

(7) Landscaping.

- A. Trees of at least two inch caliper shall be installed on both sides of all streets within the mobile/manufactured home park at a maximum spacing of 50 feet between trees.

(8) Setback requirements.

The following setback requirements for all mobile or manufactured homes located in a mobile/manufactured home park shall apply:

- A. From all perimeter lot lines: see Perimeter Requirements.
- B. From any mobile or manufactured home located in the mobile home park: 20 feet, however, end-to-end clearance may be reduced to ten feet.
- C. From any community building: 50 feet.
- D. From any public or private street located within the park: 20 feet.

(9) Perimeter requirements.

A perimeter setback with respective screening requirements shall be provided which is adequate to protect the residential use in the development and, in any case, shall not be less than the following:

- A. Where the adjoining land use (existing or permitted) is of similar or higher density use or is a collector street, a distance of 30 feet containing a 90 percent, visually solid, year-round landscaped buffer six feet in height.
- B. Where the adjoining land use is an arterial street, a residential use of lower density, or a nonresidential use, protection shall be provided by providing a distance of 40 feet containing berms, walls, solid or louvered fencing, open fencing with appropriate planning, or a visually solid, year-round landscaped buffer six feet in height.

- C. The Planning Commission may waive all or part of the perimeter landscaping requirements if, due to the nature of the existing typography or other existing conditions, if the Planning Commission finds it is unreasonable to require a wall, fence or screen.

(10) Required open space.

A minimum of 10 percent of the gross site area shall be set aside and reserved for usable open space. Said open space shall be in one or more parcels, not less than one acre each. The minimum dimension of said open space shall be 200 feet in any direction. For the purposes of this section, "Usable Open Space" shall be construed to mean parks, common open areas, and areas containing a combination of community service buildings (clubhouses, swimming pools, etc.) and outdoor recreation areas.

(11) Access.

Each mobile/manufactured home park shall have direct access to a collector or arterial thoroughfare.

(12) Private streets.

A mobile/manufactured home park shall have an entrance drive from a public street, and access to individual units shall be from private paved drives within the site. A paved walk shall be located along at least one side of each drive. The width and design of the entrance drive and access drives shall be adequate to accommodate fire protection vehicles and equipment as determined upon review by the Planning Commission and the City Council. The following are minimum pavement widths:

28 feet	One-way traffic with parking
20 feet	One-way traffic, no parking
36 feet	Two-way traffic with parking
28 feet	Two-way traffic, no parking

(d) Parking Requirements.

Two paved, off-street parking spaces having a minimum area of 180 square feet each shall be provided for each mobile/manufactured home site. Said parking space shall be located either on the home site, behind the front setback area, or in a common parking area within the mobile/manufactured home park.

(e) Signs.

Signs within the mobile/manufactured home development shall be limited to an identification sign containing the name of the park not to exceed 32 square feet, a name plate attached to each home, which is no larger than one square foot, directional signs indicating the location of utility buildings, including management office, parking and common recreation area, traffic control signs.

(f) Miscellaneous Requirements.

(1) Lighting:

Appropriate lighting shall be provided along interior roadways and walkways. All lights shall be so positioned and shaded to avoid a glare on adjoining properties.

(2) Drainage:

Each mobile/manufactured home space shall be so constructed to provide adequate storm water drainage from ramps, patios, and all walls and foundations of the home to the roadway.

(3) Fuel Supply:

Where fuel is stored in outdoor storage tanks, they shall be supported by a concrete base and screened from view of surrounding home spaces and the street.

(4) Enclosed Undercarriage:

All mobile homes located in the mobile/manufactured home parks shall be enclosed from the bottom of the structure to the ground.

(5) Stand:

Each mobile home site shall be provided with a stand consisting of a solid concrete slab or two concrete ribbons of a thickness and size adequate to support the maximum anticipated loads during all seasons. Where concrete ribbons are used, the area between the ribbons shall be filled with layer of crushed rock.

(6) Foundation:

A manufactured home must be attached to a foundation in accordance with plans prepared by a registered engineer in compliance with the prevailing building code provision for vertical loads, uplift, and lateral forces.

(7) Refuse Containers:

All refuse containers shall be screened from view of surrounding home spaces and the street.

(g) Subdivision Regulation Compliance.

All mobile/manufactured home park proposals intended to sell individual lots and thus subject to regulation as a subdivision shall comply with all pertinent provisions of the City's Subdivision Regulations with the exception of requirements or standards which are superseded by provisions of this section.

(Ord. 2782. Passed 5-20-03.)

1143.09 – RO Office Residential District.

(a) Purpose.

This district is designed to encourage a residential environment in established areas of historically significant character. Offices and service facilities are permitted to support community needs in suitable locations that do not produce incompatible effects on adjacent residential neighborhoods. A mix of uses within one structure is encouraged. This district is appropriate adjacent to higher volume thoroughfares, as well as between commercial areas and residential neighborhoods. This district shall be considered a residential district.

(b) Uses.

(1) Permitted uses.

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
- D. Professional offices of doctors, dentists, chiropractors, lawyers, engineers and similar-type professions limited to 2,500 square feet of gross floor area.
- E. Hospitals

- F. Real estate, insurance and similar-type offices limited to 2,500 square feet of gross floor area.
- G. Barber and beauty shops.
- H. Instructional studios.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing and Congregate Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Publicly owned and operated neighborhood recreation centers.
- F. Day care facilities, including Day Care for child, Day Care Center for child, Day Care Home Type A family, and Day Care Home Type B family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.
- I. Funeral homes.
- J. Parking lots.
- K. Offices of non-profit organizations and foundations, 2,500 sq. ft. maximum.

(Ord. 2782. Passed 5-20-03. Subsection (b)(1)(C) amended by Ord. 3583, passed 9-15-20.)

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

Any parcel, property or structure that is within the Historic District Overlay shall also consult the current design guidelines of the Historical Architectural Preservation Commission and Chapter 1331 of the Oxford Codified Ordinance and shall follow the procedures for approval contained therein.

(Ord. 3062. Passed 7-7-09.)

	Office & 1-family	2-family residential
(1) <u>Lot requirements.</u>		
A. Minimum lot area per dwelling unit	5,000 sq. ft.	3,750 sq. ft.
B. Minimum lot width	50 feet	75 feet
C. Minimum lot frontage	50 feet	75 feet
(2) <u>Yard requirements.</u>		
A. Minimum front yard depth	20 feet	20 feet
B. Minimum rear yard depth	35 feet	35 feet

- | | | | | |
|--|----|-------------------------|----------|----------|
| | C. | Minimum side yard width | 7.5 feet | 7.5 feet |
|--|----|-------------------------|----------|----------|
- (3) Structural requirements.
- | | | | | |
|--|----|-------------------------|---------|---------|
| | A. | Maximum building height | 35 feet | 35 feet |
|--|----|-------------------------|---------|---------|
- (4) Lot coverage.
- A. Lots with vehicular access from a public street
1. Lot total – Maximum 35 percent
 2. All enclosed buildings – Maximum 25 percent of lot
 3. Front yard – Maximum 25 percent of front yard
- B. Lots with vehicular access from a rear or side alley, and no access from a public street
1. Lot total – Maximum 40 percent
 2. All enclosed buildings – Maximum 25 percent of lot
 3. Front yard – Maximum 15 percent of front yard
- (d) Supplementary Regulations.
- (1) To minimize traffic congestion on major roads and to protect the surrounding residential areas from any adverse activities that may be associated with such business uses, a site plan, shall be submitted to, and approved by, the Zoning Administrator prior to issuing a zoning certificate. The site plan shall show the site layout, including the locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and the vehicular circulation pattern, structure siting and dimensions, off-street parking spaces, landscaped yards, and the location and type of lighting facilities and signs.
- (2) No zoning certificate shall be issued for an “RO” use until the applicant shall have certified to the Zoning Administrator that:
- A. The business activity is open to the public only between the hours of 7:00 a.m. and 9:00 p.m.
 - B. The business activity shall be conducted wholly within a completely enclosed building.
 - C. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- (3) Failure to comply with any of the above conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Ordinance.

(e) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 2782. Passed 5-20-03. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)

1143.10 – UP Uptown District.

(a) Purpose.

The purpose of this district is to preserve and encourage the continued vitality of the City's historic central business and civic activity area. Selected uses and regulatory standards are provided to guide development so as to achieve a mixture of appropriate uses in a functional, aesthetic and pedestrian compatible manner.

(b) Uses.

(1) Permitted uses.

- A. Any combination of residential dwelling types as defined in Section 1159.05(8), A through E., on the second floor or higher.
- B. Retail services shall not exceed 10,000 square feet of floor area on any given floor.
 - 1. Apparel and jewelry.
 - 2. Bars and establishments serving alcohol.
 - 3. Books, stationery, newspapers, magazines, office equipment and office supply stores.
 - 4. Drugs and pharmaceuticals.
 - 5. Food products, including groceries, meat, fish, baked goods, confectionary, and beverages.
 - 6. Flowers, potted plants, and garden supplies.
 - 7. Hardware, paint, home furnishings, and other home improvements products.
 - 8. Optical aids.
 - 9. Photography, bicycles, gifts and toys, pets, music, sporting goods, and other hobby and craft supplies.
 - 10. Restaurants, not including drive-in.
 - 11. Other similar establishments engaged in retail trade except those included as Conditional Uses in subsection (b)(2) hereof.
- C. Personal and professional services shall not exceed 10,000 square feet of floor area on any given floor.
 - 1. Accounting, advertising, architectural, auditing, bookkeeping, legal, and medical offices, and offices for other similar professional service providers.
 - 2. Banks, credit agencies, investment firms, real estate, insurance offices, and other similar establishments engaged primarily in financial services.
 - 3. Barber and beauty shops.
 - 4. Cleaners, including dry cleaning and laundromats.
 - 5. Home improvement services, including carpentry, electrical, heating, plumbing, and decorating.
 - 6. Offices for nonprofit, charitable, labor, and other service organizations.
 - 7. Repair establishments for bicycles, household appliances, locksmiths, shoes, and motor vehicles (if no gasoline is sold).

8. Theaters, not including drive-ins.
 9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.
- D. Accessory buildings incidental to the principal use.
- E. Sidewalk uses.
1. This section is intended to provide for active use of private and public property in the Uptown District for outdoor cafes and retail sales. A sidewalk use requires a permit, shall be operated according to the provisions of this section, and is valid for one year and only for the location, design, and use approved.
 2. A sidewalk use may include outdoor activity on both private and public property as follows:
 - a. Private property in the front setback area or any courtyard or other partially enclosed area adjacent to a right-of-way may be utilized only for the same commercial activity as the principal use on the first floor of the principal structure.
 - b. The public sidewalk and other paved portions of the right-of-way that are designed and constructed to accommodate pedestrians may be utilized only for the same commercial activity as the principal use on the first floor of an immediately adjacent principal structure.
 3. A sidewalk use permit application shall include a fee, a scaled site plan, and other information sufficient to determine compliance with all of the following provisions:
 - a. The use may not result in less than five feet of open and unobstructed public sidewalk adjacent to the sidewalk use; and
 - b. The adjacent property owner and the operator of the use have a liability insurance policy that covers accidents and injuries on the public right-of-way for a minimum of one hundred thousand dollars (\$100,000) per person and three hundred thousand dollars (\$300,000) per accident, premiums are fully paid for the calendar year of the permit, and the City of Oxford shall be named as an additional insured upon such liability policy; and
 - c. The use shall employ only displays, counters, tables, chairs, umbrellas, and planters that are moveable; and
 - d. Nothing related to the operation of the use shall be permanently installed on public or private property except anchors that do not protrude above the adjacent sidewalk surface and do not otherwise create a trip hazard; and
 - e. All materials shall be lightweight and easily removable; and
 - f. All roofs shall be made of a flame-resistant (per Ohio Basic Building Code and Ohio Fire Code), nonstructural material such as treated canvas or vinyl fabric; and
 - g. All illumination shall be confined within the perimeter of the use; and

- h. All partitions shall be transparent 3 feet above the adjacent sidewalk surface.
- 4. The City Manager or designee shall require removal of anything or correction of any condition associated with a sidewalk use that threatens the public health, safety, or general welfare and shall revoke an approved permit if its holder fails to comply with any such order in a timely manner.
- 5. The City Manager shall reinstate a revoked permit if the holder removes the immediate threat and provides sufficient proof that the threat will not recur.
- 6. If a sidewalk use permit is revoked more than once during the year that the permit is valid, the permit shall not be reinstated and a new permit shall not be issued until after the original expiration date of the revoked permit.

(2) Conditional Uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Retail services:

- 1. Any permitted retail use that exceeds 10,000 sq. ft. on any given floor.
- 2. Banks with drive-through facilities.
- 3. Building supplies, garden supplies.
- 4. Temporary or outdoor sales of plants and garden supplies.
- 5. Retail uses which do not provide a minimum ratio of 0.7:1 of the lot area.
- 6. Additional retail uses above the street level which would cause the maximum permitted gross floor area ratio to exceed the 3:1 ratio.

B. Personal and public services:

- 1. Any permitted personal or public service that exceeds 10,000 sq. ft. on any given floor.
- 2. Cultural institutions, including libraries, art galleries and museums.
- 3. Hotels and motels.
- 4. Places of worship.
- 5. Funeral homes.
- 6. Night clubs, discotheques, and other entertainment facilities.
- 7. Personal and Professional Services which do not provide a minimum of 0.7:1 of the lot area.
- 8. Additional personal and professional services above the street level which would cause the maximum permitted gross floor area ratio to exceed the 3:1 ratio.

C. Other uses.

- 1. Any combination of dwelling types as defined in Section 1159.05(8), A through E, on the first floor or basement.

2. Community-Oriented Residential Social Service Facilities (CORSSF's).
3. Shared Housing and Congregate Housing for the elderly.
4. Government owned and/or operated parks and recreation facilities.
5. Bed & Breakfasts.
6. Publicly owned and operated neighborhood recreation centers.
7. Day care facilities, including Day Care for child, Day Care Center for child, Day Care Home Type A family, and Day Care Home Type B family.
8. Schools: primary, intermediate, and secondary, both public and private.
9. Hospitals

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)

(1) Lot requirements.

A. Minimum Lot Area:

1. Lots in the Uptown District shall be a minimum of three thousand (3,000) square feet.

~~B. Minimum Lot Frontage:~~

- ~~1. 33 feet~~

(2) Yard requirements.

Front Yard 16.5 feet minimum except * On High Street - at least 70 percent of building must meet the right-of-way line

Rear Yard none except * Adjacent to a residential district 10 feet minimum

Side Yard none except * Adjacent to a residential district 6 feet minimum

(3) Structural requirements.

A. Building height:

Minimum - 23 feet and a minimum of 2 stories above street grade

Maximum - 48 feet and 4 stories maximum above street grade.

B. Gross Floor Area Ratio:

1. The maximum permitted gross floor area ratio of a structure at or above grade in the Uptown District shall be 3. (Lot area x 3 = total bldg. sq. ft.)

- a. Commercial space shall provide a minimum ratio of 0.7:1 of the lot area on the street level subject to the following:

- i. The basement of a structure may be used for retail, personal and professional uses but shall not be computed into the minimum 0.7:1 ratio.

- ii. Uncovered outdoor areas shall:

- a. Be associated with the first floor commercial occupant,

- b. Be located on the property and/or on the public sidewalk, only with a valid sidewalk permit.
- c. Be computed into the minimum 0.7:1 ratio, but not the overall 3:1 ratio.

b. Residential space shall provide a maximum ratio of 2:1 of the lot area subject to the following:

- i. Stairways, hallways, elevators outdoor patios, decks, and balconies, for residential use shall be computed into the maximum 2:1 ratio.

(4) Maximum Residential Density.

A. Occupancy shall be limited to one person per 200 square feet of lot area.

(Ord. 3323. Passed 8-18-15. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)

1143.11 – MU University District.

(a) Purpose.

The purpose of this district is to accommodate the academic, administrative, cultural, recreational, residential and ancillary uses comprising and supportive of the respective requirements of a college or university. Any parcel, property or structure that is within the Historic District Overlay shall also consult the current design guidelines of the Historical Architectural Preservation Commission and Chapter 1331 of the Oxford Codified Ordinance and shall follow the procedures for approval contained therein.

(b) Uses.

(1) Permitted uses.

- A. University complex, including all affiliated educational structures and other supporting uses owned, operated, affiliated, leased or licensed by the university, such as dormitories, eating facilities, recreational and athletic facilities, laboratories, retail facilities, library, etc.
- B. Single-family dwellings.

(2) Conditional Uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's).
- B. Shared Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Publicly owned and operated neighborhood recreation centers.
- F. Day care facilities, including Child Day Care, Child Day Care Center and Day Care Home Type A family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

(1) Lot requirements.

- A. Minimum lot area 6,000 sq. feet
- B. Minimum lot width 60 feet
- C. Minimum lot frontage 60 feet

(2) Yard requirements.

- A. Minimum front yard depth 20 feet
- B. Minimum rear yard depth 35 feet
- C. Minimum side yard width 7.5 feet on each side

(3) Structural requirements.

- A. Maximum building height 35 feet
- B. Lots with vehicular access from a public street
 - 1. Lot total – Maximum 35 percent
 - 2. All enclosed buildings – Maximum 25 percent of lot
 - 3. Front yard – Maximum 25 percent of front yard

(4) Mile Square Design Standards.

Single family dwellings shall comply with the Mile Square Design Standards of the R1MS District.

(5) Proposals requiring major infrastructure improvements shall be referred to Planning Commission and City Council as determined by the City Manager. Site development specifications and a project overview for all university uses shall be submitted to the Planning Department for review for the following:

- A. Integration of transportation improvements with existing and planned services and facilities.
- B. Adequacy of public utilities and services.
- C. Conformance with Ordinances regulating the Historic Architectural Preservation Commission.
- D. Potential incompatibility with abutting zoning districts necessitating modifications to the site plan to mitigate potential negative impacts.

(6) A descriptive text shall be submitted indicating the nature of the proposed activity, expected levels of noise, odor, dust, smoke, light, glare, and vibration from normal operations, and a plan for addressing these impacts. Administrative review shall be conducted and response made within 30 days of receipt.

(d) Alley Development.

[Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03\(j\).](#)

1143.12 – GB General Business District.

(a) Purpose.

This district is intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community. This district is also intended to accommodate retail trade establishments in the community that cannot be practically provided for in a neighborhood commercial district development. This district is only appropriate within areas that are presently served, or will be served upon development, with both central water and sewer.

(b) Uses.

(1) Permitted uses.

A. Retail services. (Not to exceed 15,000 square feet of total gross floor area)

1. Apparel and jewelry.
2. Books, stationery, newspapers, magazines, office equipment and office supply stores.
3. Department stores.
4. Drug stores selling health and personal care aids.
5. Food products, including groceries, meat, fish, baked goods, confectionary, and beverages.
6. Flowers, potted plants, and garden supplies.
7. Hardware, paint, home furnishings, and other home improvement products.
8. Optical aids.
9. Photography, bicycles, gifts and toys, pets, music, sporting goods, and other hobby and craft supplies.
10. Restaurants, not including drive-in or fast food.
11. Sales of new and used motor vehicles by dealerships holding franchises authorized by manufacturers for the sale of new vehicles.

B. Personal and professional services. (Not to exceed 15,000 square feet of total gross floor area)

1. Accounting, advertising, architectural, auditing, bookkeeping, legal, and medical offices, and offices for other similar professional service providers.
2. Banks, credit agencies, investment firms, real estate, insurance offices, and other similar establishments engaged primarily in financial services.
3. Barber and beauty shops.
4. Cleaners, including dry cleaning and Laundromats.
5. Home improvement services, including carpentry, electrical, heating, plumbing, and decorating.

6. Offices for nonprofit, charitable, labor, and other service organizations.
7. Repair establishments for bicycles, household appliances, locksmiths, shoes, and motor vehicles (if no gasoline is sold and repair work is done inside).
8. Theaters, not including drive-ins.
9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.

C. Accessory buildings incidental to the principal use.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Retail services.

1. Automobile service stations selling gasoline.
2. Bars and establishments serving alcohol.
3. Banks with drive-through facilities.
4. Building supplies, garden supplies.
5. Drive-in and fast-food restaurants.
6. Sales of motorcycles and used motor vehicles, rental and service of motor vehicles, sales and rental of boats and marine equipment, and sales and rental of trailers.
7. Temporary or outdoor sales of plants and garden supplies.

B. Personal and public services.

1. Animal hospitals or kennels.
2. Bowling alleys.
3. Cultural institutions, including libraries, art galleries and museums.
4. Hotels and motels.
5. Places of worship.
6. Funeral homes.
7. Indoor skating rinks, arcades, and similar recreational uses.
8. Instructional studios.
9. Night clubs, discotheques, and other entertainment facilities.

C. Other uses.

1. Community-Oriented Residential Social Service Facilities (CORSSF's).
2. Shared Housing and Congregate Housing for the elderly.
3. Government owned and/or operated parks and recreation facilities.

4. Bed & Breakfasts.
5. Publicly owned and operated neighborhood recreation centers.
6. Day care facilities, including Day Care for child, Day Care Center for child, Day Care Home Type A family, and Day Care Home Type B family.
7. Schools: primary, intermediate, and secondary, both public and private.
8. Mini-Warehouse (Self-Storage Units)
9. Business Incubator
10. Any permitted or combination of any retail, personal or public services that exceed 15,000 square feet of gross floor area

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)

(1) Lot requirements.

- A. Minimum lot frontage and width: 100 feet
- B. No minimum lot size is specified; however, the lot size shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard requirements.

- A. Minimum setbacks.

Front yard	Rear yard	Side yard
35 feet	25 feet	0 feet

When a side or rear lot line abuts residential district lot lines, the minimum side or rear transitional setback distance shall be 25 feet in depth and shall be screened from the residential district by a dense evergreen hedge a minimum of 6 feet tall at planting and that will maintain at least 90 percent opacity over time. Existing vegetation may be considered as long as the anticipated overall opacity effect can be achieved. Alternatively, different types of screenings may be utilized subject to review and approval by the Zoning Administrator if the alternative material can achieve the overall 90% opacity effect.

- B. Maximum front yard setback.

A maximum front yard setback of 150 feet; and at least 75% of the façade of the principal building must be setback no more than 150 feet from the front lot line.

(3) Structural requirements.

Maximum building height 45 feet

(d) Supplementary Regulations.

- (1) All merchandise, new and used, with the exception of boat, automobile, truck or farm implements and plants and garden supplies, shall be stored within a completely enclosed building. Displays of boats, automobiles, tractors, recreational trailers and/or mobile homes shall conform to the requirements as defined in Section 1141.03 (e)

(2) Landscaping:

Landscaping of the site shall comply with the requirements of Chapter 1148.

- (3) The building should be oriented so that the principal building entrance faces the principal street or the street providing main access to the site. The entrance must be connected to the street and adjacent parking with clearly marked sidewalks/walkways. The building façades facing the street must adhere to the façade treatment as outlined in the following sections. In no instance, shall the rear of the building face the public right-of-way.
- (4) Building facades that are oriented toward a right-of-way shall be provided for visual relief as follows:
 - A. Windows and transparent doors must occupy a minimum of 60% of the entire building wall area measured between 2.5 and 7 feet in height above grade along the entire front façade. Glass block, opaque or darkly tinted glass is not considered to be transparent.
 - B. Building façades must have different articulation in height and setback. Different horizontal articulations with material, color and opening shall also be utilized when building elevation is higher than 14 feet. Preferred materials include brick, stone, glass or wood.
- (5) Each development is required; where appropriate, to provide adequate space (including easements) for alternative modes of transportation such as bike paths, multi-use paths, bus stops and turnarounds. Each development is also required to provide bicycle rack space at a rate of 3 per 10,000 square feet of gross floor area.
- (6) The front façade of the principal structure shall be finished, utilizing at least 50% natural materials including brick, stone, masonry, glass, or wood. No aluminum or vinyl siding shall be used in finishing or utilized on the front façade of the building.
- (7)
 - A. All utility boxes must be screened with appropriate landscaping material such that they are not visible from a right-of-way or other publicly accessible area.
 - B. All refuse collection and recycling containers must be enclosed or screened so as not to be visible from a right-of-way or other publicly accessible area. The structure surrounding the container(s) must be enclosed on all sides, one of which includes a gate or door that can be secured. The enclosure may consist of wood or masonry walls. Containers shall not be located in any front yard. The exterior perimeter of the enclosure(s) must be landscaped, excluding the access point.

(Ord. 3362. Passed 8-16-16. Subsection (d)(2) amended by Ord. 3561, passed 5-5-20. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)

1143.13 – OI Office & Light Industrial District.

(a) Purpose.

This district is intended to provide for research and development and professional office facilities that have minimal impact upon the surrounding environment

(b) Uses.

(1) Permitted uses.

- A. Professional, business, government, and medical offices with no retail sales to the general public, with no storage of goods for sale.
- B. Professional Offices relying on advanced scientific and engineering capabilities.

- C. Research, experimental, or testing laboratories conducted entirely within enclosed buildings.
- D. Electronic data processing.
- E. Public service facilities.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Operations designed to attract little or no customer or client traffic other than employees.
- B. Semi-public uses.

(c) Site Development Regulations.

(1) Lot requirements.

- A. Minimum lot frontage and width: 100 feet
- B. No minimum lot size is specified; however, the lot size shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard requirements.

- A. Minimum front yard depth 50 feet
- B. Minimum rear yard depth and side yard width
 - 1. If side or rear yard abuts onto a Residential District, yard shall have a minimum 50 feet for Permitted Use and minimum 100 feet for Conditional Use, and landscaped screening provided.
 - 2. Each side and rear yard shall be equal to the height of the principal building.
 - 3. Opaque fence may be substituted for plantings if approved by the Board of Zoning Appeals.

(3) Structural requirements.

- A. Maximum height 45 feet
- B. Lot coverage 70 percent

(d) Supplementary Regulations.

(1) Site plan approval required.

A site plan shall be submitted that shows graphically the location and dimensions of vehicular entrances, exits, internal circulation pattern, off-street parking and loading facilities, building location and dimensions, storage facilities, landscaping and screening facilities.

(2) Impact statement.

Prior to being issued a zoning certificate in the Office/Industrial District, the applicant must obtain approval of a descriptive text indicating the nature of the proposed activity, expected levels of noise, odor, dust, smoke, light, glare and/or vibration from normal operations and a plan for addressing these impacts. The expected number of employees per shift, at the outset and at full

expansion, shall be indicated. Other information, as required, shall be submitted either in text or plans.

(3) Storage of material.

Storage of material and equipment shall be within an enclosed building, unless located behind the principal structure and visually screened from the street and adjacent properties by a landscaped screen, fence or wall. Such screening of open storage and trash containers must meet the requirements of Sections 1141.01 and 1141.04.

(Ord. 3294. Passed 12-16-14. Subsection (c) amended by Ord. 3611, passed 1-19-21.)

1143.14 – LI Light Industrial District.

(a) Purpose.

This district is intended to provide for those analytical and associated fabrication activities associated with research and development, as well as for office and industrial uses having minimum impact upon the surrounding environment in areas that are suitable for industrial development by reason of location and the availability of adequate utility and transportation systems. Permitted uses are those that can be operated in a clean and quiet manner, subject only to those regulations and performance standards necessary to prohibit congestion and for the protection of adjacent residential and business activities.

(b) Uses.

(1) Permitted uses.

- A. Any use whose principal function is basic research, design and/or pilot or experimental product development or technical training.
- B. Office buildings of an executive or of an administrative nature or incidental to those uses previously listed.
- C. Sales offices related to the principal manufacturer on the same site provided that any retail trade with the general public shall be of a limited nature and that no stock of goods is maintained for sale to the general public.
- D. Sales offices related to the principal manufacturer on the same site provided that any retail trade with the general public shall be of a limited nature.
- E. Business and industrial service facilities.
- F. Laboratories including experimental, film, testing, research, or engineering.
- G. Printing, publishing, binding, and typesetting plants.
- H. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to bakery goods, business machinery, candy, clocks and toys, cosmetics, electrical and electronics products, components and equipment, food products, hardware and cutlery, tools, and pharmaceuticals.
- I. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, sheet metal (excluding large stampings, such as automobile fenders or bodies) shell, textiles, tobacco, wax, wire, wood, (excluding saw and planing mills), and yarns.
- J. Medical, dental, optical manufacturing.

- K. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- L. The manufacture and repair of electric and neon signs.
- M. Motion picture production.
- N. Adult Entertainment Facilities.
- O. Accessory buildings and uses incidental to the principal use.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Any permitted use over 100,000 square feet of gross floor area
- B. Electroplating
- C. Graphic products manufacturer
- D. Light sheet metal products, including heating and ventilating equipment, cornices or eaves
- E. Cold storage plants
- F. Tool and die shops, wrought iron shops, machine shops, excluding drop hammers
- G. Banks, including drive-in facilities
- H. Restaurants, including fast food and drive-ins
- I. Taverns
- J. Wholesale facilities
- K. Other manufacturing, processing, or storage uses determined by the Planning Commission to be of the same general character as the permitted uses previously listed and found not to be a nuisance or offensive by reason the potential emission or transmission of noise, vibration, smoke, dust, glare, heat, water or air pollution. In this regard, the Planning Commission may seek expert advice on what conditions should be imposed on a particular operation to carry out the purposes of this zone: the cost of such expert assistance shall be borne by the applicant.
- L. Mini-Warehouse (Self-Storage Units)
- M. Business Incubator

(c) Site Development Regulations.

(1) Lot requirements.

- A. Minimum lot frontage and width: 100 feet
- B. No minimum lot size is specified, however, the lot size shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard requirements.

- A. Minimum front yard depth 50 feet

B. Minimum rear yard depth and side yard width

1. If side or rear yard abuts onto a Residential District, yard shall have a minimum 50 feet for Permitted Use and minimum 100 feet for Conditional Use, and landscaped screening provided.
2. Each side and rear yard shall be equal to the height of the principal building.
3. Opaque fence may be substituted for plantings if approved by the Zoning Board of Appeals.

(3) Structural requirements.

- | | | |
|----|----------------------|------------|
| A. | Maximum height | 45 feet |
| B. | Maximum Lot coverage | 70 percent |

(d) Supplementary Regulations.

(1) Site plan approval required.

A site plan shall be submitted that shows graphically the location and dimensions of vehicular entrances, exits, internal circulation pattern, off-street parking and loading facilities, building location and dimensions, storage facilities, landscaping and screening facilities.

(2) Impact statement.

Prior to being issued a zoning certificate in the Office/Industrial District, the applicant must obtain approval of a descriptive text indicating the nature of the proposed activity, expected levels of noise, odor, dust, smoke, light, water and air pollution, glare and/or vibration from normal operations and a plan for addressing these impacts. The expected number of employees per shift, at the outset and at full expansion, shall be indicated. Other information, as required, shall be submitted either in text or plans.

(3) Storage of material.

Storage of material and equipment shall be within an enclosed building, unless located behind the principal structure and visually screened from the street and adjacent properties by a landscaped screen, fence or wall. Such screening of open storage and trash containers must meet the requirements of Sections 1141.01 and 1141.04.

(Ord. 3294. Passed 12-16-14. Subsection (c) amended by Ord. 3611, passed 1-19-21.)

1143.15 – Agricultural Open Space District.

(a) Purpose.

This district is intended to provide areas within the City that: allow properties to continuously be used for agricultural purposes which have no future land use purpose at this time, or that may be in a transitional stage with regard to development; will conserve areas that have value as open space; and will incorporate conservation practices by preserving and enhancing the natural environment, rural character and areas that may have development constraints.

(b) Uses.

(1) Permitted Uses.

- | | |
|----|--|
| A. | The conduct of agricultural operation such as: farming, apiculture, horticulture, viticulture. |
|----|--|

- B. Horse ranches, horse boarding stables, riding stables and academies, and structures normally associated with such as; stables and training facilities.
- C. Single-family dwelling.
- D. Accessory building and uses incidental to the principal use as provided in Chapter 1141.
- E. Day Care Home Type B family.

(2) Conditional Uses:

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Dairying, pasturage and animal and poultry husbandry.
- B. Kennel.
- C. Community-Oriented Residential Social Service Facilities (CORSSF's).
- D. Shared Housing and Congregate Housing for the Elderly.
- E. Government owned and/or operated parks and recreation facilities.
- F. Bed & Breakfasts.
- G. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.
- H. Cemeteries.
- I. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- J. Schools; primary, intermediate, and secondary, both public and private.
- K. Places of Worship.

(c) Site Development Regulations. (unless superseded by Conditional Use Requirements)

(1) Lot requirements.

- A. Minimum lot area 20 acres
- B. Minimum lot width 200 feet
- C. Minimum lot frontage 200 feet

(2) Yard Requirements.

- A. Minimum front yard depth 50 feet
- B. Minimum rear yard depth 200 feet
- C. Minimum side yard width 50 feet

(3) Structural requirements.

- A. Maximum building height 35 feet

(4) Maximum Lot coverage shall not exceed 10 percent of the lot area.

- (d) When the Agricultural Open Space District is used as a "holding zone" upon an annexation, the use, lot size and dimension requirements shall be as it existed upon annexation.

(Ord. 3166. Passed 1-17-12. Subsection (b)(1)(D) amended by Ord. 3583, passed 9-15-20. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)

1143.16 – NB Neighborhood Business District.

- (a) Purpose.

This district is intended to provide small-scale retail and services on sites in or near residential areas, while having little impact on them. Uses are limited in scope to promote local orientation. Development is intended to be compatible with the scale of surrounding residential areas development through pedestrian-orientation (or limited auto-orientation when the site is adjacent to collector streets)

- (b) Uses.

- (1) Permitted Uses.

- A. Two dwelling units of any combination of dwelling types as defined in Section 1159.05(8), A, C and D, on the upper floor.
- B. Professional services limited to 2,500 square feet of gross floor area.
- C. Retail services limited to 2,500 square feet of gross floor area.
- D. Personal services limited to 2,500 square feet of gross floor area.
- E. Child daycare center limited to 2,500 square feet of gross floor area.
- F. Cultural facilities, including museums, art gallery, library limited to 2,500 square feet of gross floor area.

- (2) Conditional Uses:

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

- A. Residential dwelling types as defined in Section 1159.05(8), A, or C or D, on the first floor or basement.
- B. Restaurant
- C. Professional, retail, personal services, daycare center, cultural facilities that have more than 2,500 square feet of gross floor area.
- D. Community-Oriented Residential Social Service Facilities (CORSSF's).
- E. Shared Housing and Congregate Housing for the Elderly.
- F. Government owned and/or operated parks and recreation facilities.
- G. Bed & Breakfasts.
- H. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.
- I. Schools; primary, intermediate, and secondary, both public and private.
- J. Places of Worship.
- K. Hotel,

L. Animal hospital

M. Extended business hours beyond the hours of operation as permitted.

(c) Site Development Regulations. (unless superseded by Conditional Use Requirements [or Alley Development Provisions](#))

(1) Lot requirements.

A. Minimum lot frontage and width: 50 feet

B. No minimum lot size is specified; however, the lot size shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard Requirements.

A. Minimum front yard depth

20 feet in the Mile Square or the average front yard setback of the block face, whichever is higher.

30 feet outside of the Mile Square.

B. Minimum rear yard depth See table below.

C. Minimum side yard width See table below.

(3) Structural requirements.

A. Maximum building height 35 feet.

	Minimum building setback from residential zoned properties	
Height of the Building	Lots abutting a side lot line of a residential zoned lot	Lots abutting a rear lot line of a residential zoned lot
20 feet or less in height	7.5 feet	35 feet
More than 20 feet, but less than 35 feet in height	10 feet	40 feet

(4) Maximum Lot coverage 50 percent

(d) Supplementary Regulations:

(1) Landscaping of the site shall comply with the requirements of Chapter 1148.

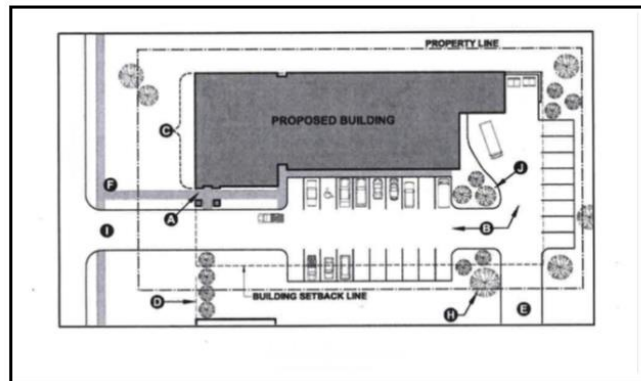
(2) The placement of any proposed building shall be consistent with the average setback of the blockface.

(3) Development should preserve the historic character of Oxford while embracing high quality design that complements existing building.

(4) New building shall be designed in style, mass, scale and materials compatible with the surrounding properties.

- (5) Addition to an existing building shall be sympathetic to the architectural scale and style of the existing building. The material for the addition shall also be similar and consistent with the existing building.
- (6) The maximum pedestrian walking distance from the street to the entrance of the building shall not be more than 150% of the required front yard setback, or the average front yard setback distance, whichever is larger.
- (7) Buffering shall be provided along the property lines adjacent to residential zoned properties. Such buffering shall consist of a solid green or dense green hedge a minimum of 6 feet tall. Green hedges shall be 6 feet tall at planting and maintain at least 90 percent opacity over time.
- (8) Hours of operation shall be limited to 8 am to 9 pm, or subject to the approval from the Planning Commission.
- (9) All parking shall be located to the side or to the rear of the building. No more than 50% of the frontage upon the street could be used for parking area.

**Location of Off-Street Parking
Illustration Only**



(e) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 3362. Passed 8-16-16. Subsection (d) amended by Ord. 3561, passed 5-5-20. Subsections (b) & (c) amended by Ord. 3611, passed 1-19-21.)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Repealing Oxford Codified Ordinance Chapter 1149 Entitled Parking And Site Access And Adopting New Oxford Codified Ordinance Chapter 1149 Entitled Parking And Site Access For The Purpose Of Revising Residential Parking Regulations (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Essential Operations Accessible, High-Quality Infrastructure Safe and Efficient Travel for All Modes of Transportation Smart Growth and Quality Places A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

*There is one page of text revisions in the attached Exhibit, concerning Residential Parking Regulations.

Proposal Summary:

This package of text amendments seeks to amend five chapters of the Oxford Planning & Zoning Code, corresponding to Part Eleven of the Codified Ordinances. The purpose of the amendments is threefold: (1) to facilitate a new Site Plan Review process for alley lots that do not have frontage on a public street; (2) to bring language on minor subdivisions closer in alignment with enabling statute in Ohio Revised Code (ORC) 711 and to make such approvals administrative instead of discretionary; and (3) to amend residential parking standards to avoid incompatibility with new alley development provisions. The

chapters proposed to be affected by the amendments are: 1101, 1129, 1141, 1143, and 1149.

Background:

These text amendments are in response to an alley lot development moratorium initially placed into effect by City Council on April 2, 2024 (by Res. No. 7587), and originally due to expire October 2, 2024. At the request of staff, Council later extended the moratorium period (by Res. No. 7632) to last until January 16, 2025. To accommodate a timeframe allowing adoption of text amendments preceding moratorium expiration, on January 7 the Council extended the alley development moratorium one last time (by Res. No. 7664) setting it to expire on March 20, 2025.

As constructed, the moratorium applies to any property fronting exclusively on one or more alleys, temporarily putting a halt to issuing zoning approval for any single-family building permit or subdivision approval for any lot split or lot consolidation. The motivation for the moratorium stemmed from concerns voiced by City departments regarding public service risks and impacts related to emergency response, as well as supporting infrastructure including access, drainage, and utilities.

The Planning Commission discussed the topic of alley development during a Work Session on September 10, 2024. Historical development trends were covered, along with a comparison of Oxford's urban fabric to peer college towns in Ohio as well as other larger cities nationwide. At the conclusion of staff's presentation, Commission members' opinions on how to regulate and review residential development on alley sites were mixed. In response, staff suggested implementing a Site Plan Review process specific to alley sites to facilitate the Planning Commission being able to exercise a limited degree of discretion when it comes to how properties are developed, such that individual projects could be studied on a case-by-case basis and enable more context-sensitive results. The Commission favored this type of approach more than equipping staff with an extensive set of prescriptive standards to be applied administratively. Following the September Work Session, staff drafted a text amendment package and initiated an application to appear before the Planning Commission at its meeting on December 10, 2024.

Planning Commission Input & Recommendation:

The Planning Commission contributed valuable feedback over the course of two regular meetings on December 10 and January 14, leading to an end product which staff believes is far superior to the version initially proposed by staff. Key contributions and inspirations included the following:

- Flexibility in review criteria to accommodate minor subdivisions along alleys where zoning frontage standards permit (i.e., in the UP Uptown zoning district)
- Redirecting appeal authority from the Board of Zoning Appeals to the Planning Commission
- Permit a chance for administrative approval of any Site Plan Review by the Zoning Administrator and Planning Commission Chair, before being referred to the full Commission for a hearing
- Eliminate minimum parking requirements, and instead impose a maximum off-street parking standard of no more than four (4) spaces unless granted by way of a waiver request
- Clarification on how change and extension requests for Site Plan Reviews will be handled

City Law Director Christopher Conard also shared some recommended changes to the language at the January 14 meeting, and the Commission incorporated such changes into its motion to approve. The Commission voted 7-0-0 to recommend approval of the currently drafted text amendment package.

ORDINANCE NO.

AN ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE CHAPTER 1149 ENTITLED PARKING AND SITE ACCESS AND ADOPTING NEW OXFORD CODIFIED ORDINANCE CHAPTER 1149 ENTITLED PARKING AND SITE ACCESS FOR THE PURPOSE OF REVISING RESIDENTIAL PARKING REGULATIONS.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact planning and zoning laws that are for the health, safety, welfare, comfort, and peace of the citizens of the municipality; and

WHEREAS, Ohio Revised Code Section 713.09 enables a municipal legislative authority, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, to regulate the bulk and location of buildings and other structures including percentage of lot occupancy, set back building lines, and area of yards, courts, and other open spaces; and

WHEREAS, the City of Oxford Planning and Zoning Code (constituting Part Eleven of the Codified Ordinances) currently permits development of single-family dwellings on nonconforming alley lots which are at least 3,000 square feet in size and also possessing at least 33 feet in overall lot width, provided there is conformance with height, lot coverage, vehicular access and yard or setback requirements per the underlying zoning district; and

WHEREAS, the City of Oxford Planning and Zoning Code was amended in September 2017, by Ord No. 3430, to exempt development on alley lots from the requirement that any principal public entrance be *upon a street* bordering such lot [emphasis added]; and

WHEREAS, the change to the Zoning Code in 2017 has provoked the development of several detached dwelling units on sites fronting exclusively on public alleys, which in contrast to standard developments fronting upon public or private streets, have shown to pose unique challenges in terms of obstructions to emergency access, public infrastructure improvements; proper drainage; and appropriate off-street parking arrangements; and

WHEREAS, the Oxford Tomorrow Comprehensive Plan lays out a number of objectives to promote quality development, enhanced character, and service excellence; and

WHEREAS, the procurement of alley sites throughout the Oxford Mile Square for additional residential development is ongoing and will likely continue in an undesirable and unsustainable fashion if a permanent legislative fix is not instituted; and

WHEREAS, Council finds in accordance with Section 1135.02 of the Codified Ordinances of the City of Oxford, the City of Oxford Planning Commission held a public hearing on December 10, 2024, and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Chapter 1149 entitled Parking and Site Access, and adopting new Oxford Codified Ordinance Chapter 1149 entitled Parking and Site Access consistent with the textual edits outlined in the attached Exhibit A.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby repeals Chapter 1149 entitled Parking and Site Access and adopts new Chapter 1149 entitled Parking and Site Access consistent with the textual edits outlined in the attached Exhibit A.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: DAVID PRYTHERCH
PREPARED BY: PLANNING STAFF
CHECKED BY: LAW

Chapter 1149 – Vehicle Management/Parking and Site Access

1149.01 – Purpose.

- (a) The regulations of this section are intended to minimize the traffic impacts of development on public streets and to assure that all developments adequately and safely provide storage and movement of vehicles in a manner consistent with good site design and site engineering practices without creating excessive amounts of parking spaces. This section regulates off-street parking and loading, handicapped accessibility, and vehicular access from public streets.
- (b) This section includes provisions that are intended to minimize potential nuisance to adjacent properties by limiting light pollution, minimizing dust and debris, improving public safety and managing storm water run-off.
- (c) This section includes provisions which are intended to benefit the community by minimizing vehicular and pedestrian conflicts in parking lots, reducing the urban heat island effect, fostering air and water quality, promoting alternative modes of transportation and maximizing the efficient use of land.

(Ord. 3307. Passed 3-17-15.)

1149.02 – Applicability.

(a) New Uses

No new building or new land use shall be authorized unless the standards of this Chapter, including the minimum number of required parking spaces, are met.

(b) Change of Use

No change of use shall be authorized unless the new use meets the standards of this Chapter, including the minimum number of required parking spaces.

(c) Expanded Uses

- (1) Whenever a building or use created prior to the effective date of this provision is changed or enlarged in floor area, number of units, seating capacity, or otherwise that will create a need for an increase in the number of parking spaces, loading spaces, or vehicle stacking spaces, the additional spaces shall be provided on the basis of the new demand created by the area of the alteration, addition, or change.
- (2) If the proposed expansion or enlargement will increase the floor area, number of units, seating capacity, or other area to an extent larger than twenty five (25) percent of the building or use prior to the effective date of this provision, then the entire site must come into compliance with the requirements of this Chapter.
- (3) Any expansion or enlargement smaller than that established in subsection (2) above shall comply with the requirements of this Chapter for any new parking, loading, or stacking space areas required for the expansion. In cases where these small expansions or enlargements occur over a period of time after the effective date of this provision, the site shall come into full compliance with the requirements of this Chapter once the total expansion or enlargement of the floor, number of units, seating capacity or other area exceeds twenty five (25) percent of the original size at the time this provision became effective.

(d) Changes or Expansions to Parking Areas

- (1) So long as no expansion is proposed to any building or structure on a site, an existing parking area may be expanded, improved, or otherwise made more conforming in accordance with the design standards of this Chapter, except as provided in subsection (2) below.

- (2) In the UP and RO districts, any new off-street parking areas, or expansions to existing parking areas greater than twenty five (25) percent as compared to the area existing on the effective date of this provision, are subject to Conditional Use review as provided in Chapter 1147. This provision shall not apply to any new or expanded off-street parking provided to comply with minimum requirements for single-, two-, or three-family dwellings on individual lots.

(e) Existing Uses

The requirements of this Chapter shall not apply to buildings and uses legally in existence on the effective date of this provision unless modified in a manner as stated in subsections (a) – (d) above. Furthermore, any facilities regulated by this Chapter that serve such existing buildings or uses shall not be reduced below the requirements established in this Chapter in the future. Notwithstanding these provisions, Utilization standards shall always apply to existing uses.

1149.03 – General Regulations.

- (a) All off-street parking and maneuvering areas shall be hard surfaced (includes concrete, asphalt, brick, stone, or bonded gravel). Loose materials, including gravel, are not permitted. The Zoning Administrator in collaboration with the City Engineer may allow alternative standards, such as for porous paving, if they satisfy the general intent of all other provisions of this section.
- (b) Pre-existing parking areas of any material which straddle a property boundary may be paved or resurfaced with a compliant hard surface material without needing to comply with setback requirements, so long as each property can maintain its own accessibility from a public street or alley without having to use any other property. In cases where separate access for each property cannot be achieved, a shared-access easement may be recorded as a way of satisfying applicable setback provisions.
- (c) All off-street parking shall be located on the same site as the use for which it is required or intended, except that off-site parking may be permitted by a Conditional Use Permit according to procedures set forth in Chapter 1147. Shared-use parking may also be permitted by Conditional Use Permit according to procedures in Chapter 1147.
- (d) All off-street parking spaces shall contain a minimum sized rectangular area. Standard spaces are 9 feet wide by 18 feet long. Compact spaces are 8 feet wide by 16 feet long.

(Original language adopted by Ord. 3307. Passed 3-17-15. Amended by Ord. 3609, passed 1-19-21.)

1149.04 – Dimensional Standards.

- (a) Tables 1149.04-1 and 1149.04-2 below outline nonresidential and multi-family parking lot minimum dimensional requirements for spaces and aisles based on angle.

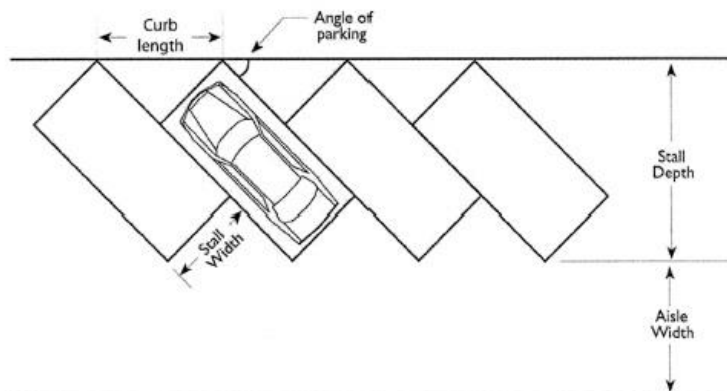


Table 1149.04-1 Min. Standard Parking Space and Aisle Dimensions

Angle of Parking	Stall Width	Curb Length Per Stall	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
Parallel	9'-0"	22'0"	9'0"	12'	20'
30 deg	9'-0"	18'0"	17'4"	11'	20'
40 deg	9'-0"	14'0"	19'2"	12'	22'
45 deg	9'-0"	12'9"	19'10"	13'	24'
50 deg	9'0"	11'9"	20'5"	15'	25'
60 deg	9'0"	10'5"	21'0"	18'	24'
70 deg	9'-0"	9'8"	21'0"	10'	24'
90 deg	9'0"	9'0"	18'0"	24'	24'

Table 1149.04-2 Min. Compact Parking Space and Aisle Dimensions

Angle of Parking	Stall Width	Curb Length Per Stall	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
Parallel	8'-0"	22'0"	8'0"	11'	20'
30 deg	8'-0"	18'0"	14'11"	11'	20'
40 deg	8'-0"	14'0"	16'5"	11'	22'
45 deg	8'-0"	12'9"	17'0"	11'	24'
50 deg	8'-0"	11'9"	17'5"	13'	24'
60 deg	8'-0"	10'5"	17'10"	16'	24'
70 deg	8'-0"	9'8"	17'9"	16'	25'
90 deg	8'-0"	8'0"	16'0"	21'	24'

(b) Computation Rules:

- (1) Any mixed-use structures or lots must provide parking in an amount equal to the sum of all individual uses combined.
 - (2) Any fractional spaces required shall be rounded up to the next whole number.
- (c) One-way drive aisles that do not provide direct access to parking spaces shall be at least 12 feet wide. Two-way drive aisles that do not provide direct access to parking spaces shall be at least 20 feet wide.
- (d) Parking spaces for motorcycles and scooters shall be at least 5 feet wide by 9 feet long.

- (e) Compact spaces must be clustered but clusters must be dispersed in parking lots with over 40 spaces. Compact spaces can take up to 25% of the required number of spaces. Compact spaces must be clearly marked.

(Original language adopted by Ord. 3307. Passed 3-17-15. New Section 1149.04 created and amended by Ord. 3609, passed 1-19-21.)

1149.05 – Required Parking Spaces.

- (a) Table 1149.05-1 below outlines the minimum number of parking spaces required by land use. The maximum number of spaces is limited to no more than 150% of the minimum unless approved by Conditional Use Permit. Single, Two and Three-Family uses on individual lots are exempt from the maximum.

Table 1149.05-1 Schedule of Required Parking Spaces by Use	
Residential Uses	Minimum Number of Spaces Up to Maximum of 150%
Single-Family	2 per dwelling unit (exempt from max)
Two-Family	2 per dwelling unit (exempt from max)
Three-Family	2 per dwelling unit (exempt from max)
Multi-family in District other than R-3 District	2.5 per dwelling unit
Multi-family in R-3 District	1 per 2 permitted occupants
(EDITOR’S NOTE: The following items 1 through 5 are exemptions only applicable to multi-family uses in the R-3 Districts.	
1. For R-3 District, the minimum number of off-street parking spaces may be reduced based on the following criteria, but not less than 25% of the permitted occupants.	
2. Building distance to transit stops. (R-3 only)	
a. Less than 500 feet	10% reduction
b. Less than 1000 feet	5% reduction
c. Less than 2000 feet	1% reduction
d. More than 2000 feet.	No reduction
3. Sheltered bike facility (R-3 only)	
a. Each 10 bike shelter parking facility qualifies for 1% reduction	
4. Building distance to the MU campus (R-3) only	
a. Less than 500 feet	10% reduction
b. Less than 1000 feet	5% reduction
c. Less than 2000 feet	1% reduction

d. More than 200 feet no reduction	
5. Numbers of on-street parking: Each legal, adjacent, on-street parking space would reduce one required off-street parking space (R-3 only).	
Efficiency	1 per dwelling unit
Fraternity and Sorority	2 per each 5 beds permitted by a valid City of Oxford rental permit
Family community residence	1 plus 1 per each 2 support staff members
Group community residence	1 plus 1 per each 2 support staff members
Community residence	1 plus 1 per each 2 support staff members
Family day-care home, Type A	1 per each 6 children potentially enrolled
Family day-care home, Type B	1 per each 6 children potentially enrolled
Child day-care center	1 per each 6 children potentially enrolled
Auditoriums, churches, temples & other places of public assembly	1 per each 8 seats in main auditorium (for bench seating 20 inches equals one seat)
Hotel, Bed & Breakfast	1 per guest room
Bowling alley	5 per each alley
Car wash	1 per 6 wash bays
Club or lodge	1 per each 5 members
Community center, library, museum, art gallery	1 per each 250 square feet of floor area plus 1 per each employee on largest shift
Funeral home	1 per each 100 square feet of usable visitation and funeral service area plus 1 per each employee on largest shift plus 1 per each funeral vehicle
Golf facility	4 per each hole plus 1 per tee at a driving range plus 50 percent of the spaces required for other on-site accessory uses
Hospital	1 per each 2 beds (excluding infant beds); plus 1 per each employee based on largest shift
Industrial warehousing & manufacturing uses	2 per each 3 employees on largest shift for which building is designed plus 1 per each motor vehicle routinely stored on premises or in ratio of 1 space for every 1,000 square feet of total building area; provided, however, that if the number of spaces required by the building ratio is greater than that required by the employee ratios, additional parking spaces need not be provided physically but sufficient spaces shall be reserved for future physical development

Miniature golf facility	1.5 per each hole
Nursing home	1 per each 3 beds plus 1 for each employee based on largest shift
Other	As determined by Zoning Administrator based upon similarity to requirements for listed uses
Professional offices	3 plus 1 additional per each 400 square feet of usable floor area over 1,000 square feet
Restaurant	1 per each 150 square feet of usable floor area. If a drive-through is present, each 20 feet of queuing between the points at which the order is taken and where the food is served shall count as 1 space toward the total requirements, up to a maximum of 3 spaces.
Retail store , personal service establishment	1 per each 300 square feet of usable floor area.
School, elementary	1 per employee on largest shift plus 1 per classroom.
School, high	1 per employee on largest shift plus 1 per each four students potentially enrolled
School, Junior High	1 per employee on largest shift plus 1 per classroom
Skating rink	1 per each 300 square feet of floor area
Stadium or spectator arena	1 per each 10 seats (for bench seating 22 inches equals one seat)
Swimming pool	1 per each 75 square feet of water surface area.

(b) Unlisted Uses

- (1) Upon receiving an application for a use not specifically listed in Table 1149.05-1 above, the Zoning Administrator shall apply the parking standard specified for the listed use that is deemed most similar to the proposed use in regard to use, size and intensity of use.
- (2) If the Zoning Administrator determines that there is no listed use similar to the proposed use, intensity, or size, he or she may refer to the estimates of parking demand based on the recommendations of the Institute of Traffic Engineers (ITE).

(c) Exceptions

- (1) In the UP District, all uses are exempt from parking requirements.
- (2) All non-residential uses in the RO Districts are exempt from parking requirements.
- (3) A deviation from the number parking spaces provided may be permitted through a Conditional Use for shared use parking or off-site parking.

(Original language adopted by Ord. 3307. Passed 3-17-15. New Section 1149.05 created and amended by Ord. 3609, passed 1-19-21.)

1149.06 – Residential Regulations.

(a) Applicability.

The design-related standards and other regulations of this section shall apply to lots where the principal use is a single-family, two-family, or three-family dwelling. Structures with more than three (3) dwelling units, as well as mixed use sites that may contain single-, two, or three-family dwellings, are subject to the Nonresidential Regulations in Section 1149.07.

(b) Location.

- (1) 1 parking space may be located in a required front yard. All other parking spaces required or provided in excess of the minimum requirement shall not be located in the required front yard. In cases where a pre-existing nonconformity exists such that more than one parking space is already present within the front yard, such spaces may be counted toward the minimum number of spaces required under Section 1149.05.
- (2) 1 required parking space may be a stacked space. All other required off- street parking spaces shall have direct access to a driveway or alley, without crossing another space.
- (3) ~~Parking~~Unenclosed parking spaces shall not be located within 3 feet of any principal structure in order to provide ample room for motorists to enter/exit vehicles; this provision does not prevent pavement from continuing to the structure wall~~lot line~~. An exception shall apply in cases where parking spaces are oriented perpendicular to a structure wall, whereby a distance of 3 feet or less shall be permitted provided an elevated/curbed concrete platform is installed as a deterrent to vehicles impacting the structure.
- (4) All driveways and hard surface parking areas, including any areas to be utilized as unenclosed parking spaces, shall not be located within 3 feet of any lot line, except when spaces are situated perpendicular to a public alley in which case parking pavement may traverse across the property line provided both owners agree to the encroachment. ~~Unenclosed parking spaces shall be located at least 3 feet from any principal structure.~~

(c) Access and Maneuvering.

- (1) Curb cuts shall be a minimum of:
 - A. 30 feet from the intersection of two local roads
 - B. 50 feet from any intersection with a collector road
 - C. 70 feet from any intersection with an arterial road
- (2) Where a lot is adjacent to an alley, access may be from any location along the lot line except in a required front yard.
- (3) A residential use shall have a maximum of one curb cut per 100 feet of frontage, or fraction thereof (e.g. a lot with 101 feet of frontage may have two curb cuts).
- (4) A residential use on a corner lot shall have its access from a local street, if available.
- (5) In the R-1MS, R-2MS, R3MS and RO Districts, no new driveway situated upon a street right-of-way line shall exceed 12 feet in width. Driveways situated upon a street right-of-way line in all other zoning districts shall be a maximum of 18 feet wide ~~at the street right-of-way line~~. In all cases, maximum driveway widths shall apply only in front yard areas, defined as the area falling between the front lot line and the principal structure (i.e., a driveway to the side or rear of a principal structure need not adhere to these maximums). ~~and shall flare no greater than 30 degrees from perpendicular with the right-of-way line.~~

- (6) Parking and maneuvering areas shall be designed so that vehicles can enter and exit the area without driving over non-paved areas. When necessary, turn-arounds and appropriate radii shall be used. Tables 1149.04-1 and 1149.04-2 may be used for guidance.
- (7) The City Engineer may vary any of the above regulations in subsections (1) through (6) where the City Engineer determines that public safety or professional engineering design practice makes it acceptable to vary these regulations.

(d) Utilization.

- (1) No vehicle or trailer shall be parked in any off-street parking area to warehouse or distribute goods, except for loading and temporary sales.
- (2) Off-street parking spaces for a non-residential use shall not be used by commercial vehicles that do not fit entirely within the parking space.
- (3) Vehicles with signs attached to them shall not be parked in a manner such that they circumvent the Sign provisions (see Chapter 1151).
- (4) Off-street parking areas shall not be used to display vehicles for sale, except as a permitted use.
- (5) The off-street parking of any recreational vehicle, boat and/or boat trailer, dual purpose truck camper or converted van, pickup camper or coach (designed to be mounted on automotive vehicles), motorized dwelling, tent trailer, travel trailer, utility trailer, bus or semi-tractor or commercial vehicle designed or used for carrying merchandise or freight shall be permitted in a residential district only under the following conditions:
 - A. All such vehicles must be parked on a permanently hard surface.
 - B. No more than one camping or recreational vehicle may be parked in a residential district on a front driveway that is permanently hard-surfaced or at the curb in front of the residence of the owner of such recreational vehicle for a period of time not to exceed 48 hours for the purposes of loading and unloading and/or preparation, except where specifically prohibited by other parking regulations.
 - C. No more than one commercial vehicle having empty weight of less than 4,000 pounds and not more than seven feet in height may be parked on any lot in a residential district provided that it is on a driveway that is permanently hard-surfaced.
 - D. No more than one vehicle less than 8,000 pounds empty weight and/or ten feet in height, or buses, boats and trailers less than 30 feet in length may be parked or stored on any lot in a residential district. However, such parking or storing shall be prohibited in any front yard provided that it is parked on a permanently hard surface.
 - E. The conditions set forth in Subsections 2 through 4 above shall not apply to commercial vehicles making service calls, including vehicles being used for moving personal goods.
- (6) Vehicles owned, rented or leased by a church, school or other institutional use, provided that such vehicle is parked or stored only on the property where such use is located and that the location and screening of such storage or parking area complies with the provisions of Subsection 3 above.
- (7) All permitted camping and recreational vehicles and equipment and commercial vehicles shall be kept in good repair and carry a current year's license and/or registration. Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

- (8) Parked or stored camping and recreational vehicles and equipment or other similar habitable vehicles shall not be permanently connected to electricity, water, gas or sanitary sewer facilities; and at no time shall these vehicles or equipment be used for living, sleeping or housekeeping purposes. No person shall permanently remove the wheels or similar transporting devices of any habitable vehicle parked in any residential district, nor shall such vehicle be otherwise fixed to the ground by any person in any manner that would prevent the ready removal of said habitable vehicle.

(Ord. 3307. Passed 3-17-15. Changed from 1149.04 to 1149.06 and amended by Ord. 3609, passed 1-19-21.)

1149.07 – Non-residential Regulations.

(a) Applicability.

The design-related standards and other requirements of this section shall apply to all nonresidential and multi-family land uses and developments, including mixed use sites.

(b) Location.

- (1) Parking Spaces shall not be located within the required front setback.
- (2) All paved areas of an off-street parking area shall be a minimum of 6 feet from any lot line or 10 feet from any lot line in a residential zoning district.
- (3) In the GB District, the maximum total number of off-street parking spaces provided on-site in front of the principal structure shall not exceed 70% of the total number of required off street spaces.

(c) Access and Maneuvering.

- (1) Curb cuts shall be a minimum of:
 - A. 40 feet from the intersection of two local roads
 - B. 50 feet from any intersection with a collector road
 - C. 70 feet from any intersection with an arterial road
 - D. 30 feet from any other curb cut (measured at the lot line)
- (2) Driveways shall be a maximum of 13 feet wide per lane at the right-of-way line.
- (3) The City Engineer may vary any of the above regulations in subsections (1) through (2) where the City Engineer determines that public safety or professional engineering design practice makes it acceptable to vary these regulations.

(d) Utilization.

- (1) No vehicle or trailer shall be parked in any off-street parking area to warehouse or distribute goods, except for loading and temporary sales.
- (2) Off-street parking spaces for a non-residential use shall not be used by commercial vehicles that do not fit entirely within the parking space.
- (3) Vehicles with signs attached to them shall not be parked in a manner such that they circumvent the Signs provisions (see Chapter 1151).
- (4) Off-street parking areas shall not be used to display vehicles for sale, except when associated with a legal principal use for vehicle sales.

(e) Additional Requirements.

(1) Handicapped accessible. The design and construction of all new, expanded, or comprehensively redesigned off-street parking areas shall comply with applicable requirements of Chapter 11, Accessibility, of the Ohio Building Code.

(2) Loading Spaces.

A. Number.

1. One loading space shall be required for all non-residential uses and for residential uses with greater than three dwelling units.
2. One additional loading space shall be required for each 20,000 square feet or fraction thereof of floor area over the first 10,000 square feet.
3. All residential and non-residential uses in the UP District are exempt from the loading space requirements.

B. Location.

1. Loading spaces may be located anywhere on a lot.

C. Design.

1. Loading spaces must be a minimum of 10 feet wide by 25 feet long.

D. Utilization.

1. Loading spaces shall be utilized primarily for loading purposes. No vehicle shall occupy a loading space continuously for more than 48 hours.

(3) Queue and Exit Spaces.

A. Queuing and exiting spaces are required for drive-through and other uses that result in cars lining up to access a service.

B. Queuing and exiting spaces shall not interfere with required parking or adequate area for vehicle maneuvering.

C. All queuing and exiting spaces shall contain a rectangular area a minimum of 9 feet wide and 18 feet long.

D. Queuing spaces shall not be located in the required front setback.

E. The following uses require queue and exit spaces:

USE	QUEUE SPACES	EXIT SPACES
Car wash bays	3 per bay	1 per bay
Vacuum stations	1 per station	None
Drive-through convenience store	7 per bay	1 per bay
Drive-up banking	3 per bay	1 per bay
Drive-up pharmacy	3 per bay	1 per bay

Fuel pumps	1 per pump	None
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(4) Parking Lot Design.

- A. All non-residential parking areas shall be screened from an adjacent residential district by a 6-foot high visual screen.
- B. Any parking space oriented in such a way as to have headlights shine into a residential structure shall have a fence, wall, or solid hedge of no less than 4' in height screening the headlights.
- C. All off-street parking areas shall be designed, constructed, and maintained to ensure that stormwater, dust, and debris do not adversely impact any other lot. Storm water management shall be in compliance with Section 1141.04, Environmental Regulations.
- D. Parking areas shall provide a minimum security lighting level of 1 foot candle. Light fixtures shall be a maximum height of 16 feet above the adjacent ground. Glare and light pollution is regulated by Section 1141.04, Environmental Regulations.
- E. All unpaved areas adjacent to an off-street parking area shall be raised, landscaped, and separated from the parking area by a minimum 6-inch high concrete curb. Openings shall be permitted in specific locations for storm water quality management.
- F. A raised, landscaped, and curbed island a minimum of 4.5 feet wide (including the width of the curb) shall be provided at the front and at the ends of each row of parking spaces and at every interval of 15 parking spaces in a row. End islands shall extend to within 3 feet of the end of the parking space. The width requirement can be shared between adjacent facing rows or by the setback requirement adjacent to lot lines. Openings in curbing shall be permitted for storm water management.
- G. Interior rows of parking shall have an access aisle between each 15 parking spaces.
- H. Visibility shall be assured for pedestrians, bicyclists, and motorists entering individual parking spaces, circulating within a parking facility, and entering or leaving a parking facility.
- I. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety.
- J. Off-street parking and loading areas shall be provided with sufficient maneuvering room so that all vehicles can enter and exit from a public street by forward motion only. The maneuvering of vehicles necessary to enter or exit loading areas shall not occur on City streets.
- K. Parking lots shall be designed so that solid waste, emergency, and other public service vehicles can provide service without backing unreasonable distances or making other dangerous or hazardous turning movements.
- L. Parking Lot Layout. No more than 200 parking spaces shall be allowed together in one group or cluster. Parking lot clusters shall be separated by landscaping, pedestrian connections, cross aisles, retention basins or similar features.

- M. In office-use and industrial projects, a minimum 25 percent of the required parking spaces shall be provided within 200 feet of the building served, with the balance of the required parking within 400 feet.
- N. In commercial and mixed use projects, a minimum of 50 percent of the required parking spaces shall be located within 300 feet of the building served.
- O. In multi-family residential projects, required parking spaces shall be arranged to provide at least one parking space per unit within 200 feet of the dwelling units they are intended to serve.
- P. Drive aisle intersections are to be perpendicular to each other.
- Q. Separate vehicular and pedestrian circulation systems shall be provided.
- R. Pedestrian Safety.

The design standards described below shall be provided for multi-family residential developments of 5 or more units and for commercial, mixed-use, and/or industrial developments that are 80 feet or more in depth and/or include 50 or more parking spaces.

1. Pedestrian Safety.

Parking lot design should be laid out in a way to minimize the times pedestrians would typically have to walk between parked cars and then cross a drive aisle to get to locations on the site. Internal circulations systems shall be clearly defined. For example, walkways should be incorporated into the median or landscape of some double loaded parking bays that terminate close to access points such as building entries or adjacent street intersections.

2. Materials and Width.

Walkways shall provide at least 5 feet of unobstructed width and be hard-surfaced with a material that differs from the drive aisle by composition, texture, or through the use of a differing color that is integral to the material. For areas beyond ADA accessible spaces, a combination of stepping stones and landscaping can be used, however ADA compliance must also be demonstrated.

3. Identification.

Pedestrian walkways shall be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or similar method. Surface striping alone, is insufficient.

4. Separation. Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least 6 inches high, decorative bollards, or other physical barrier.

(5) Bicycle and Motorcycle Parking.

A. Bicycle Parking.

1. Spaces Required.

- a. Bicycle parking is required for multi-unit residential buildings and nonresidential development. Unless otherwise expressly stated,

buildings and uses subject to bicycle parking requirements must provide the greatest of the following:

- i. At least 3 bicycle parking spaces; or
 - ii. At least 1 bicycle space per 10 on-site vehicle parking spaces actually provided; or
 - iii. At least 1 bicycle space per 10 vehicle parking spaces required by Section 1149.05.
- b. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces. Covered spaces are strongly encouraged.
- c. The requirements of subsection a, above, notwithstanding, the following minimum bicycle parking requirements apply to colleges, universities, schools and libraries:
- i. Elementary and junior high school: 1 bicycle parking space per 1000 square feet;
 - ii. High school: 1 bicycle parking space per 1500 square feet;
 - iii. Colleges and universities: 1 bicycle parking space per 5 vehicle parking spaces provided; and
 - iv. Libraries: 1 bicycle space per 5 vehicle parking spaces provided.

2. Design and Location.

a. General.

Required bicycle parking spaces must:

- i. Consist of racks or lockers anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws;
- ii. Allow both the bicycle frame and the wheels to be locked using a standard U-lock;
- iii. Be designed so as not to cause damage to the bicycle;
- iv. Facilitate easy locking without interference from or to adjacent bicycles and maintain a separation of at least 24 inches from the nearest wall; and
- v. Be located in close proximity to entrances and other high activity areas, highly visible, active, well-lighted areas without interfering with pedestrian movements.

b. Size.

Required bicycle parking spaces for nonresidential uses must have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.

c. Location.

Required bicycle parking may be located indoors or outdoors. Such spaces must be located out of the ROW unless an encroachment agreement is approved. If required bicycle parking facilities are not visible from the abutting street or the building's main entrance, signs must be posted indicating their location.

B. Motorcycle and Scooter Parking.

For any nonresidential use providing 50 or more off-street spaces, a maximum of 2 required off-street parking spaces per 50 vehicle spaces may be reduced in size or otherwise redesigned to accommodate parking for motorcycles and scooters. When provided, motorcycle and scooter parking must be identified by a sign. Motorcycle and Scooter parking shall be counted concurrently as part of the minimum number of vehicle spaces required for the development.

(6) Landscaping.

A. Purpose and Applicability.

1. Trees and other vegetation help to limit the negative effects of large, paved areas by improving stormwater control, reducing erosion, avoiding unnatural microclimates, and improving aesthetics.
2. This section sets forth minimum landscaping requirements for parking areas containing more than 4 spaces to satisfy this purpose.

B. Trees and Landscaped Areas

1. Trees

- a. A parking area shall have 2 trees per parking facility plus 1 tree for every 5 parking spaces or fraction thereof generally distributed throughout the parking area. Any dead or severely diseased trees used to fulfill these regulations shall be replaced at the request of the Zoning Administrator.
- b. Trees shall be selected for the local soil and climate. The area and soil depth of the site shall be adjusted to sustain the tree. Immediately following planting, each tree shall be a minimum of 6 feet tall and have a minimum 2-inch caliper. At maturity, each tree shall have a clear trunk at least four feet above the adjacent parking surface and average mature crown greater than 12 feet.
- c. Each existing healthy tree meeting the minimum caliper standard that is preserved may be counted as one (1) required tree, and each existing healthy tree with a diameter at breast height (DBH) of ten (10) inches or greater that is preserved may be counted as two (2) required trees, provided that any such trees are properly documented in accordance with 1148.05(b) and are situated no further than ten (10) feet from the proposed parking area.
- d. Tree species shall be selected from the City's Tree List, or deemed by the Zoning Administrator (or his/her designee) to be an acceptable species for the location.

C. Landscaped areas.

All areas that are not paved shall be landscaped and shall satisfy the following regulations:

1. Shrubs, vines, and ground cover shall be healthy stock.
2. Shrubs shall be a minimum of 1 gallon.
3. Shrubs shall be maintained so that their height does not exceed 3 feet above the adjacent parking surface.
4. Lawn grass shall be a species common to Southwest Ohio. Sod shall be used in areas subject to erosion.
5. Synthetic or artificial lawns or plants may not be used in lieu of plant requirements.
6. Concrete and asphalt shall not be used in landscaped areas. Decorative aggregate and other pervious surfaces may be used in landscaped areas if approved by the Zoning Administrator.

(7) Pedestrian Access/Connectivity.

A. Required Sidewalks

1. A concrete sidewalk of appropriate width shall be required for all portions of a parcel that front along a public street. If the project is located in an area devoid of sidewalks, the minimum width is five (5) feet. The City Engineer shall have the authority to apply the standards of the City of Oxford Curb, Gutter, & Sidewalk Specifications Manual for the construction of any sidewalk.
2. Sidewalks shall be located within the public right-of-way wherever possible. When the right-of-way does not permit the location of a sidewalk, such sidewalk will be located on the property and recorded as a public access easement.
3. A paved bicycle/multi-purpose pathway may be permitted in lieu of the required sidewalk at the discretion of the City Engineer. The City Engineer may consult the City's latest plans for trails and pathways in making a determination as to whether a pathway is an appropriate substitute for a sidewalk.
4. In cases where sidewalk segment(s) already exist in the required locations, the City Engineer may require replacement of all or some of such segments due to being in a state of disrepair or lack of sufficient width.

B. Required Walkway Connection

1. Where a sidewalk exists in a public right-of-way adjacent to the site, or is required to be installed pursuant to subsection (A) above, a pedestrian walkway shall be constructed between the entrance(s) of the developed building/use(s) and the public sidewalk.
2. The pedestrian walkway shall be a durable hard surface path with a minimum width of five (5) feet.
3. The pedestrian walkway may consist of one or more crosswalks across drive aisles provided they are hard-surfaced with a material that differs from the drive aisle by composition, texture, or through the use of a differing color that is integral to the material.

(Ord. 3307. Passed 3-17-14. Original subsection (e)(6)(B) amended by Ord. 3564, passed 5-5-20. Changed from 1149.04 to 1149.06 and amended by Ord. 3609, passed 1-19-21.)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Repealing Oxford Codified Ordinance Chapter 1129 Entitled Administration And Adopting New Oxford Codified Ordinance Chapter 1129 Entitled Administration For The Purpose Of Clarifying That Site Plan Reviews Are Subject To The Same Notice Requirements As Are Typical For Public Hearings (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Essential Operations Accessible, High-Quality Infrastructure Safe and Efficient Travel for All Modes of Transportation Smart Growth and Quality Places A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

*The phrase "Site Plan Review" is added three times within the text of the attached Exhibit.

Proposal Summary:

This package of text amendments seeks to amend five chapters of the Oxford Planning & Zoning Code, corresponding to Part Eleven of the Codified Ordinances. The purpose of the amendments is threefold: (1) to facilitate a new Site Plan Review process for alley lots that do not have frontage on a public street; (2) to bring language on minor subdivisions closer in alignment with enabling statute in Ohio Revised Code (ORC) 711 and to make such approvals administrative instead of discretionary; and (3) to amend

residential parking standards to avoid incompatibility with new alley development provisions. The chapters proposed to be affected by the amendments are: 1101, 1129, 1141, 1143, and 1149.

Background:

These text amendments are in response to an alley lot development moratorium initially placed into effect by City Council on April 2, 2024 (by Res. No. 7587), and originally due to expire October 2, 2024. At the request of staff, Council later extended the moratorium period (by Res. No. 7632) to last until January 16, 2025. To accommodate a timeframe allowing adoption of text amendments preceding moratorium expiration, on January 7 the Council extended the alley development moratorium one last time (by Res. No. 7664) setting it to expire on March 20, 2025.

As constructed, the moratorium applies to any property fronting exclusively on one or more alleys, temporarily putting a halt to issuing zoning approval for any single-family building permit or subdivision approval for any lot split or lot consolidation. The motivation for the moratorium stemmed from concerns voiced by City departments regarding public service risks and impacts related to emergency response, as well as supporting infrastructure including access, drainage, and utilities.

The Planning Commission discussed the topic of alley development during a Work Session on September 10, 2024. Historical development trends were covered, along with a comparison of Oxford's urban fabric to peer college towns in Ohio as well as other larger cities nationwide. At the conclusion of staff's presentation, Commission members' opinions on how to regulate and review residential development on alley sites were mixed. In response, staff suggested implementing a Site Plan Review process specific to alley sites to facilitate the Planning Commission being able to exercise a limited degree of discretion when it comes to how properties are developed, such that individual projects could be studied on a case-by-case basis and enable more context-sensitive results. The Commission favored this type of approach more than equipping staff with an extensive set of prescriptive standards to be applied administratively. Following the September Work Session, staff drafted a text amendment package and initiated an application to appear before the Planning Commission at its meeting on December 10, 2024.

Planning Commission Input & Recommendation:

The Planning Commission contributed valuable feedback over the course of two regular meetings on December 10 and January 14, leading to an end product which staff believes is far superior to the version initially proposed by staff. Key contributions and inspirations included the following:

- Flexibility in review criteria to accommodate minor subdivisions along alleys where zoning frontage standards permit (i.e., in the UP Uptown zoning district)
- Redirecting appeal authority from the Board of Zoning Appeals to the Planning Commission
- Permit a chance for administrative approval of any Site Plan Review by the Zoning Administrator and Planning Commission Chair, before being referred to the full Commission for a hearing
- Eliminate minimum parking requirements, and instead impose a maximum off-street parking standard of no more than four (4) spaces unless granted by way of a waiver request
- Clarification on how change and extension requests for Site Plan Reviews will be handled

City Law Director Christopher Conard also shared some recommended changes to the language at the January 14 meeting, and the Commission incorporated such changes into its motion to approve. The Commission voted 7-0-0 to recommend approval of the currently drafted text amendment package.

ORDINANCE NO.

AN ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE CHAPTER 1129 ENTITLED ADMINISTRATION AND ADOPTING NEW OXFORD CODIFIED ORDINANCE CHAPTER 1129 ENTITLED ADMINISTRATION FOR THE PURPOSE OF CLARIFYING THAT SITE PLAN REVIEWS ARE SUBJECT TO THE SAME NOTICE REQUIREMENTS AS ARE TYPICAL FOR PUBLIC HEARINGS.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact planning and zoning laws that are for the health, safety, welfare, comfort, and peace of the citizens of the municipality; and

WHEREAS, Ohio Revised Code Section 713.09 enables a municipal legislative authority, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, to regulate the bulk and location of buildings and other structures including percentage of lot occupancy, set back building lines, and area of yards, courts, and other open spaces; and

WHEREAS, the City of Oxford Planning and Zoning Code (constituting Part Eleven of the Codified Ordinances) currently permits development of single-family dwellings on nonconforming alley lots which are at least 3,000 square feet in size and also possessing at least 33 feet in overall lot width, provided there is conformance with height, lot coverage, vehicular access and yard or setback requirements per the underlying zoning district; and

WHEREAS, the City of Oxford Planning and Zoning Code was amended in September 2017, by Ord No. 3430, to exempt development on alley lots from the requirement that any principal public entrance be *upon a street* bordering such lot [emphasis added]; and

WHEREAS, the change to the Zoning Code in 2017 has provoked the development of several detached dwelling units on sites fronting exclusively on public alleys, which in contrast to standard developments fronting upon public or private streets, have shown to pose unique challenges in terms of obstructions to emergency access, public infrastructure improvements; proper drainage; and appropriate off-street parking arrangements; and

WHEREAS, the Oxford Tomorrow Comprehensive Plan lays out a number of objectives to promote quality development, enhanced character, and service excellence; and

WHEREAS, the procurement of alley sites throughout the Oxford Mile Square for additional residential development is ongoing and will likely continue in an undesirable and unsustainable fashion if a permanent legislative fix is not instituted; and

WHEREAS, Council finds in accordance with Section 1135.02 of the Codified Ordinances of the City of Oxford, the City of Oxford Planning Commission held a public hearing on December 10, 2024, and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Chapter 1129 entitled Administration, and adopting new Oxford Codified Ordinance Chapter 1129 entitled Administration consistent with the textual edits outlined in the attached Exhibit A.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby repeals Chapter 1129 entitled Administration and adopts new Chapter 1129 entitled Administration consistent with the textual edits outlined in the attached Exhibit A.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: DAVID PRYTHERCH
PREPARED BY: PLANNING STAFF
CHECKED BY: LAW

Chapter 1129 – Administration

1129.01 – Zoning Certificate and Certificates of Code Compliance required.

No building or other structure shall be erected, moved, added to, or structurally altered, nor shall any building, structure, or land use be established or changed in use without certificates therefore issued by the Zoning Administrator. Zoning Certificates and Certificates of Code Compliance shall be issued only in conformity with the provisions of this Ordinance unless the Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, or variance; or from the City Council approving a Conditional Use or Planned Development, as provided by this Ordinance.

(Ord. 2947. Passed 3-6-07.)

1129.02 – Content of Application for Zoning Certificate and Certificate of Code Compliance.

- (a) The application for Zoning Certificates and Certificate of Code Compliance shall be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. Each application shall clearly state that the permit shall expire and may be revoked if work has not begun within six months after issuance of the Zoning Certificate. If the applicant fails to meet the deadline, the applicant may request, at least fourteen working days before the Zoning Certificate expires, a one time six-month extension from the Zoning Administrator, the Zoning Administrator may grant the extension provided the scope of the previous approved Zoning Certificate has not changed and the proposed use is still permissible under the applicable ordinance. At a minimum, the application shall contain the following information.
- (b) No application shall be processed unless the minimum application materials are submitted by the administrative deadline.
 - (1) Name, address, and phone number of applicant;
 - (2) Description of property;
 - (3) Existing use;
 - (4) Proposed use;
 - (5) Zoning district;
 - (6) Plans in triplicate drawn to scale, showing the actual dimensions and the shape of the lot to be built upon; the exact size and location of existing buildings on the lot, if any; and the location, dimensions, and distance from property lines of the proposed building(s) or alteration;
 - (7) Driveways and curb cuts;
 - (8) Number of off-street parking spaces or loading berths.
 - (9) Percentage of greenspace on the lot or site;
 - (10) Building height.

(Ord. 2947. Passed 3-6-07.)

1129.03 – Zoning Certificate.

- (a) Application for Zoning Certificate.

Every application for a building permit shall be deemed to be an application for a zoning certificate.

- (b) Review of Zoning Certificate.

The Zoning Administrator shall review all Zoning Certificate applications for compliance with this Code.

(c) Approval of Zoning Certificate.

If an application satisfies all of this Code, the Zoning Administrator shall issue the certificate.

(1) Minor Variance:

The Zoning Administrator may grant the minor variance up to five percent (5%) of the side or rear yard setback, provided that the issuance of the zoning certificate conforms to the following criteria:

- A. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a practical difficulty upon or for the owner, lessee, or occupant as distinguished from a mere inconvenience, if the provisions of this Chapter were literally enforced.
- B. The issuance of a certificate will not be materially detrimental or injurious to the adjoining properties or improvements in the neighborhood in which the subject property is located.
- C. That the requested modification does not exclusively rely upon the desire of the owner, lessee, occupant or applicant to realize economic gain.
- D. That the proposed deviation will not impair an adequate supply of light or air to adjacent properties, substantially increase the congestion in the public street, increase the danger of fire, endanger the public safety or substantially diminish or impair property value within the neighborhood.
- E. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.

(d) Denial of Zoning Certificate.

- (1) If an application does not satisfy this Code, or if insufficient information is provided to ensure satisfaction of this Code, the Zoning Administrator shall deny the certificate. A written notice shall be provided to the applicant stating the reason for denial.
- (2) An applicant may submit revisions to a denied application to correct elements of the original application that do not satisfy this Code or to provide more information that will ensure satisfaction of all elements of this Code. Revisions must be submitted to the Zoning Administrator within thirty days of the date that the Zoning Administrator issues a written denial.
- (3) An applicant may appeal the Zoning Administrator's decision to the Board of Zoning Appeals within thirty day of the date that the Zoning Administrator issues a written denial. The applicant shall file an application, along with all the information per Section 1129.09.
- (4) If an applicant fails to submit revisions within the time allotted, the application is void and the application fee is forfeited. A new, complete application must be filed, including the fee. Any new application will be subject to the Code at the time of application.

(e) Authority to proceed with Construction.

No excavation or construction shall commence unless the plans, specifications, and the intended use conform to the provisions of the Zoning Code and the Zoning Certificate has been obtained.

(Ord. 2947. Passed 3-6-07.)

1129.04 – Certificate of Code Compliance.

(a) Required.

No owner or tenant shall use, occupy, or permit the use of any structure, building, or vacant land, or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly, until a Certificate of Code Compliance has been issued. Such Certificate of Compliance shall show that such building or premises or a part thereof, and the proposed use thereof, are in conformity with the provisions of this Zoning Code, the Subdivision Regulations, Ohio Residential Code, Ohio Building Code, the Water and Sanitation Sewer Improvement Specifications Manual, Storm Water Management Design Manual, and other applicable sections of the Codified Ordinance of the City of Oxford.

(b) Application for a Certificate of Code Compliance.

Every application for a certificate of occupancy shall be deemed to be an application for a Certificate of Code Compliance.

(c) Review of a Certificate of Code Compliance.

The Zoning Administrator and Service Director shall review all Certificate of Code Compliance applications for compliance with the Zoning Code, the Subdivision Regulations, Ohio Residential Code, Ohio Building Code, the Water and Sanitation Sewer Improvement Specifications Manual, Storm Water Management Design Manual, and other applicable sections of the Codified Ordinance of the City of Oxford.

(d) Approval of a Certificate of Code Compliance Application.

If an application satisfies all of these Codes, the Zoning Administrator shall issue the Certificate of Code Compliance.

(1) Minor Variance:

The Zoning Administrator may grant the minor variance up to five percent (5%) of the side or rear yard setback, provided that the issuance of the zoning permit conforms to the following criteria:

- A. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a practical difficulty upon or for the owner, lessee, or occupant as distinguished from a mere inconvenience, if the provisions of this Chapter were literally enforced.
- B. The issuance of a certificate will not be materially detrimental or injurious to the adjoining properties or improvements in the neighborhood in which the subject property is located.
- C. That the requested modification does not exclusively rely upon the desire of the owner, lessee, occupant or applicant to realize economic gain.
- D. That the proposed deviation will not impair an adequate supply of light or air to adjacent properties, substantially increase the congestion in the public street, increase the danger of fire, endanger the public safety or substantially diminish or impair property value within the neighborhood.
- E. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.

(e) Denial of Certificate of Code Compliance.

- (1) If an application does not satisfy these Codes, or if insufficient information is provided to ensure satisfaction of these Codes, the Zoning Administrator shall deny the certificate. A written notice shall be provided to the applicant stating the reason for denial.
- (2) An applicant may submit revisions to a denied application to correct elements of the original application that do not satisfy this Code or to provide more information that will ensure

satisfaction of all elements of these Codes. Revisions must be submitted to the Zoning Administrator within thirty days of the date that the Zoning Administrator issues a written denial.

- (3) An applicant may appeal the Zoning Administrator's decision to the Board of Zoning Appeals within thirty days of the date that the Zoning Administrator issues a written denial. The applicant shall file an application, along with all the information per Section 1129.09.
- (4) If an applicant fails to submit revisions within the time allotted, the application is void and the application fee is forfeited. A new, complete application must be filed, including the fee. Any new application will be subject to the Code at the time of application.
- (f) No owner or tenant shall change or otherwise convert the use of any structure, building, or land, or part thereof unless a Certificate of Code Compliance has been issued.
- (g) Any change in the use of a nonconforming use shall first obtain a Certificate of Code Compliance.

(Ord. 2947. Passed 3-6-07.)

1129.05 – Failure to obtain a Zoning Certificate or Certificate of Code Compliance.

Failure to obtain a Zoning Certificate or Certificate of Code Compliance shall be a violation of this Ordinance.

(Ord. 2947. Passed 3-6-07.)

1129.06 – Construction and use to be as provided in applications, plans, permits, and certificates.

Zoning Certificates or Certificate of Code Compliance issued on the basis of plans and applications approved by the Zoning Administrator authorize only the use, and arrangement, set forth in such approved plans and applications or amendments thereto, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Chapter, and punishable as provided in Section 1129.99.

(Ord. 2947. Passed 3-6-07.)

1129.07 – Complaints regarding violations.

- (a) Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Administrator. The Zoning Administrator shall record properly such complaint, investigate in a timely manner, and take action thereon as provided by this Ordinance.
- (b) The Zoning Administrator shall notify the property owner or tenant designee of the violation in writing. The written notice shall cite the relevant code section and the time period for compliance.

(Ord. 2947. Passed 3-6-07.)

1129.08 – Time period for violations.

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violations of conditions and safeguards established in various sections of this Ordinance, is prohibited. Each day such violation continues after receipt of a violation notice shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, or assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the City of Oxford from taking such other lawful action as is necessary to prevent or remedy any violation.

(Ord. 2947. Passed 3-6-07.)

1129.09 – Nuisance per se.

Buildings, structures, or parts thereof erected, altered, razed or converted, or uses carried on in violation of any provision of this chapter are declared to be a nuisance per se. The Court shall be requested to order such nuisance abated and the owner or agent in charge of such building or land shall be adjudged guilty of maintaining a nuisance per se.

(Ord. 2947. Passed 3-6-07.)

1129.10 – Fees.

- (a) Any application under this Ordinance for a Zoning Certificate, Certificate of Code Compliance, zoning map or text amendment, conditional use permit, planned development review, sign permit, appeal or variance shall be accompanied by such fee as shall be specified from time to time by Ordinance by the City Council. There shall be no fee, however, in the case of applications filed by City Council or the City Planning Commission.
- (b) The Zoning Administrator may adjust fees.
- (c) Until all applicable fees have been paid in full, no action shall be taken on any application or appeal.

(Ord. 2947. Passed 3-6-07.)

1129.11 – Appeals of Administrator's decision.

The aggrieved party may appeal the decision of the Zoning Administrator to the Board of Zoning Appeals.

- (a) The Board of Zoning Appeals shall have the power to hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made by an administrative official in the enforcement of the Zoning Ordinance. In exercising its powers to review administrative decisions, the Board may, in conforming with the provisions of the statute and of this Zoning Ordinance, reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination as the Board of Zoning Appeals determines, and to that end shall have all powers of the office from whom the appeal is taken. The appeal shall:
 - (1) Cite specific provisions of this Zoning Ordinance that are alleged to have been interpreted in error of the specific decisions or action being appealed and the grounds on which the appeal is being made;
 - (2) Include any required application fee in an amount set by the City;
 - (3) Include such other information as the City or the Board may reasonably require; and
 - (4) Include a statement as to why the appellant has standing to pursue the appeal from the administrative action by a statement of the way in which the administrative action adversely affects the appellant

(Ord. 2947. Passed 3-6-07.)

1129.12 – Application administration.

- (a) Purpose.

This section describes the responsibilities of the Zoning Administrator upon the filing of an application for a zoning code change, conditional use permit, planned development, [site plan review](#), variance, or subdivision.

- (b) Procedure.

- (1) Upon the filing of an application and payment of a fee the Zoning Administrator shall process the application as follows:
- (2) If an application is determined incomplete, the application shall be rejected, the Zoning Administrator shall notify the applicant, and no other action shall be taken until the application is complete.
- (3) The complete application shall be placed on the agenda of the next available regularly scheduled meeting. The Zoning Administrator shall determine application deadlines based on the time required to ensure that all requirements of this Section can be satisfied.
- (4) All application materials and any additional materials upon which the Zoning Administrator makes his or her report shall be available for public inspection at the office of the Administrator.
- (5) Applications that require public notice prior to a public hearing shall be publicized in a newspaper, by mail, and by posting the property as follows. No additional public notice is required if consideration of an application is continued past the originally scheduled public hearing.

A. Newspaper

Code Amendments, Subdivisions and Planned Unit Developments

A legal notice shall be published in at least one newspaper of general circulation in Oxford at least 30 days prior to the scheduled public hearing for code amendments, subdivisions and planned unit developments.

~~Variances and Conditional Uses~~, [Site Plan Reviews, and Variances](#)

A legal notice shall be published in at least one newspaper of general circulation in Oxford at least seven 7 days prior to the scheduled public hearing for variances and conditional uses. Such notice shall state the time and place of the hearing, the nature of the application or petition, and a statement that describes whether this is a final decision or a recommendation that will be referred to Council for a final decision.

B. Mail

Code Amendments, Subdivisions and Planned Unit Developments

A notice containing the same information required in subsection (b)(5)A., shall be mailed by first-class mail to the current owners as listed by the Butler County Auditor, at least ten (10) days prior to the scheduled public hearing. Owners of all land within two hundred (200) feet of the perimeter of the site shall be notified of applications for code amendments, subdivisions and planned unit developments.

~~Variances and Conditional Uses~~, [Site Plan Reviews, and Variances](#)

Owners of all land abutting the site shall be notified of applications for variances, and conditional uses. This is a courtesy notice. Failure by the Zoning Administrator to mail such notice or failure by a land owner described above to receive such notice shall not invalidate any action resulting from the public hearing.

C. Posting

At least seven (7) days prior to the public hearing, the applicant shall post signs on the site, provided by the City, along each public right-of-way that abuts the

site and at other locations or intersections near or leading to the site in the right-of-way, at the discretion of the Zoning Administrator. The signs shall state that the site is the subject of a public hearing and shall list the type, time, and place of the hearing, and shall be legible from the public right-of-way. This is a courtesy notice. Failure by the Zoning Administrator to provide such signs as described shall not invalidate any action resulting from the public hearing. Removal of such signs, once set, shall be a violation of this Code in addition to any other laws against their removal that may apply.

- (6) The Zoning Administrator shall include the application and any additional information the Administrator determines appropriate, including a staff report or recommendation, in the agenda for the meeting at which the public hearing is scheduled.
- (7) Following the public hearing and a decision by the Planning Commission, Board of Zoning Appeals, or City Council, as appropriate, the Zoning Administrator shall implement the decisions, including the issuance or denial of permits, and shall notify the applicant of the decisions and any subsequent actions required to implement them.
- (8) The Zoning Administrator shall ensure that all applications, whether approved, denied, or withdrawn prior to a public hearing, are archived in such a manner that permits a person to determine the nature of the application, the applicant's rationale in seeking a decision in their favor, and the eventual disposition of the application.

(Ord. 2947. Passed 3-6-07.)

1129.98 – Remedies.

(a) Remedies.

- (1) If any building or land is used, altered, constructed, enlarged, or any such action proposed in violation of the provisions of this chapter or any amendment or supplement thereto, the City Attorney or designee and the Enforcing Officer or designee is, in addition to other remedies provided by law, empowered and authorized to institute appropriate action or proceedings to prevent such unlawful location, erection, construction, reconstruction, alteration, enlargement, change, maintenance or use.

(b) Other action.

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

(c) Affected parties.

The owner or tenant of any building, structure, premises or part thereof, and any architect, engineer, surveyor, builder, contractor, agent or other person who commits, participates in, assists in or maintains a violation may be found guilty of a separate offense and suffer the penalties herein provided.

(Ord. 2947. Passed 3-6-07.)

1129.99 – Penalties.

- (a) Whoever violates any provision of this chapter is guilty of the following offenses and shall be subject to the following penalties:
 - (1) For a first offense, a minor misdemeanor.
 - (2) For a second offense (whether or not of the same section of this chapter, occurring not sooner than thirty days and not later than two years after the first offense) a misdemeanor of the third

degree. The court shall impose upon the offender a fine of not less than two hundred fifty dollars (\$250.00), no portion of which may be suspended.

- (3) For a third offense (whether or not of the same section of this chapter, occurring not sooner than thirty days and not later than two years after the first offense), a misdemeanor of the second degree. The court shall impose upon the offender a fine of not less than five hundred dollars (\$500.00), no portion of which may be suspended.
- (4) For a fourth offense and each subsequent offense (whether or not of the same section of this chapter, occurring not sooner than thirty days and not later than two years after the first offense), a misdemeanor of the second degree. The court shall impose upon the offender a fine of not less than five hundred dollars (\$500.00), no portion of which may be suspended, or shall impose a sentence of imprisonment for not more than thirty days, with no portion of the imprisonment sentence to be suspended, or may impose both such a fine and sentence of imprisonment.

(Ord. 2947. Passed 3-6-07.)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Repealing Oxford Codified Ordinance Chapter 1159 Entitled Definitions And Adopting New Oxford Codified Ordinance Chapter 1159 Entitled Definitions For The Purpose Of Amending The Definition Of Frontage To Exclude Measurement Along Alleys (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Essential Operations Accessible, High-Quality Infrastructure Safe and Efficient Travel for All Modes of Transportation Smart Growth and Quality Places A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

*The definition of "Frontage" is amended within the text of the attached Exhibit for Zoning Code Definitions.

Proposal Summary:

This package of text amendments seeks to amend five chapters of the Oxford Planning & Zoning Code, corresponding to Part Eleven of the Codified Ordinances. The purpose of the amendments is threefold: (1) to facilitate a new Site Plan Review process for alley lots that do not have frontage on a public street; (2) to bring language on minor subdivisions closer in alignment with enabling statute in Ohio Revised Code (ORC) 711 and to make such approvals administrative instead of discretionary; and (3) to amend

residential parking standards to avoid incompatibility with new alley development provisions. The chapters proposed to be affected by the amendments are: 1101, 1129, 1141, 1143, and 1149.

Background:

These text amendments are in response to an alley lot development moratorium initially placed into effect by City Council on April 2, 2024 (by Res. No. 7587), and originally due to expire October 2, 2024. At the request of staff, Council later extended the moratorium period (by Res. No. 7632) to last until January 16, 2025. To accommodate a timeframe allowing adoption of text amendments preceding moratorium expiration, on January 7 the Council extended the alley development moratorium one last time (by Res. No. 7664) setting it to expire on March 20, 2025.

As constructed, the moratorium applies to any property fronting exclusively on one or more alleys, temporarily putting a halt to issuing zoning approval for any single-family building permit or subdivision approval for any lot split or lot consolidation. The motivation for the moratorium stemmed from concerns voiced by City departments regarding public service risks and impacts related to emergency response, as well as supporting infrastructure including access, drainage, and utilities.

The Planning Commission discussed the topic of alley development during a Work Session on September 10, 2024. Historical development trends were covered, along with a comparison of Oxford's urban fabric to peer college towns in Ohio as well as other larger cities nationwide. At the conclusion of staff's presentation, Commission members' opinions on how to regulate and review residential development on alley sites were mixed. In response, staff suggested implementing a Site Plan Review process specific to alley sites to facilitate the Planning Commission being able to exercise a limited degree of discretion when it comes to how properties are developed, such that individual projects could be studied on a case-by-case basis and enable more context-sensitive results. The Commission favored this type of approach more than equipping staff with an extensive set of prescriptive standards to be applied administratively. Following the September Work Session, staff drafted a text amendment package and initiated an application to appear before the Planning Commission at its meeting on December 10, 2024.

Planning Commission Input & Recommendation:

The Planning Commission contributed valuable feedback over the course of two regular meetings on December 10 and January 14, leading to an end product which staff believes is far superior to the version initially proposed by staff. Key contributions and inspirations included the following:

- Flexibility in review criteria to accommodate minor subdivisions along alleys where zoning frontage standards permit (i.e., in the UP Uptown zoning district)
- Redirecting appeal authority from the Board of Zoning Appeals to the Planning Commission
- Permit a chance for administrative approval of any Site Plan Review by the Zoning Administrator and Planning Commission Chair, before being referred to the full Commission for a hearing
- Eliminate minimum parking requirements, and instead impose a maximum off-street parking standard of no more than four (4) spaces unless granted by way of a waiver request
- Clarification on how change and extension requests for Site Plan Reviews will be handled

City Law Director Christopher Conard also shared some recommended changes to the language at the January 14 meeting, and the Commission incorporated such changes into its motion to approve. The Commission voted 7-0-0 to recommend approval of the currently drafted text amendment package.

ORDINANCE NO.

AN ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE CHAPTER 1159 ENTITLED DEFINITIONS AND ADOPTING NEW OXFORD CODIFIED ORDINANCE CHAPTER 1159 ENTITLED DEFINITIONS FOR THE PURPOSE OF AMENDING THE DEFINITION OF FRONTAGE TO EXCLUDE MEASUREMENT ALONG ALLEYS.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact planning and zoning laws that are for the health, safety, welfare, comfort, and peace of the citizens of the municipality; and

WHEREAS, Ohio Revised Code Section 713.09 enables a municipal legislative authority, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, to regulate the bulk and location of buildings and other structures including percentage of lot occupancy, set back building lines, and area of yards, courts, and other open spaces; and

WHEREAS, the City of Oxford Planning and Zoning Code (constituting Part Eleven of the Codified Ordinances) currently permits development of single-family dwellings on nonconforming alley lots which are at least 3,000 square feet in size and also possessing at least 33 feet in overall lot width, provided there is conformance with height, lot coverage, vehicular access and yard or setback requirements per the underlying zoning district; and

WHEREAS, the City of Oxford Planning and Zoning Code was amended in September 2017, by Ord No. 3430, to exempt development on alley lots from the requirement that any principal public entrance be *upon a street* bordering such lot [emphasis added]; and

WHEREAS, the change to the Zoning Code in 2017 has provoked the development of several detached dwelling units on sites fronting exclusively on public alleys, which in contrast to standard developments fronting upon public or private streets, have shown to pose unique challenges in terms of obstructions to emergency access, public infrastructure improvements; proper drainage; and appropriate off-street parking arrangements; and

WHEREAS, the Oxford Tomorrow Comprehensive Plan lays out a number of objectives to promote quality development, enhanced character, and service excellence; and

WHEREAS, the procurement of alley sites throughout the Oxford Mile Square for additional residential development is ongoing and will likely continue in an undesirable and unsustainable fashion if a permanent legislative fix is not instituted; and

WHEREAS, Council finds in accordance with Section 1135.02 of the Codified Ordinances of the City of Oxford, the City of Oxford Planning Commission held a public hearing on December 10, 2024, and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Chapter 1159 entitled Definitions, and adopting new Oxford Codified Ordinance Chapter 1159 entitled Definitions consistent with the textual edits outlined in the attached Exhibit A.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby repeals Chapter 1159 entitled Definitions and adopts new Chapter 1159 entitled Definitions consistent with the textual edits outlined in the attached Exhibit A.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: DAVID PRYTHERCH
PREPARED BY: PLANNING STAFF
CHECKED BY: LAW

Chapter 1159 – Definitions

1159.01 – Purpose and applicability.

For the purposes of this Zoning Code, the following definitions for certain terms or words used herein shall be used in the interpretation of the provisions of this Zoning Code. Words used in the present tense shall include the future tense; the singular number shall include the plural and the plural the singular; the word “person” shall include a firm, association, organization, partnership, trust company or corporation; the words “used or occupied” include the words “intended, designed or arranged to be used or occupied”. The word “shall” or “will” is mandatory; and the word “may” is permissive. Any other words used and not defined herein shall be construed as having the commonly accepted meaning as defined in a standard dictionary.

(Ord. 2782. Passed 5-20-03.)

1159.02 – Definitions (beginning with the letter “A”).

(1) ACCESS

A way or means of approach to provide vehicular or pedestrian physical entrance to a property from a public right-of-way.

(2) ACCESSORY BUILDING OR STRUCTURE

A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use. Such as fences, garages, and parking spaces.

(3) ACCESSORY USE

A use that is incidental to the principal use of the building or lot.

(4) ACREAGE, NET

Land area remaining after deductions are made for, including streets, easements for access, street dedications, and similar areas.

(5) ADDITION

Any extension or enlargement of a structure that results in additional square foot area.

(6) ADULT ENTERTAINMENT USE

An establishment consisting of, including, or having characteristics of any or all of the following:

A. ADULT BOOKSTORE

An establishment having as a substantial or significant portion of its stock-in-trade books, magazines, publications, tapes, or films that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

B. ADULT CABARET

- (1) An establishment devoted to adult entertainment devoted to adult entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas;
- (2) a cabaret that features topless dancers, go-go dancers, strippers, male or female impersonators, or similar entertainers for observation by patrons.

C. ADULT MINI MOTION PICTURE THEATER

An enclosed building with a capacity for less than fifty persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

D. ADULT MOTION PICTURE THEATER

An enclosed building with a capacity for fifty or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical areas.

E. ADULT PARAPHERNALIA STORE

An establishment having as a significant portion of its stock in trade, mechanical and/or non-mechanical devices which are distinguished or characterized by their intended use for sexual arousal and / or massage of "specific anatomical areas," as herein defined.

(7) AFFORDABLE HOUSING

Housing with purchase values or rent costs that are less than 30% of the annual household income of a household with an annual income 80% or less of the median income for Butler County as defined on the Department of Housing and Urban Development's annually published tables.

(8) AGRICULTURE

The use of land for farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture or animal or poultry husbandry and the necessary accessory uses for packing, treating or storing the produce, provided that the operation of any such accessory use is secondary to that of normal agricultural activities and provided, further, that the uses do not include the commercial feeding of garbage or offal to swine or other animals.

(9) AISLE

That portion of the off-street parking and loading area that provides access to parking, cueing or loading spaces, exclusive of driveways and parking and loading spaces. Minimum aisle width to serve a loading space shall be 15 feet.

(10) ALLEY

A service, space, or roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

(11) ALTERATION

Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors, windows, means of ingress or egress, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

(12) AMERICANS WITH DISABILITIES ACT (ADA)

An act to establish a clear and comprehensive prohibition of discrimination on the basis of disability.

(13) AMUSEMENT ARCADE

A building or part of a building in which five or more pinball machines, video games, or other similar player-operated amusement devices are maintained.

(14) ANIMAL HOSPITAL / CLINIC

A building with necessary appurtenances, for the treatment of and/or temporary occupancy of ailing animals.

(15) ANTENNA

Any panel (directional antenna), whip or rod (omni-directional antenna), dish or disc (parabolic antenna), or other similar, devices used for communications through the sending and /or receiving of electromagnetic waves. The definition of antenna does not include any support structure other than mounting brackets.

(16) APARTMENT

A dwelling unit in a multi-family building, complex, duplex, or tri-plex. (also see "dwelling").

(17) AQUIFER

A geologic formation, group of geologic formations, or a portion of a geologic formation capable of yielding ground water to wells or springs.

(18) AQUIFER RECHARGE AREA

An area that has soils and geological features conducive to allowing significant amounts of surface water to percolate into the groundwater.

(19) AUTOMOBILE SERVICE STATION

Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels; servicing and repair of automobiles; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar vehicle accessories.

(20) AUTOMOBILE OR CAR WASH

Any building or premises or portions thereof used for washing vehicles.

(21) AUTOMOTIVE REPAIR SERVICES & GARAGES

Establishments primarily engaged in furnishing automotive repair, rental leasing, and parking services to the general public.

(22) AUTOMOBILE SALES

The display or sale of new or used passenger motor vehicles, motorcycles or trucks and where no repair work is done except minor incidental repair of passenger motor vehicles, trucks, or motorcycles to be displayed and sold on the premises.

(23) AUTOMOTIVE WRECKING

The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

(24) AWNING

A shelter supported entirely from the exterior wall of a building.

(Ord. 2782. Passed 5-20-03.)

1159.03 – Definitions (beginning with the letter "B").

(1) BANK

- A building, or part of a building, used principally for the deposit and withdrawal of money and other financial transactions.
- (2) BASEMENT
- The portion of a building which is partly underground and which has one-half or more of its ceiling height above the average finished grade of the ground adjoining the building.
- (3) BED & BREAKFAST
- A principal use/building, sometimes the primary residence of the owner, where sleeping accommodations are offered for compensation, with or without meals, to transients occupying a room or rooms.
- (4) BLOCK
- A tract of land bordered on all sides by a street, or by one or more streets and a railroad right-of-way, stream, river or un-subdivided acreage.
- (5) BUILDING
- Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.
- (6) BUILDING, ACCESSORY
- Building Height:
- A. The vertical distance from the average elevation of the finished grade along the front of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge for gable, hip or gambrel roofs.
- B. When referring to a telecommunications tower or steeple, sign, or other structure, the distance measured from the ground level or the structure's point of attachment (such as the roof for a residential TV antenna) to the highest point on the tower or other structure even if said highest point is an antenna.
- (7) BUILDING HEIGHT
- The vertical distance from the average elevation of the finished grade along the front of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge for gable, hip or gambrel roofs.
- (8) BUILDING LINE
- A line parallel to the street right-of-way line at any story level of a building and representing the distance which all or any part of the building is to be set back from said right-of-way property line.
- (9) BUILDING, MAIN
- A building in which the principal use of the site is conducted.
- (10) BUILDING PERMIT
- A document certifying that the plans reviewed conform to the requirements of the Building Code.
- (11) BUILDING, TEMPORARY
- A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

(12) BUSINESS

Retail, wholesale, and service establishments which cater to the community needs for goods and services.

A. Retail Business:

The sale of products directly to the consumer for personal, household or farm use including restaurants.

B. Wholesale Business:

The sale of products to retailers or to institutional, industrial, commercial and professional users.

C. Personal Service:

Any enterprise conducted for gain which primarily offers services to the general public including, but not limited to, shoe repair, barbershop, beauty parlor, or doctor's office.

D. Business Services:

Any activity conducted for gain which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes or businesses.

(13) BUSINESS INCUBATOR:

An organization designed to accelerate the growth and success of entrepreneurial companies through an array of business support resources and services that could include physical space, capital, coaching, common services and networking connections.

(Ord. 3296. Passed 12-16-14. Bed & Breakfast definition amended by Ord. 3585, passed 9-15-20.)

1159.04 – Definitions (beginning with the letter “C”).

(1) CATERING

The supplying of prepared food, to be sold, served and consumed on premises other than those where food is prepared.

(2) CELLAR

A space with less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground or with a floor-to-ceiling height of less than six and a half feet.

(3) CELLULAR COMMUNICATIONS SERVICES

Personal communications accessed by means of cellular equipment and services.

(4) CEMETERY

Property used for the interring of the dead, associated chapels, mausoleums, and landscaping features.

(5) CHILD DAY CARE TYPES

A. Child Day Care:

Administering to the needs of infants, toddlers, preschool children and school children outside of school hours by persons other than their parents or guardians, custodians or relatives by blood, marriage, or adoption, for any part of the 24-hour day in a place or residence other than a child's own home.

B. Child Day Care Center:

Any place in which child day-care is provided, with or without compensation, for 13 or more children at one time or any place that is not the permanent residence of the holder of a day-care license from the Ohio Department of Job and Family Services or the residence of the administrator in which child day-care is provided, with or without compensation, for seven to 12 children at one time. In counting children for the purpose of this definition, any children under six years of age who are related to a licensee, administrator or employee and who are on the premises of the center shall be counted.

C. Type-A Family Day Care Home:

A permanent residence of the administrator in which child daycare is provided for seven to 12 children at one time or a permanent residence of the administrator in which child day-care is provided for four to 12 children at one time if four or more children at one time are under two years of age. In counting children for the purpose of this definition, any children under six years of age who are related to a day-care licensee, administrator or employee registered with the Ohio Department of Job and Family Services, and who are on the premises of the Type A home shall be counted. "Type A family day-care home" does not include a residence in which the needs of children are administered to, if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is in the home of the siblings. Type A day-care facilities shall also be in accordance with the Ohio Administrative Code, Chapter 5101:2 Division of Social Services

D. Type-B Family Day Care Home:

A permanent residence of the provider in which the child daycare services are provided for one to six children at one time and in which no more than three children may be under two years of age at one time. In counting children for the purpose of this definition, any children under six years of age who are related to the provider registered with the Ohio Department of Job and Family Services and who are on the premises of the Type B home shall be counted. Children six years of age or older who are related to the provider and who are on the premises of the Type B home shall not be included in this count. A "type B home" also includes a home which is the permanent residence of both the provider and the parent. Type B day-care facilities shall also be in accordance with the Ohio Administrative Code, Chapter 5101:2 Division of Social Services

(6) CHURCH

Church, synagogue, temple, rector, parish house, meditation center, or similar building incidental to the particular use which is maintained and operated by an organized group of people for religious purposes.

(7) CITY COUNCIL

The City Council of the City of Oxford, Ohio

(8) CLEAR & CONVINCING EVIDENCE

The measure of proof which will produce a firm belief as to the allegations sought to be established.

(9) CLINIC

An establishment where patients receive medical or dental examination or treatment but are not lodged overnight.

(10) CLUB (LODGE)

A nonprofit association, other than a fraternity or sorority, of persons (bona fide members) who are organized for some common purposes and paying regular dues; not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

- (11) CO-LOCATION / SITE SHARING
- The process of providing space for more than one user on a tower, facility, and / or site.
- (12) COLLECTOR
- A thoroughfare which provides for distribution of traffic between major and local streets and abutting properties, including the principal entrance and circulation routes within residential subdivisions.
- (13) COMMERCIAL
- Having profit as the primary aim.
- (14) COMMERCIAL TYPES
- A. COMMERCIAL, HEAVY
- An establishment or business which generally uses open sales yards, outside equipment storage, or outside activities that generate noise or other impacts considered incompatible with less-intense uses. Typical businesses in this definition are lumberyards, construction specialty services, heavy equipment suppliers or building contractors.
- B. COMMERCIAL, LIGHT
- An establishment or business which generally has retail or wholesale sales, office uses or services that do not generate noise or other impacts considered incompatible with less-intense uses. Typical businesses in this definition are retail stores, offices, catering services or restaurants.
- (15) COMMERCIAL CENTER
- A. COMMERCIAL CENTER, COMMUNITY
- A completely planned and designed commercial development providing for the sale of general merchandise and / or convenience goods and services. A community commercial center shall provide for the sale of general merchandise, and may include a variety store, discount store or supermarket.
- B. COMMERCIAL CENTER, CONVENIENCE
- A completely planned and designed commercial development providing for the sale of general merchandise and / or convenience goods and services. A convenience commercial center shall provide a small cluster of convenience shops or services.
- C. COMMERCIAL CENTER, NEIGHBORHOOD
- A completely planned and designed commercial development providing for the sale of general merchandise and / or convenience goods and services to the immediate neighborhood. A neighborhood commercial center shall provide for the sales of convenience goods and services, with a supermarket as the principal tenant.
- D. COMMERCIAL CENTER, REGIONAL
- A completely planned and designed commercial development providing for the sale of general merchandise and / or convenience goods and services to the region. A regional center shall provide for the sale of general merchandise, apparel, furniture, home furnishings, and other retail sales and services, in full depth and variety.
- E. COMMERCIAL, RETAIL

Sales and service establishments, which engage in the sale of general retail goods and accessory services. Businesses within this definition include those, which conduct sales and storage entirely within an enclosed structure (with the exception of occasional outdoor “sidewalk” promotions); businesses specializing in sale of either general merchandise or convenience goods.

(16) COMMISSION

The Planning Commission of the City of Oxford, Ohio.

(17) COMMUNITY RESIDENCE

A single dwelling unit occupied on a relatively permanent basis as a single housekeeping unit in the family-like environment by more than four unrelated persons with handicaps, plus paid professional support staff provided by a sponsoring agency either living with the residents on a 24-hour basis or present on shifts.

(18) COMPREHENSIVE PLAN

The declaration of purposes, policies, and programs for the development of the jurisdiction adopted by the City Council.

(19) CONDITIONAL USE

A use permitted in a district other than a principally permitted use, such use requiring a conditional use permit and the approval of Council, following public hearings before the Planning Board and Council.

(20) CONDOMINIUM

Land, together with all buildings, improvement, and structures thereon, including all easements, rights and appurtenances belonging thereto, which has been submitted to the provisions of Ohio R.C. Chapter 5311.

(21) CONGREGATE RESIDENCES

Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other support services appropriate for the residents.

(22) CONVALESCENT CENTER

A facility which is publicly or privately operated for long-term patient care due to illness or infirmity, including the elderly and developmentally disabled, normally employing the services of skilled and licensed practitioners, excluding hospitals.

(23) COURT, COURT YARD

Any open space, unobstructed from the ground to the sky that is bounded on two or more sides by the walls of a building that is on the same lot.

(Ord. 3168. Passed 1-17-12.)

1159.05 – Definitions (beginning with the letter “D”).

(1) DECK

A roofless above-ground platform projecting from the wall of a building, connected by structural supports at grade or by the building structure, and primarily utilized by the occupants of a structure for outdoor enjoyment, socializing or recreation.

(2) DENSITY, GROSS

The number of dwelling units which are allowed on an area of land, which area of land shall be permitted to include dedicated streets contained within the development.

(3) DENSITY, NET

The number of dwelling units which are allowed on an area of land, excluding streets and rights-of-way.

(4) DISTRICT

A part, zone, or geographic area within the municipality within which certain zoning or development regulations apply.

(5) DISTRICT MAP

The official district map of the City of Oxford, as adopted by Oxford City Council, together with all amendments subsequently adopted by the Oxford City Council, on file in the City Building and being the official zoning map for the City.

(6) DISTRICT, ZONING

A section or sections of the City in which the regulations governing the use of land, buildings and premises, or governing the height and area requirements of buildings, are uniform.

(7) DRIVE-IN USE

An establishment that by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles. A “drive-in” shall include any car wash in which cars are either driven, pushed, or pulled through a washing apparatus, but shall not include a parking lot, nor a private, public, or storage garage, nor a gasoline station.

(8) DWELLING

A building or structure designed or occupied exclusively for non- transient residential use and permitted accessory uses for one or more households, but not including a tent, cabin, trailer, hotel, motel, or mobile home.

(9) DWELLING TYPE

A. DWELLING, EFFICIENCY

A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

B. DWELLING, MULTIPLE UNIT

A building with three or more dwelling units in which they may or may not share common entrances and / or other spaces. Individual dwelling units may be owned as condominiums, or offered for rent.

C. DWELLING, SINGLE FAMILY

A building consisting of only one dwelling unit, detached or separated from other dwelling units by open space.

D. DWELLING, TWO FAMILY

A building consisting of two single dwelling units, detached or separated from other dwelling units by open spaces.

E. DWELLING, THREE UNIT

A structure having only three dwelling units.

F. DWELLING UNIT

One or more rooms which are arranged, designed, or occupied as living quarters for a family as a single housekeeping unit. A dwelling unit includes bathroom and kitchen facilities in addition to sleeping and living areas. Publicly accessible space separates a dwelling unit from any other dwelling unit. No doorway or perforated walls exist between dwelling units.

(Ord. 2782. Passed 5-20-03. Definition for “Deck” added by Ord. 3612, passed 1-19-21.)

1159.06 – Definitions (beginning with the letter “E”).

(1) EASEMENT

Authorization by a property owner for the use by another, and for a specified purpose, of some designated part of his property.

(2) EQUIPMENT BUILDINGS

Any accessory structure in which the electronic receiving and relay equipment for a wireless and cellular telecommunications facility is housed.

(3) ESSENTIAL SERVICES

Services created by the erection, construction, alteration, or maintenance by public utilities or governmental agencies, of underground or overhead, gas, electrical, steam or water transmission or distribution systems, collection, communication, supply, or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment for the furnishing or adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings other than accessory buildings.

(Ord. 2782. Passed 5-20-03.)

1159.07 – Definitions (beginning with the letter “F”).

(1) FAMILY

In all districts (zones), a family shall be a person living alone, or two or more persons related by blood, marriage or adoption, including minor children in the lawful custody of an adult member of members of the family, living together as a single housekeeping unit and occupying a single dwelling unit, or a group of not more than four unrelated persons living together as a single housekeeping unit occupying a single dwelling unit and using only common entrances and exits.

(2) FAMILY COMMUNITY RESIDENCE

A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of no more than four persons (at least three of whom are unrelated persons with handicaps), plus up to one paid professional support staff provided by a sponsoring agency either living with the residents on a 24-hour basis or present on shifts.

(3) FARM ANIMALS

Animals other than household pets that shall be kept and maintained for commercial production or sale; or family food production, education, or recreation. Farm animals are identified by these categories: large

animals, e.g., horses and cattle; medium animals, e.g., sheep, goats, pigs; or small animals, e.g., rabbits, chinchillas, chickens, turkeys, pheasants, geese, ducks, and pigeons.

(4) FARM IMPLEMENT SALES

The retail sales and service of mechanical equipment customarily used for agricultural purposes.

(5) FLOOD PLAIN AREA

Those lands in the City of Oxford, Ohio, that are subject to flood hazards as determined on the Federal Emergency Management Agency or the Butler County Soil & Water Conservation District or both.

(Ord. 2782. Passed 5-20-03.)

(6) FLOOR AREA, GROSS

The sum of the gross horizontal areas of all floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but excluding any space where the floor-to-ceiling height is less than six feet. The gross floor area ratio includes all stairways that serve multi-story buildings.

(Ord. 3324. Passed 8-18-15.)

(7) FLOOR AREA, NET

The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

(Ord. 2782. Passed 5-20-03.)

(8) FLOOR AREA RATIO (FAR)

The gross floor area of all buildings or structures on a lot divided by the total lot area, excluding any land vacated by Ordinance No. 103 (16 1/2 foot vacated right-of-way).

(Ord. 3018. Passed 10-7-08.)

(9) FOOTPRINT

Horizontal area within and including the exterior walls of a structure.

(Ord. 2782. Passed 5-20-03.)

(10) FRATERNITY/SORORITY HOUSE

A building that is occupied by a group of enrolled Miami University students who are active members of a fraternal organization recognized by Miami University. These organizations shall be limited to fraternities, sororities, and like groups approved by Miami University for communal off-campus living on that site. Occupancy exception: may include employees or agents of the organization not to exceed three (3) persons.

(Ord. 3168. Passed 1-17-12.)

(11) FRONTAGE

The width of a lot or parcel abutting ~~at~~ the public right-of-way of a street or road (excluding alleys), as measured at the front property line.

(Ord. 2782. Passed 5-20-03.)

1159.08 – Definitions (beginning with the letter “G”).

(1) GASOLINE SALES (SERVICE STATION)

The premises, including the buildings and equipment, used for the retail sale of products, other than liquefied petroleum gases, for the propulsion of motor vehicles, and in addition thereto, may include the following:

- A. The sale of kerosene, package naphtha, Stoddard solvent, lubricants, tires, batteries, anti-freeze, and items of motor vehicle accessories customarily associated with such retail business;
- B. Lubricating of motor vehicles;
- C. Rendering of services, including making of adjustments and repairs other than major repairs to motor vehicles;
- D. Washing, polishing, and application of wax and similar protective finishes.

(2) GRADE

- A. For buildings having walls facing one street only, the elevation of the sidewalk at the center of the wall facing the street.
- B. For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk and the centers of all walls adjoining the streets.
- C. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building. Where no sidewalk exists, the grade shall be that which has been established by the City Engineer.

(3) GREENHOUSE

A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or for personal enjoyment. See NURSERY. A noncommercial greenhouse shall be considered an accessory building.

(4) GROSS LEASABLE AREA (GLA)

The total floor area for which the tenant pays rent and that is designed for the tenant’s occupancy and exclusive use.

(5) GROUP COMMUNITY RESIDENCE

A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of more than four but not greater than eight unrelated persons with handicaps, plus up to one paid professional support staff provided by a sponsoring agency either living with the residents on a 24-hour basis or present on shifts.

(Ord. 2782. Passed 5-20-03.)

1159.09 – Definitions (beginning with the letter “H”).

(1) HABITABLE SPACE

Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, and halls.

(2) HANDICAP

With respect to a person, a physical or mental impairment which substantially limits one or more major life activities, a record of such an impairment, or being regarded as having such an impairment. This definition does not include current illegal use of, or addiction to, a controlled substance. For purposes of this part, an individual shall not be considered to have a handicap solely because that individual is a transvestite. As used in this definition:

A. "Physical or mental impairment" includes:

Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive, genitourinary, hemic and lymphatic; skin, and endocrine; or any mental or psychological disorder such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term "physical or mental impairment" includes but is not limited to such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular immunodeficiency virus infection, mental retardation, emotional illness, drug addiction (other than addiction caused by current illegal use of a controlled substance) and alcoholism.

B. "Major life activities" -

functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

C. "Has a record of such an impairment" -

has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

D. "Is regarded as having impairment":

1. Has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by another person as constituting such a limitation;
2. Has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others toward such impairment; or
3. Has none of the impairments defined in subsection 1159.09 (2) of this definition but is treated by another person as having such an impairment.

(3) HEDGE

A dense row of shrubs, grasses or low trees.

(4) HOME OCCUPATION

A service occupation conducted within a dwelling unit by the residents.

(5) HOSPITAL

An institution providing health services primarily for in-patient medical or surgical care of the sick or injured and including related facilities such as laboratories, out-patient department, training facilities, central service facilities, and staff offices which are an integral part of the facility.

(6) HOTEL

A commercial facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.

(7) HOUSEHOLD ANIMALS

Dogs, cats, rabbits, birds and chickens for non-commercial family use only.

(Ord. 3102. Passed 2-2-10.)

1159.10 – Definitions (beginning with the letter “I”).

(1) IMPERVIOUS SURFACE

A surface which has been compacted or covered with a layer of material so that it is resistant to infiltration by water, including semi-pervious surfaces such as compacted clay, gravel, most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar surfaces.

(2) INDUSTRIAL PARK

A tract of land that is planned, developed, and operated as an integrated facility for a number of individual industrial uses, with consideration to transportation facilities (rail and highway), circulation, parking, utility needs, aesthetics, and compatibility.

(3) INSTITUTION

Buildings or land occupied by a non-profit corporation or a non-profit establishment for public or semi-public use including community residence living arrangements for more than twelve unrelated individuals.

(4) INTENSITY

The measure of collective activities related to the principal use within a building or site based upon trip generation, number of employees (ex. Barber chairs, mechanical lifts, number of shifts, and hours of operation.)

(Ord. 3207. Passed 3-19-13.)

1159.11 – Definitions (beginning with the letter “J”).

(1) JUNK STORAGE OR SALES

Any lot, land, or structure, or part thereof, used primarily for the collection, storage and sale of waste paper, rags, scrap metal, or discarded material, or for the collecting, dismantling, storage, or salvaging of machinery or vehicles not in operating condition, and for the sale or parts thereof.

(Ord. 2782. Passed 5-20-03.)

1159.12 – Definitions (beginning with the letter “K”).

(1) KENNEL

Any lot or premises on which four or more dogs, cats, or other household pets over four months of age are kept, boarded, trained, bred, or sold, for compensation or not.

(Ord. 2782. Passed 5-20-03.)

1159.13 – Definitions (beginning with the letter “L”).

(1) LAND USE PLAN

See definition of Comprehensive Plan

(2) LANDSCAPING

Changing, rearranging, or adding to the original vegetation or scenery of a piece of land to produce, an aesthetic effect appropriate for the use. It may include reshaping the land by moving the earth, as well as preserving the original vegetation or adding vegetation.

- (3) **LIVESTOCK**
- Includes, but is not limited to, horses, bovine animals, sheep, goats, swine, reindeer, donkeys, mules, and any other hoofed animals.
- (4) **LOADING SPACE**
- An off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials; and which abuts upon a street, alley or other appropriate means of access.
- (5) **LODGING HOUSE**
- A dwelling where lodging, but not meals, is provided for compensation for no more than 12 persons who are not transients or members of the owner's family, and do not live as a single housekeeping unit in a family-like environment on a relatively permanent basis, and in which no cooking or dining facilities are provided in individual rooms.
- (6) **LOT**
- A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.
- (7) **LOT AREA**
- The total horizontal area within the lot lines of the lot except any portion in the right-of-way of any public thoroughfare.
- (8) **LOT CONSOLIDATION**
- The joining together of two or more lots, sites, tracts, or parcels into one or more lots.
- (9) **LOT, CORNER**
- A lot abutting upon two or more streets at their intersection or upon which two parts of the same street form an interior angle of less than 135 degrees. The point of intersection of the lines is the corner.
- (10) **LOT, COVERAGE**
- The ratio, expressed as a percentage, of the sum of the enclosed ground floor area of all buildings and all decks, porches, driveways, and parking areas, to the total area of the lot.
- (11) **LOT, DEPTH**
- The horizontal distance between the front and rear lot lines, measured along the median between the two side lot lines.
- (12) **LOT, INTERIOR**
- A lot other than a corner lot.
- (13) **LOT, IRREGULAR**
- A lot whose opposing property lines are generally not parallel, such as a wedge shaped lot on a cul-de-sac, or where the side property lines are not parallel to each other.
- (14) **LOT LINE**
- The legal demarcation between properties either public or private.
- (15) **LOT LINE**

A. FRONT

The lot line separating an interior or through lot from the street or streets upon which it abuts. For a corner lot, both lot lines abutting the streets are considered front lot line.

B. REAR

A lot line parallel to, or within 45 degrees of being parallel to, the front lot line, which does not abut upon a street. The rear lot line may abut upon an alley.

C. SIDE

Any other lot line other than a front or rear lot line.

(16) LOT OF RECORD

Real estate recorded in the deed records in the office of the Butler County Recorder as a distinct lot or parcel, the description of which is complete and sufficient, in and of itself, for conveyance purposes without combination with other lots or parcels; or real estate recorded in the subdivision of lots records of the Butler County Recorder's office as a distinct lot or parcel capable of being conveyed without a combination with other lots or parcels.

(17) LOT SPLIT

Any division of land into less than three lots, sites, tracts or parcels.

(18) LOT, THROUGH

An interior lot having frontage on two or more streets.

(19) LOT WIDTH

That distance from the point of intersection of one side lot line and the required front setback line, measured in a straight line to the point of intersection of the opposite side lot line and the required front setback line.

(Ord. 3447. Passed 11-21-17.)

1159.14 – Definitions (beginning with the letter “M”).

(1) MANUFACTURED HOME

A structure, transportable in one or more sections, which in the traveling mode is eight feet or more in width or 40 feet in length, or when erected on site is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. (See Ohio Revised Code)

(2) MANUFACTURING.

A. MANUFACTURING, HEAVY

All other types of manufacturing not included in the definitions of light manufacturing and medium manufacturing.

B. MANUFACTURING, LIGHT

The manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment, including research activities, conducted entirely within an enclosed structure, with no

outside storage, serviced by a modest volume of trucks or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants.

C. MANUFACTURING, MEDIUM

The manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment within an enclosed structure or an open yard that is capable of being screened from neighboring properties, serviced by a modest volume of trucks or other vehicles.

(3) MARQUEE

Any hood, canopy, awning, or permanent construction that projects from a wall of a building without ground mounted supports, usually above an entrance.

(4) MASSAGE ESTABLISHMENT

Any establishment having a fixed place of business where massages are administered for pay. This definition shall not be construed to include a hospital, nursing home, medical clinic, or the office of a physician, surgeon, chiropractor, osteopath, or massage therapist duly licensed by the State of Ohio, nor barbershops or beauty salons in which massages are administered only to the scalp, the face, the neck, or the shoulder.

(5) MILE SQUARE

The area bounded and described as follows: Beginning at the intersection of Chestnut Street and Patterson Avenue; thence northwardly with the centerline of Patterson Avenue to a point, which was the 1976 North Corporate line; thence with the 1976 North Corporate line to a point in the centerline of Brown Road; thence southwardly with the centerline of Brown Road to a point in the centerline of Sycamore Street; thence westwardly with the centerline of Sycamore Street to a point in the centerline of Locust Street; thence with the centerline of Locust Street southwardly to a point in the intersection of the centerline of Chestnut Street and Locust Street; thence with the centerline of Chestnut Street eastwardly to the place of beginning.

(6) MINI-WAREHOUSE (SELF-STORAGE UNITS)

A building or group of buildings consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods.

(7) MINOR REPAIR

The renewal or replacement of any part of a building in keeping with the existing type of construction, arrangement of parts, and occupancy of the building, for maintenance purposes only, when the structural, plumbing, gas piping, wiring, heating, or ventilation branches of the building are not affected; but not including any additions or replacement of entire segments of a structure, structural alterations, or any changes affecting safety, required exit facilities, or use.

(8) MOBILE HOME

A self-propelled or non-self-propelled vehicle so designed, constructed or added to by means of accessories in such manner as will permit the use and occupancy therein for habitation, whether resting on wheels, jacks or other foundations and used or so constructed as to permit its being used as a conveyance upon the public highway.

(9) MOBILE HOME PARK

Any premises occupied by, or designed to be occupied by, more than one family in mobile homes, tents, camp cars or similar facilities, and including any roadway structure, vehicle or enclosure used or intended for use as a part of the facilities of such Mobile Home Park.

(10) MOBILE HOME SALES

An open area, other than a street, used for the display or sale of new or used mobile homes and where no repair work is done except minor incidental repair of mobile homes to be displayed and sold on the premises.

(11) MODEL HOME

A dwelling temporarily used as a sales office for a residential development under construction; said home being used for on-site sales and not for general real estate business.

(12) MODULAR HOME

A factory-built home, other than a manufactured home, which meets all of the following requirements:

- A. Is designed only for erection or installation on a site-built permanent foundation;
- B. Is not designed to be moved once so erected or installed;
- C. Is designed and manufactured to comply with a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or
- D. To the manufacturer's knowledge, is not intended to be used other than on a site-built permanent foundation.

(13) MOTEL

An establishment providing sleeping accommodations for transients with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

(Ord. 3296. Passed 12-16-14.)

1159.15 – Definitions (beginning with the letter “N”).

(1) NATURAL WATERWAYS

Those areas, varying in width along streams, creeks, springs, gullies or washes, which are natural drainage channels as determined and identified by the jurisdiction.

(2) NIGHT CLUB

A place operated for profit, where food is served for consumption on the premises and one or more forms of amusement are provided or permitted for a consideration which may be in the form of a cover charge or may be included in the price of the food and beverages, or both, purchased by the patrons thereof.

(3) NONCONFORMING LOT

A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

(4) NONCONFORMING SIGN

Any sign lawfully existing on the effective date of an ordinance, or amendment thereto, that renders such sign nonconforming because it does not conform to all the standards and regulations of the adopted or amended ordinance.

(5) NONCONFORMING STRUCTURE OR BUILDING

A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

(6) NONCONFORMING USE

A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

(7) NUISANCE

A use of property or course of conduct that interferes with the legal rights of others by causing damage, annoyance, or inconvenience.

(8) NURSING HOME

A home for the aged, chronically ill or persons with a contagious disease in which three or more persons not of the immediate family are received, kept or provided with food or shelter and care for compensation, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis, treatment or care of the sick or injured and not including community residences where the unrelated residents with handicaps live as a single housekeeping unit in a family-like atmosphere on a relatively permanent basis.

(Ord. 2782. Passed 5-20-03.)

1159.16 – Definitions (beginning with the letter “O”).

(1) OFFICE

A place for the transaction of business where reports are prepared, records kept and professional, administrative or business-related services are rendered. No retail or wholesale sales are offered and no manufacturing, production, assembly or distribution takes place, except those activities that are customarily incidental to the services rendered.

(2) OUTSIDE STORAGE

The temporary or permanent warehousing, displaying or selling of supplies, inventory, equipment, or other items not within the confines of a building.

(Ord. 2782. Passed 5-20-03.)

1159.17 – Definitions (beginning with the letter “P”).

(1) PARK

A tract of land designated and used by the public for active and passive recreation.

(2) PARK AND RIDE FACILITIES

Parking lots or structures located along public transit routes designed to encourage transfer from private automobile to mass transit or to encourage carpooling for purposes of commuting, or for access to recreation areas.

(3) PARKING GARAGE

A building, other than a private garage, used for the parking of automobiles with or without a fee.

(4) PARKING LOT

An open area, other than a street, used for the parking of vehicles.

- (5) PATIO
An uncovered floor, usually made of concrete, brick, or other masonry material, which is not elevated above the surface of the ground and generally used for outdoor enjoyment or dining.
- (6) PERFORMANCE STANDARD
A criterion established in the interest of protecting the public health and safety for the control of noise, odor, smoke, noxious gas, and other objectionable or dangerous elements generated by and inherent in, or incidental to, certain uses and activities.
- (7) PERSONAL WIRELESS SERVICE
Commercial mobile services, unlicensed wireless services and common carriers wireless exchange access service, including, cellular services.
- (8) PLACE OF WORSHIP
Church, synagogue, temple, rector, parish house, meditation center, or similar building incidental to the particular use which is maintained and operated by an organized group of people for religious purposes.
(Ord. 2782. Passed 5-20-03.)
- (9) PLANNED DEVELOPMENT
An area of land that is planned, developed, and maintained as a cohesive development according to the provisions of this Zoning Code.
(Ord. 2838. Passed 2-15-05.)
- (10) PLOT PLAN
A plat of a lot, drawn to scale, showing the actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, and other such information.
- (11) POOL
Any structure that contains water over 24 inches (610 mm) in depth and which is used, or intended to be used, for swimming or recreational bathing as an accessory use. This includes in-ground, aboveground and on-ground swimming pools, hot tubs and spas.
- (12) PORCH
A covered platform, usually having a separate roof, at an entrance to a dwelling or building, or an open or enclosed gallery or room which is not heated or cooled that is attached to the outside of a building.
- (13) PREMISES
Any lot or combination of contiguous lots held in single ownership, together with the development thereon; a condominium complex constitutes one premises.
- (14) PRINCIPAL BUILDING
A building on a lot containing the primary use of the lot.
- (15) PRINCIPAL ENTRANCE
The place of ingress and egress used most frequently by the public.
- (16) PRINTING & PUBLISHING

The setting of type and the printing and publishing of books, newspapers, etc. for sale.

(17) PROFESSIONAL OFFICE

An office of a practitioner or practitioners of a specific occupation, vocation or calling in which a professed knowledge of some department of science or learning, not purely commercial, mechanical or agricultural, is used in its practical application to the affairs of other, either by advising or by guiding them in serving their interests or welfare. Such uses include, but are not limited to, offices of medical doctors, dentists, engineers, surveyors, city planners, lawyers, real estate brokers, insurance agents, architects, landscape architects, optometrists, and chiropractors.

(18) PUBLIC SERVICE FACILITY

A structure or facility used by a public or utility agency to store, distribute, generate electricity, gas, communications, and related equipment, or to pump or chemically treat water. This does not include storage or treatment of sewage, solid waste, or hazardous waste.

(19) PUBLIC USE

The public use of parks, schools and administrative, cultural and accessory building, not including public land or buildings devoted solely to the storage and maintenance of equipment and material.

(20) PUBLIC UTILITY

Any firm, corporation, governmental department, or board duly authorized to furnish and furnishing under State or Municipal regulation to the public, electricity, gas, steam, communications, telegraph, transportation, water, or sewers.

(21) PUBLIC WAY

Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

(22) PUBLICLY OWNED PROPERTY

Any real property owned by the City of Oxford, Talawanda School District, Miami University, or Oxford Township.

(Ord. 2782. Passed 5-20-03. Definitions for "Patio" and "Porch" added by Ord. 3612, passed 1-19-21.)

1159.18 – Definitions (beginning with the letter "Q").

(1) QUASI-PUBLIC USE

A use owned or operated by a nonprofit, religious, or charitable institution and providing educational, cultural, recreational, religious, or similar types of programs.

(2) QUEUE

A line of people or vehicles awaiting individual turns.

(3) QUORUM

A majority of the authorized members of a board or commission.

(Ord. 2782. Passed 5-20-03.)

1159.19 – Definitions (beginning with the letter "R").

(1) RECONFIGURATION

interior or exterior modification to change the layout of a building or to make substantial/structural repair or alteration

(2) RECONSTRUCTION

Rebuilding as a result of destruction or demolition of an existing building to allow for a new building to be constructed on the same site.

(3) RECREATIONAL FACILITIES (COMMERCIAL)

Recreational facilities open to the public and operated for gain.

(4) RECREATIONAL FACILITIES (NON-COMMERCIAL)

Private and semipublic recreational facilities which are not operated for gain.

(5) RENOVATION

interior or exterior maintenance and/or upgrade of a structure, which does not involve any structural alteration.

(6) RESIDENTIAL USE

Land designated in the Zoning Code and official map for buildings consisting only of dwelling units.

(7) RESTAURANT

An establishment which sells prepared food for consumption. Restaurants shall be classified as follows:

A. Restaurant, fast food:

An establishment which sells food already prepared for consumption, packaged in paper, Styrofoam or similar materials, and may include drive-in or drive-up facilities for ordering.

B. Restaurant, general:

An establishment which sells food for consumption on or off the premises.

C. Restaurant, take-out:

An establishment which sells food only for consumption off the premises.

(8) RETAIL

The disposal, by sale or exchange, of specific goods to, or the acquisition of specific goods by, a person for use other than for purposes of resale.

(Ord. 3207. Passed 3-19-13.)

1159.20 – Definitions (beginning with the letter “S”).

(1) SALVAGE YARD

Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled or handled, including, but not limited to, materials such as scrap metals, paper, rags, tires and bottles.

(2) SCHOOL, COMMERCIAL

A school establishment to provide for the teaching of industrial, clerical, managerial or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school).

- (3) **SETBACK**
- The distance between the building and any lot line.
- (4) **SHOPPING CENTER**
- A group of five or more commercial establishments on one lot and managed as a unit with off-street parking on-site, and having 30,000 square feet or more of floor area.
- (5) **SIGN**
- Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.
- (6) **SIGN TYPES**
- A. **ILLUMINATED SIGN, DIRECTLY**
- A sign with internal electronic circuitry emitting light through the sign face.
- B. **ILLUMINATED SIGN, INDIRECTLY**
- A sign which is illuminated by an external source which reflects light off the surface of a sign face.
- C. **POLE SIGN**
- A sign erected on a single pole or multiple poles regardless of size and shape.
- (7) **SITE PLAN**
- A plan which outlines the use and development of any tract of land.
- (8) **SPECIFIED ANATOMICAL AREAS**
- Less than completely and opaquely covered human genitals, pubic region, buttock, and female breasts below a point immediately above the top of the areola; or human male genitals in a discernible turgid state even if completely and opaquely covered.
- (9) **SPECIFIED SEXUAL ACTIVITIES**
- Human genitals in a state of sexual stimulation or arousal; Acts, real or simulated, of human masturbation, sexual intercourse, sodomy, cunnilingus, or fellatio; or fondling or other erotic touching of human genitals, pubic region, buttock, and female breasts below a point immediately above the top of the areola.
- (10) **STOOP**
- An exterior floor or platform typically, but not necessarily, constructed of concrete and/or masonry and sometimes having an overhead roof, utilized for the primary purpose of accessing a building entrance.
- (11) **STORY**
- That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it and including those basements used for the principal use.
- (12) **STREET**
- Any vehicular way that: (1) is an existing state, county, or municipal roadway; (2) is shown upon a plat approved pursuant to law; (3) is approved by other official action.

A. ARTERIAL

A major roadway that provides intra-community travel and access to the county or regional highway system. Access to an arterial should be provided at collector and local streets.

B. COLLECTOR

A thoroughfare which provides for distribution of traffic between major and local streets and abutting properties, including the principal entrance and circulation routes within residential subdivisions.

C. LOCAL

A street primarily used for providing access to individual properties as shown on the official Thoroughfare Plan.

D. PRIVATE

A street that has not been accepted by the municipality or other governmental entity.

(13) STREET LINE

A dividing line between a lot, tract or parcel of land, and a continuous street.

(14) STRUCTURE

Anything permanently constructed, erected or located on the ground, including, but not limited to, advertising signs and backstops for tennis courts.

(15) STRUCTURAL ALTERATION

Any change in the supporting member of a building such as bearing walls, columns, beams or girders, or any substantial change in the roof or in the exterior walls or change in the design or dimensions of the roof or exterior walls.

(16) STUDIO

Means the working place of a painter, sculptor or photographer or other artists, or a place maintained and equipped for the transmission of radio or television programs.

(17) SUBDIVISION

The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

(Ord. 3448. Passed 11-21-17. Definition for "Stoop" added by Ord. 3612, passed 1-19-21.)

1159.21 – Definitions (beginning with the letter "T").

(1) TALL STRUCTURE / SUPPORT STRUCTURE

Any building or structure, other than a tower, which can be used for location of wireless and cellular telecommunication facilities.

(2) THEATER

A building used primarily for the presentation of live stage productions, performances, or motion pictures.

(3) TOWER

Any freestanding structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term

includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and alternative tower structures.

(4) TRAILER

A structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupancy, carrying of materials, goods, or objects, or as a temporary office.

(5) TRANSIENT

A person staying at a location such as a hotel, motel, bed & breakfast, or a dwelling offering transient guest lodging for less than thirty (30) consecutive days and does not use the location as his or her permanent address.

(6) TRANSIENT GUEST LODGING

An accessory use occupying an entire dwelling unit or portion thereof where sleeping accommodations are offered for compensation to transients occupying a room or rooms.

A. TRANSIENT GUEST LODGING BOOKING

Each instance of a reservation by an individual or group for transient guest lodging.

B. TRANSIENT GUEST LODGING HOST

Any person who is the owner of record of residential real property, or any person who is a lessee of residential rental property pursuant to a written agreement for the lease of such real property, who offers a dwelling unit, or portion thereof, for transient guest lodging.

C. TRANSIENT GUEST LODGING HOSTING PLATFORM

An internet-based platform that generally allows an owner or tenant to advertise the dwelling unit through a website and provides a means for potential transient users to arrange transient guest lodging and payment through the hosting platform.

(Ord. 2782. Passed 5-20-03. Subsection (5) amended and subsection (6) added by Ord. 3585, passed 9-15-20.)

1159.22 – Definitions (beginning with the letter “U”).

(1) USE

The activity occurring on a lot or parcel for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied, including all accessory uses.

A. USE, CHANGE OF

The change within the classified use of a structure or premise.

B. USE, NONCONFORMING

A use which lawfully occupied a building or land at the time this Zoning Code became effective, which has been lawfully continued and which does not now conform with the use regulations.

C. USE, PRINCIPAL

A use which fulfills a primary function of a household, establishment, institution, or other entity.

D. USE, TEMPORARY

A use that is authorized by this Zoning Code to be conducted for a fixed period of time. Temporary uses are characterized by such activities as the sale of agricultural products, contractors' offices and equipment sheds, fireworks, carnivals, flea markets, and garage sales.

(2) USEABLE FLOOR AREA

The sum of the gross floor area of all of the floors of a building or structure and of all accessory buildings on a lot as measured from the interior face of the exterior walls and usable for human occupancy but which excludes the floor area of heater rooms, mechanical equipment rooms, utility rooms, storage rooms, attics, unenclosed porches, light shafts, public corridors, public stairwells, and public toilets.

(Ord. 2782. Passed 5-20-03.)

1159.23 – Definitions (beginning with the letter “V”).

(1) VARIANCE

A modification of the strict terms of the relevant regulations where such modification will not be contrary to the public health, safety, or welfare and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

(2) VETERINARY HOSPITAL

A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.

(Ord. 2782. Passed 5-20-03.)

1159.24 – Definitions (beginning with the letter “W”).

(1) WAREHOUSE

A building used primarily for the storage of goods and materials.

(2) WIRELESS AND CELLULAR TELECOMMUNICATION FACILITIES

Any cables, wires, lines, wave-guides, support structures, antenna, and any other equipment or facilities associated with the transmission or reception of communications, as authorized by the Federal Communication Commission, which an applicant seeks to locate, or have installed, upon or within a tower or existing structure.

(Ord. 2782. Passed 5-20-03.)

1159.25 – Definitions (beginning with the letter “Y”).

(1) YARD

An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in the ordinance is unoccupied and unobstructed from the ground upward except as may be specifically provided in the zoning ordinance.

A. YARD, FRONT

A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at the closest point to the front lot line.

B. YARD, REAR

A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

C. YARD, SIDE

A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building.

(Ord. 2782. Passed 5-20-03.)

1159.26 – Definitions (beginning with the letter “Z”).

(1) ZONING ADMINISTRATOR

That official appointed by the City Manager to administer and enforce the Zoning Code and subdivision regulations.

(2) ZONING MAP

The official Zoning Map of the City of Oxford is the District Map, 1989 edition, together with all amendments subsequently adopted by the Oxford City Council, on file in the Municipal Building.

(3) ZONING PERMIT

A document issued by the Zoning Administrator authorizing buildings, structures, or uses consistent with the terms of this Zoning Code including “non-conforming” situations.

(Ord. 2782. Passed 5-20-03.)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Fire Division
PREPARED BY:	John Detherage, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Creating A New Section 1501.13 With Local Amendments To Ohio Fire Code Of The City Of Oxford Pertaining To Alley Developments And Fire Protection Requirements (John Detherage, Fire Chief)
COUNCIL GOAL AREA:	Essential Operations A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

Zoning, Subdivision, Infrastructure, and Fire Protection requirements have all been considered during the alley development moratorium, as means to facilitate appropriate alley development that retains land owner rights, while accommodating the needs of public services.

As part of these overall updates to alley development policy, staff is recommending local amendments to Ohio Fire Code to require items such as, but not limited to automatic sprinklers in new buildings on alley lots. The alley sites being developed are not accessible by fire apparatus due to overhead wires, parked vehicles and narrow passageways between buildings. These buildings will have to be accessed on foot, with hand-carried ladders and hoses. In the unfortunate event of a fire, automatic sprinklers will maximize the amount of time for emergency response to arrive. These new requirements would not be within the waiver or modification purview of the Planning Commission.

ORDINANCE NO.

AN ORDINANCE CREATING A NEW SECTION 1501.13, WITH LOCAL AMENDMENTS TO OHIO FIRE CODE OF THE CITY OF OXFORD PERTAINING TO ALLEY DEVELOPMENTS AND FIRE PROTECTION REQUIREMENTS.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact laws that are for the health, safety, welfare, comfort, and peace of the citizens of the municipality; and

WHEREAS, Ohio Revised Code Section 731.231 enables a municipal legislative authority, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, to adopt regulations pertaining to fire, fire hazards and fire prevention; and

WHEREAS, the City of Oxford adopted Chapter 1501 pertaining to the Ohio Fire Code of the City of Oxford.

WHEREAS, the City of Oxford Planning and Zoning Code (constituting Part Eleven of the Codified Ordinances) currently permits development of single-family dwellings on nonconforming alley lots which are at least 3,000 square feet in size and also possessing at least 33 feet in overall lot width, provided there is conformance with height, lot coverage, vehicular access and yard or setback requirements per the underlying zoning district; and

WHEREAS, the City of Oxford Planning and Zoning Code was amended in September 2017, by Ord No. 3430, to exempt development on alley lots from the requirement that any principal public entrance be *upon a street* bordering such lot [emphasis added]; and

WHEREAS, the change to the Zoning Code in 2017 has provoked the development of several detached dwelling units on sites fronting exclusively on public alleys, which in contrast to standard developments fronting upon public or private streets, have shown to pose unique challenges in terms of obstructions to emergency access, public infrastructure improvements; proper drainage; and appropriate off-street parking arrangements; and

WHEREAS, the Oxford Tomorrow Comprehensive Plan lays out a number of objectives to promote quality development, enhanced character, and service excellence; and

WHEREAS, the procurement of alley sites throughout the Oxford Mile Square for additional residential development is ongoing and will likely continue in an undesirable and unsustainable fashion if permanent legislative fixes are not instituted; and

WHEREAS, Council finds in accordance with Ohio Revised Code 731.231, these local amendments to the Ohio Fire Code of the City of Oxford, promote the health, safety and welfare unique to Oxford's needs as shown in the textual edits outlined in the attached Exhibit A.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby adopts local amendments to the Ohio Fire Code of the City of Oxford to create the new Section 1501.13, consistent with the textual edits outlined in the attached Exhibit A.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: PLANNING AND FIRE DEPARTMENT STAFF

CHECKED BY: LAW

EXHIBIT A

1501.13 AMENDMENTS.

A. The Ohio Fire Code of the City of Oxford as adopted herein is hereby modified by the addition, amendment or repeal of the following sections in the manner respectively indicated:

(1.) Automatic Detector Warning Systems, Fire Alarm Systems, Standpipe Systems and Automatic Sprinkler Systems. Residential Group R buildings ("R" Uses as defined in the Ohio Fire Code) on a lot in an alley, on a lot without frontage on a City street. Including: One, two, three, and four-family residential buildings utilized as non-owner-occupied buildings.

(a.) Protective and Extinguishing Fire Equipment Required. No person shall construct or remodel any building hereinafter described without installing at the time of such construction the protective and extinguishing fire equipment hereinafter provided with respect to such building. No person shall construct, own or occupy any such building without thereafter maintaining in proper operative condition the protective extinguishing fire equipment hereinafter provided.

(b.) Smoke Detection

(i.) In addition to areas within individual dwelling units required to have smoke detection, all common, occupied, and mechanical areas shall have smoke detection, unless otherwise approved by the fire code official or approved alternate detection is more appropriate.

(ii.) All smoke detection devices used shall be listed for the application for which they are intended and shall be installed in accordance with NFPA 72.

(iii.) When activated detectors shall initiate an alarm event throughout the building and transmit a signal to an approved supervising station in accordance with NFPA 72.

(iv.) Occupant notification shall comply with paragraph 907.5 of the 2017 edition of the Ohio Fire Code.

(c.) A Class 1 standpipe system shall be installed if such building:

(i.) Is more than one story in height above the lowest level of fire department apparatus access; and has a floor area of 5,000 square feet or more; or

(ii.) Where the most remote portion of the building is more than 150' from fire department access into the building or the nearest Class 1 or Class 3 standpipe hose connection.

(d.) A NFPA 13 compliant automatic sprinkler system throughout (including basement and/or cellar areas) connected to an NFPA 72 compliant UL listed central station alarm signaling system if such building meets any of the following:

- (i.) Is more than one story in height,
- (ii.) Is over fifty (50) feet in height,
- (iii.) Has a floor area of 5,000 square feet or more, or
- (iv.) Accommodates more than fifty (50) persons.
- (v.) Does not have lot frontage on a city street and is on a lot in an alley.
- (vi.) Is part of a mixed-use building that includes a residential component.

Exception: Where allowed by the Ohio Fire Code, materials and installation may follow NFPA 13R or NFPA 13D.

(2.) General Additions:

(a.) Fire Protection System Maintenance.

- (i.) All fire protection systems required by this chapter shall be installed, repaired, operated, tested, and maintained in accordance with this chapter of the Codified Ordinances of the City of Oxford, the Ohio Fire Code as it applies to required fire protection systems, and the provisions set forth by the NFPA standards referenced in the applicable edition of the Ohio Fire Code.
- (ii.) Records for all life safety and fire protection system inspections, tests, and maintenance shall be forwarded to the City of Oxford Division of Fire through the Fire Divisions 3rd party inspection reporting partner or designee, upon completion.
- (iii.) Maintenance of all required fire protection systems is ultimately the responsibility of the building owner regardless of whether the building is occupied or not.
- (iv.) No fire protection system may be removed without fire department knowledge and an approved permit.

(b.) Notification To Fire Department. The occupant and owner of the building containing such equipment shall promptly notify the Fire Department in case such sprinkler protection is withdrawn, interrupted, curtailed or altered. Approval must be obtained before removal or disconnection of any fire protection equipment. Removal of systems for greater than 24-hours requires a permit from the Fire Code Official.

(c.) Equipment Subject to Inspection by The City. All detection and extinguishing equipment shall be subject to inspection by the Building Division and the Fire Department.

- (d.) Structural Alterations More Than Twenty-Five Percent or 5,000 Square Feet to Conform With Applicable Section. No existing building shall be reconstructed or structurally altered in single or multiple phases without conforming to this section, when that reconstruction or alteration exceeds the lesser of:
- (i.) Twenty-five percent (25%) of its total area, or
 - (ii.) 5,000 square feet in area.
- (e.) Change in Occupancy / Change in Use. No existing building shall change in occupancy or use, as determined by the Chief Building Official, without conforming to this section.



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Approving A Preliminary And Final Planned Development Application And Preliminary Subdivision Submitted By Habitat For Humanity Of Greater Cincinnati For 32 Townhomes To Be Situated On 3.464 Acres Currently Addressed As 601, 603 And 607 W Chestnut Street, Oxford Ohio 45056, With Conditions (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Housing Opportunities for Everyone A Connected, Livable, and Equitable Community for All Smart Growth and Quality Places
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

Introduction:

A summary of submitted requests appears below:

- **PC-2024-16, Final Subdivision:** Submitted pursuant to **Section 1101.2(203)** of the Subdivision Regulations. The purpose is to approve a final record plat section found consistent with the approved Preliminary Plat. For smaller developments done in a single phase, typically only one (1) such application needs approved during the life of the project. For larger developments (e.g., Owl's Landing), multiple applications are considered as individual phases are constructed. Clarence Place is anticipated as a single-phase development. In terms of actual documentation,

the prepared Final record plat matches that of the plat/plan prepared for the Preliminary Subdivision application.

- **PC-2024-17, Preliminary & Final Planned Development** (PD): Submitted pursuant to ***Section 1145.05*** of the Zoning Code. The purpose of Planned Developments is to encourage creative and flexible development that cannot otherwise comply with the typical regulations of one or more underlying zoning districts. Planned Developments require at least one (1) acre of overall land in order to be considered, and their designs must set aside at least twenty (20) percent of their territory as open space. Uses and setbacks are flexible, provided the overall density does not exceed 110% of the underlying zoning district.
- **PC-2024-18, Preliminary Subdivision**: Submitted pursuant to ***Section 1101.2(201)*** of the Subdivision Regulations. While the PD approves of the land uses, density, open space, and overall design encompassed by the proposed plan, the subdivision application is more narrowly devoted to approving of the splitting of lots, dedication of new or expanded public right-of-ways, and establishment of easements. For Clarence Place, a 35-lot subdivision is proposed, consisting of 32 townhome lots and 3 common lots reserved for common access, green space, parking, stormwater management, and a central courtyard.

Proposal Summary:

The subject site, totaling approximately 3.5 acres in size, consists of three (3) residential parcels acquired by the City of Oxford between June 2023 and January 2024 for the purpose of increasing affordable housing supply. In January 2024, City Council selected Habitat for Humanity of Greater Cincinnati to help construct up to 38 dwelling units for individuals or families at or below 80% of Area Median Income (AMI). In order to accomplish the desired level of density, the parcels were rezoned from the R-1A zoning district to the R-2A district in February 2024. Pursuant to their agreement with the City, Habitat for Humanity now seeks approval of Planned Development & Subdivision applications in order to move forward with developing a total of 32 townhomes.

The development is proposed to consist of 5 buildings, with one building containing 8 units, two buildings containing 7 units each, one building containing 6 units, and one building containing 4 units. Each unit would reside on its own lot, with its own exterior front door and dedicated parking pad in the rear. Access would be provided via a new public street, as well as several private alleys.

The developer proposes the name Clarence Place for this subdivision/development, along with Mitchell Court as the name of the new public street. The source of these names is Clarence Mitchell Jr., who was an NAACP lobbyist instrumental to the passage of a great deal of Civil Rights legislation in the 1950s and 1960s, including the Fair Housing Act.

Background:

The proposed plan was originally scheduled to be heard by the Planning Commission at its meeting on December 10, 2024. Due to concerns from the City Engineer regarding roadway configuration (i.e., angled parking), the applicant voluntarily postponed the application by an extra month to allow time for appropriate revisions to be made. The Planning Commission eventually held a hearing on the matter at its meeting on [January 14, 2025](#). By Code, the Commission was only required to make recommendations on Case No. PC-2024-17 and Case No. PC-2024-18.

Planning Commission Discussion & Recommendation:

During the public hearing, the Commission heard from the following individuals:

- **Jim Clawson, 6405 Contreras Road**: Mr. Clawson expressed concerns regarding the adequacy of the chosen site to accommodate the level of density proposed. Mr. Clawson stated his belief

that the proposal was not becoming of a Planned Unit Development in-line with the existing residential zoning classification, believing too many waivers were being requested. Concern was also expressed regarding erosion impact potential to the existing creek bed to the south.

- **Lori Libby, 914 Marilyn Drive:** Ms. Libby expressed concerns pertaining to the screening of the project from properties situated along Marilyn Drive to the east. Ms. Libby noted that presently, fencing exists along the western boundary of the site adjacent to the Charleston Drive condominiums. Ms. Libby felt the same should be accomplished for the eastern boundary, which is presently a “mishmash” of vegetation, fencing and utilities. Lastly, Ms. Libby felt that the proposed detention area should be fenced off to help restrict access by children.
- **Seth Copenbaker, Economic Development Specialist:** Mr. Copenbaker spoke in favor of the project, believing it fulfills a number of housing-related objectives embedded in the Oxford Tomorrow Comprehensive Plan.

Following the public comment period, the main topics of discussion for the Planning Commission were the following:

- Connectivity of front porches to existing/proposed public sidewalk (i.e., determining where exactly private walks would be installed)
- Potential revision of building selection & footprints to accommodate an additional walkway between Mitchell Court and the westernmost alley
- Fencing/screening along the eastern boundary adjoining to residential lots on Marilyn Drive
- Potential traffic calming methods for the mid-block crossing on Mitchell Court, such as a raised crosswalk or different paving material
- Securing an access easement for a possible future pedestrian bridge across Bull Run Creek and connecting to an unnamed street stub located off Melissa Drive in Southern Knolls

Upon closure of the public hearing and following further discussion, the Commission voted 7-0-0 to recommend **approval** of the application subject to the following 16 conditions (in contrast to staff recommended conditions, the Commission amended #5 and added #s 8-10):

1. The applicant shall receive written approval from the City of Oxford Service Department, c/o City’s Environmental Specialist or designee, for garbage and recycling collection. Such approval shall be granted prior to zoning sign-off on Construction Drawings.
2. A crosswalk with RRFBs shall be required of the developer/applicant, unless determined otherwise by the City of Oxford Service Department due to feasibility considerations.
3. All aspects of connecting to the sanitary sewer utility, inclusive of accommodating appropriate slopes and drops for sewer conduit, shall be subject to City Service Department approval.
4. Privacy-style fencing shall be installed along the western property line adjoining to Charleston Drive residences, to a point roughly in-line with the southern pavement edge of Alley C. Where existing, fencing attributed to the Charleston Drive condominiums may be counted toward required fencing.
5. The landscaping plan shall be revised to provide additional screening methods and/or evergreen plantings along the eastern property boundary.
6. HOA documentation shall be reviewed and approved by the City Law Director prior to recording.
7. Curbs, along with a three-rail fence, shall be installed along the southern edge of the parking spaces off Alley B as a prevention measure to keep vehicles from entering the detention basin area.
8. Pedestrian/sidewalk connectivity should be provided between Mitchell Court and Alley C.

9. Traffic calming shall be provided at the mid-block crossing on Mitchell Court.
10. A public access easement shall be provided from the Mitchell Court cul-de-sac to the southern boundary to support possible future multi-modal connectivity to the Southern Knolls subdivision (unnamed street stub).
11. Waivers to **Sections 1101.4 (404) (C) (8) & 1101.4 (403) (D)** are hereby granted to accept one (1) subdivision entrance instead of the minimum of two (2), and with a lesser than minimum connectivity index score of 0.5.
12. A waiver to **Section 1141.03(b)** is hereby granted to permit the entrances of certain dwellings/lots to not be situated directly upon a street bordering such lots. This waiver is acceptable due to the relative visibility that is still preserved from the new public street (Mitchell Court), as well as due to the fact that the City's ESP contacts did not express any concerns with the proposed configuration.
13. A waiver to **Section 1145.12(e)(2)** is hereby granted to permit front yard setbacks which are less than normally permitted in the underlying R-2A zoning district. The proposed plan sets front setbacks at five (5) feet, while R-2A normally requires thirty (30) feet.
14. A waiver to **Section 1145.12(e)(3)(A)** is hereby granted to reduce the required perimeter setback in certain areas from twenty-five (25) feet to approx. eleven (11) feet, as conveyed in the submitted plans.
15. A waiver to **Section 1148.04(b)(2)** is hereby granted to relieve the developer from the tree survey requirement.
16. A waiver to **Section 1149.05(a)** is hereby granted to accept a reduction in required parking spaces from sixty-four (64) to fifty-seven (57).

ORDINANCE NO.

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPLICATION AND PRELIMINARY SUBDIVISION SUBMITTED BY HABITAT FOR HUMANITY OF GREATER CINCINNATI FOR 32 TOWNHOMES TO BE SITUATED ON 3.464 ACRES CURRENTLY ADDRESSED AS 601, 603 AND 607 W CHESTNUT STREET, OXFORD OHIO 45056, WITH CONDITIONS.

WHEREAS, the Planning Commission met pursuant to Oxford Codified Ordinance Sections 1143.02, 1145 and 1101.4 on January 14, 2025 for the purpose of considering a Preliminary and Final Planned Development Application and Preliminary Subdivision submitted by Habitat for Humanity of Greater Cincinnati for a development consisting of 32 townhomes situated on 3.464 acres currently addressed as 601, 603 and 607 W Chestnut Street, Oxford, Ohio 45056; and

WHEREAS, the Planning Commission, after a public hearing and discussion, voted and approved a motion recommending approval of Preliminary and Final Planned Development Application and Preliminary Subdivision submitted by Habitat for Humanity of Greater Cincinnati for a development consisting of 32 townhomes situated on 3.464 acres currently addressed as 601, 603 and 607 W Chestnut Street, Oxford, Ohio 45056 with the following conditions:

1. The applicant shall receive written approval from the City of Oxford Service Department, c/o City's Environmental Specialist or designee, for garbage and recycling collection. Such approval shall be granted prior to zoning sign-off on Construction Drawings.
2. A crosswalk with RRFBs shall be required of the developer/applicant, unless determined otherwise by the City of Oxford Service Department due to feasibility considerations.
3. All aspects of connecting to the sanitary sewer utility, inclusive of accommodating appropriate slopes and drops for sewer conduit, shall be subject to City Service Department approval.
4. Privacy-style fencing shall be installed along the western property line adjoining to Charleston Drive residences, to a point roughly in-line with the southern pavement edge of Alley C. Where existing, fencing attributed to the Charleston Drive condominiums may be counted toward required fencing.
5. The landscaping plan shall be revised to provide additional screening methods and/or evergreen plantings along the eastern property boundary.
6. HOA documentation shall be reviewed and approved by the City Law Director prior to recording.
7. Curbs, along with a three-rail fence, shall be installed along the southern edge of the parking spaces off Alley B as a prevention measure to keep vehicles from entering the detention basin area.
8. Pedestrian/sidewalk connectivity should be provided between Mitchell Court and Alley C.
9. Traffic calming shall be provided at the mid-block crossing on Mitchell Court.

10. A public access easement shall be provided from the Mitchell Court cul-de-sac to the southern boundary to support possible future multi-modal connectivity to the Southern Knolls subdivision (unnamed street stub).
11. Waivers to Sections 1101.4 (404) (C) (8) & 1101.4 (403) (D) are hereby granted to accept one (1) subdivision entrance instead of the minimum of two (2), and with a lesser than minimum connectivity index score of 0.5.
12. A waiver to Section 1141.03(b) is hereby granted to permit the entrances of certain dwellings/lots to not be situated directly upon a street bordering such lots. This waiver is acceptable due to the relative visibility that is still preserved from the new public street (Mitchell Court), as well as due to the fact that the City's ESP contacts did not express any concerns with the proposed configuration.
13. A waiver to Section 1145.12(e)(2) is hereby granted to permit front yard setbacks which are less than normally permitted in the underlying R-2A zoning district. The proposed plan sets front setbacks at five (5) feet, while R-2A normally requires thirty (30) feet.
14. A waiver to Section 1145.12(e)(3)(A) is hereby granted to reduce the required perimeter setback in certain areas from twenty-five (25) feet to approx. eleven (11) feet, as conveyed in the submitted plans.
15. A waiver to Section 1148.04(b)(2) is hereby granted to relieve the developer from the tree survey requirement.
16. A waiver to Section 1149.05(a) is hereby granted to accept a reduction in required parking spaces from sixty-four (64) to fifty-seven (57).

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby accepts the action of the Planning Commission, and further grants the approval of a Preliminary and Final Planned Development Application and Preliminary Subdivision submitted by Habitat for Humanity of Greater Cincinnati for a development consisting of 32 townhomes situated on 3.464 acres currently addressed as 601, 603 and 607 W Chestnut Street, Oxford, Ohio 45056 with the following conditions:

1. The applicant shall receive written approval from the City of Oxford Service Department, c/o City's Environmental Specialist or designee, for garbage and recycling collection. Such approval shall be granted prior to zoning sign-off on Construction Drawings.
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16. A waiver to Section 1149.05(a) is hereby granted to accept a reduction in required parking spaces from sixty-four (64) to fifty-seven (57).

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: DAVID PRYTHERCH
PREPARED BY: PLANNING STAFF
CHECKED BY: LAW



Community Development Department
Planning Commission Action Letter
513-524-5204

January 21, 2025

Adam Nelson
Habitat for Humanity of Greater Cincinnati
4910 Para Drive
Cincinnati, OH 45237

VIA EMAIL:

adam.nelson@habitatcincinnati.org
johnbayer@bayerbecker.com

RE: PC-2024-17 & PC-2024-18, 601, 603 & 607 W Chestnut Street, PLANNED DEVELOPMENT & SUBDIVISION, 32 townhomes, Habitat for Humanity c/o Adam Nelson, Applicant/Agent

Dear Mr. Nelson:

On January 14, 2025, the City of Oxford Planning Commission voted 6-0-0 (1 absent) to recommend approval of your Planned Development & Subdivision applications subject to the following conditions and waivers:

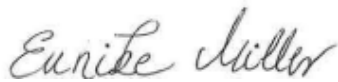
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Unless otherwise notified, the Oxford City Council will hold their First Reading on Tuesday, February 4, 2025 and their Second Reading on Tuesday, February 18, 2025 regarding these applications.

Should you have any questions related to this action, please contact the Community Development Department at 513-524-5204.

Respectfully,



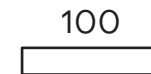
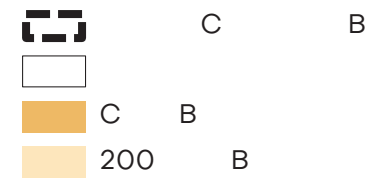
Eunike Miller
Administrative Assistant
Community Development Department

Cc: File



PC-2024-17/18

**Surrounding Property
Owners Map**

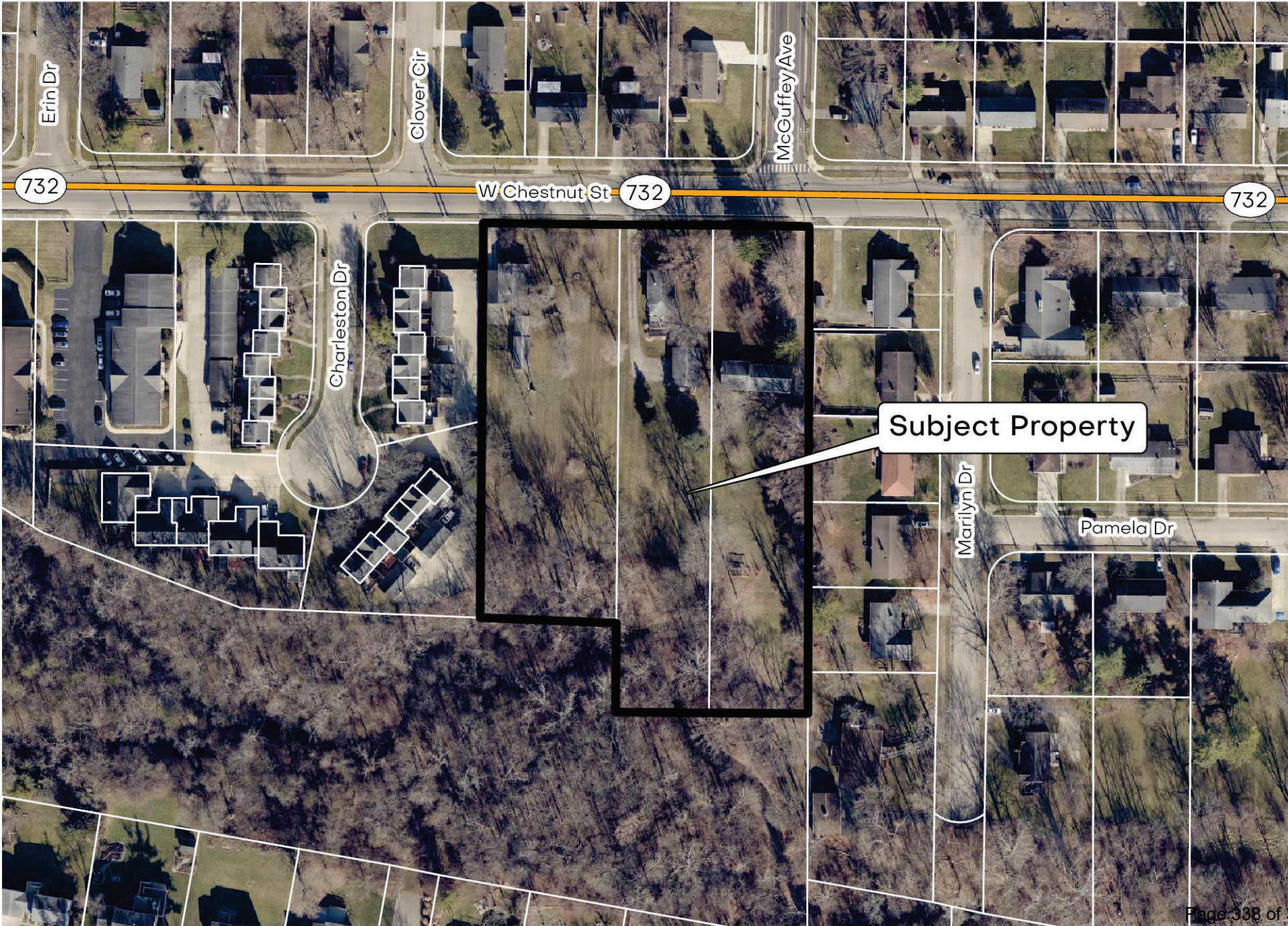
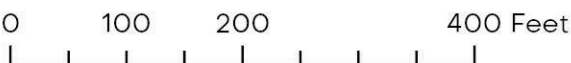


D : 12/30/2024
10:21 A
C



Aerial Map

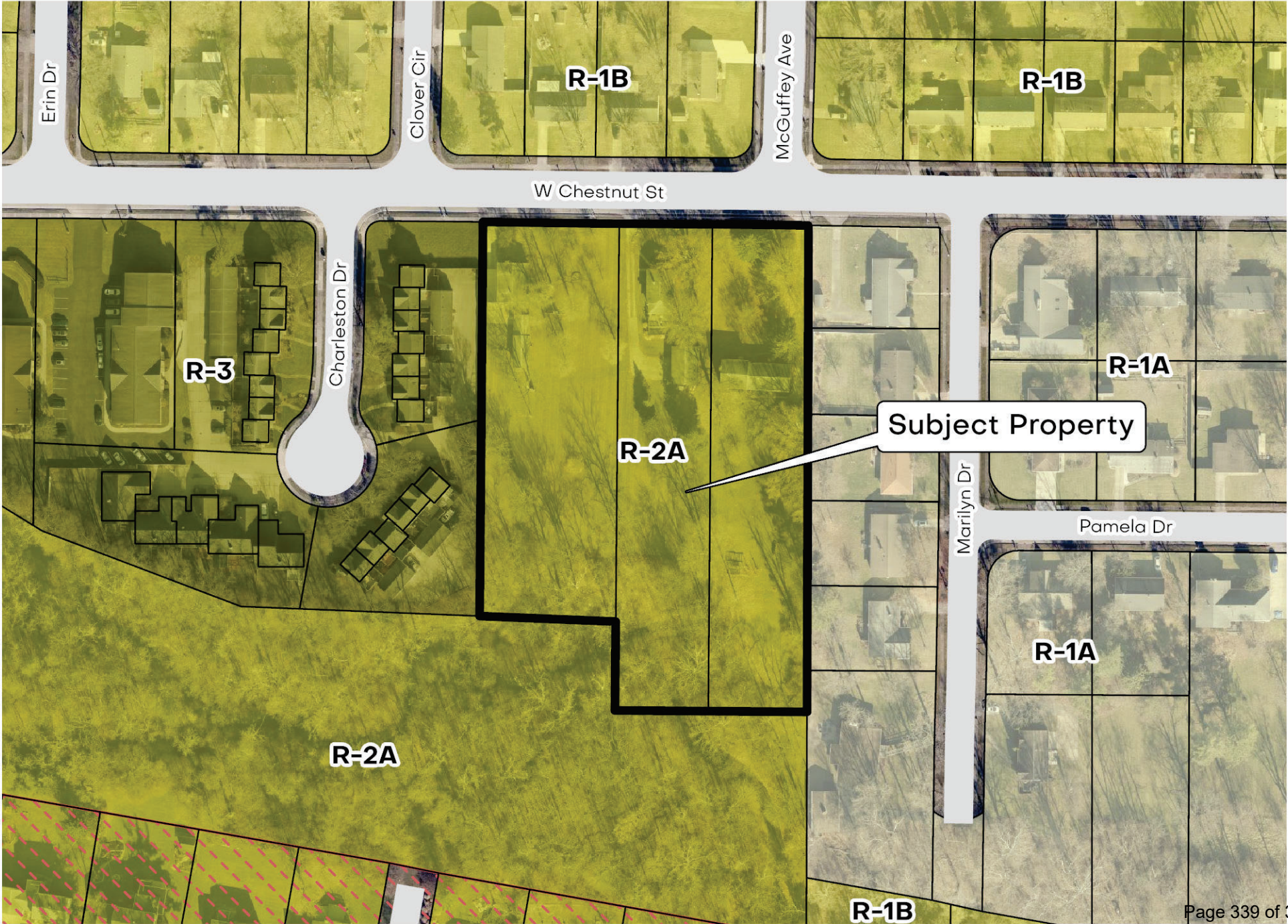
 Site

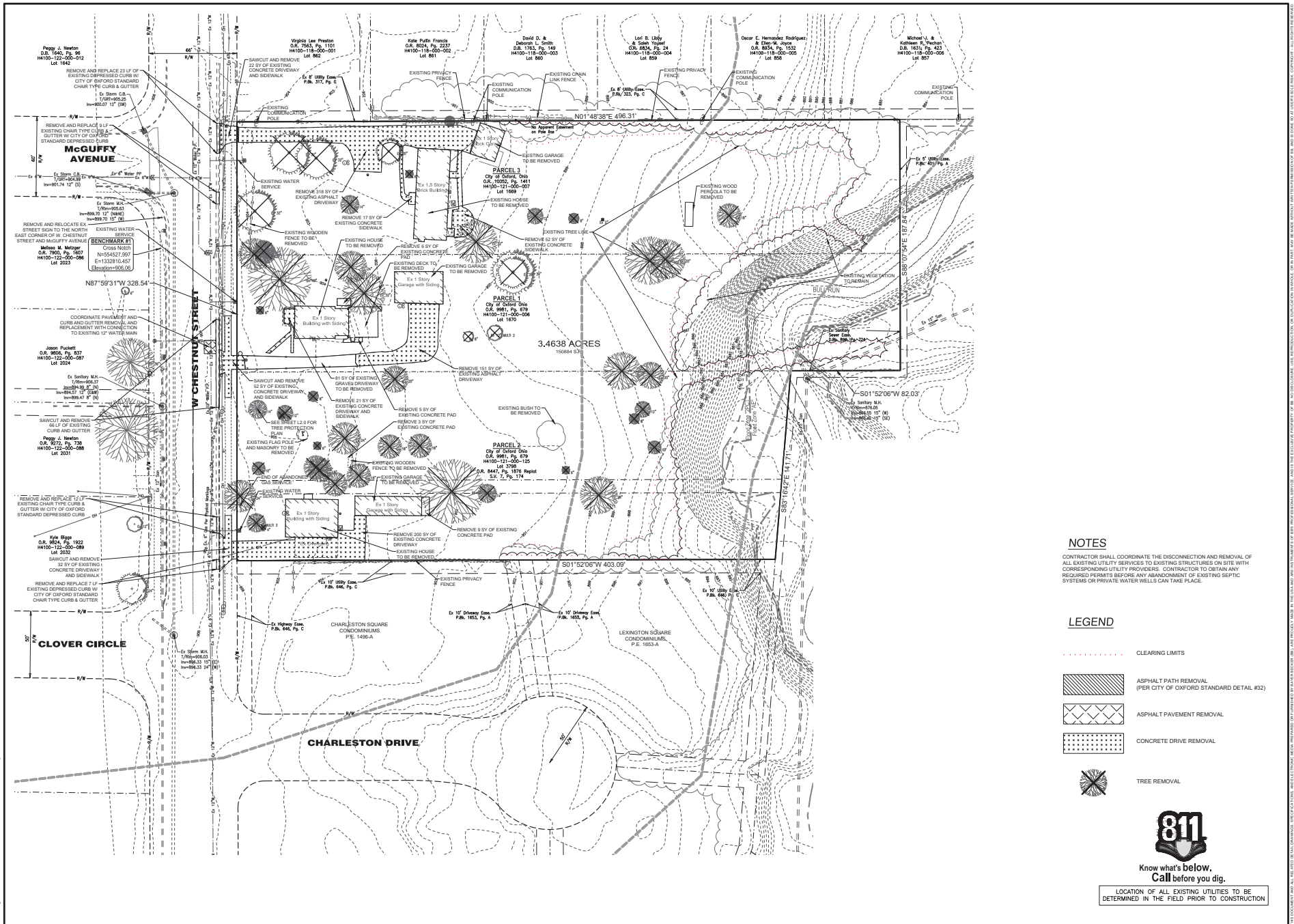


Zoning Map

 Site

0 100 200 400 Feet





NOTES

CONTRACTOR SHALL COORDINATE THE DISCONNECTION AND REMOVAL OF ALL EXISTING UTILITY SERVICES TO EXISTING STRUCTURES ON SITE WITH CORRESPONDING UTILITY PROVIDERS. CONTRACTOR TO OBTAIN ANY REQUIRED PERMITS BEFORE ANY ABANDONMENT OF EXISTING SEPTIC SYSTEMS OR PRIVATE WATER WELLS CAN TAKE PLACE.

LEGEND

- CLEARING LIMITS
- ASPHALT PATH REMOVAL (PER CITY OF OXFORD STANDARD DETAIL #32)
- ASPHALT PAVEMENT REMOVAL
- CONCRETE DRIVE REMOVAL
- TREE REMOVAL



Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Scale of Drawing
State Plane NAD83 (2011)
SCALE: 1" = 30'

Revision	Date	Drawn	CHKD	APPD	Revision Description
1	12/17/24	ETH			REVISIONS TO C1-EXISTING CONDITIONS & DEMOLITION PLAN

**CLARENCE PLACE
HABITAT FOR HUMANITY**
SECTION 27
WEST OF GREAT MAINTENANCE 1 EAST
601.003.607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

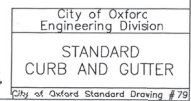
EXISTING CONDITIONS & DEMOLITION PLAN

Boyer
becker
www.boyerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45050 • 513.225.4270

Drawing: 24-0127-CD
Drawn by: ETH
Checked by: JAB
Issue Date: 10-25-24
Sheet: C1.0

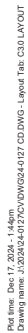


- ① Detectable Warning (Truncated Domes) are to be installed in the location shown. Dimensions of the domes are 24" from the back of the curb by the width of the ramp.
- ② Minimum Landing is to be 4' but 5' is preferred. The slope of the ramp is preferred to be 12:1 or flatter related to the horizontal, but the minimum slope shall be 12:1 relative to the existing or proposed walk slope.
- ③ Curb ramps shall be design A or design B per ODOT Drawing 7-12-02, sheets 1 thru 3. Truncated domes are to meet the specifications of ODOT drawing 7-12-02 sheet 3.



ITEM	DEPTH TOP OF PIPE
Underdrain	18"
Sumplines	24" - 30"
Gas	24" - 30"
Water	48" - 54"
Electric	36" - 40"
Telephone	36" - 40"
Cable TV	36" - 40"

- ① 1-1/2" ASPHALT CONCRETE SURFACE COURSE - ITEM 441
- ② 1-3/4" ASPHALT CONCRETE INTERMEDIATE LEVELING COURSE - ITEM 441
- ③ 10" BASE COURSE - ITEM 304 AGGREGATE BASE
- ④ COMPACTED SUBGRADE - ITEM 204
- ⑤ ROLLED FACE CURB & GUTTER - CITY OF OXFORD STANDARD - SEE DETAIL TO THE RIGHT
- ⑥ FOUR INCH THICK CLASS "C" CONCRETE SIDEWALK, FIVE FEET WIDE
ITEM 608 WALK TO BE 1/2" HIGHER THAN SOD.
- ⑦ SEEDING & MULCHING - ITEM 659 @ 1/2" PER FT. TYP
- ⑧ TACK COAT - ITEM 407 - TO BE APPLIED TO FRONT FACE OF CURB PRIOR TO
INSTALLATION OF 301 BITUMINOUS AGGREGATE BASE. ALSO TO BE APPLIED
TO CURB JOINT AFTER THE INSTALLATION OF 448 LEVELING COURSE.



*CARS SHOWN TO ILLUSTRATE ON STREET PARKING

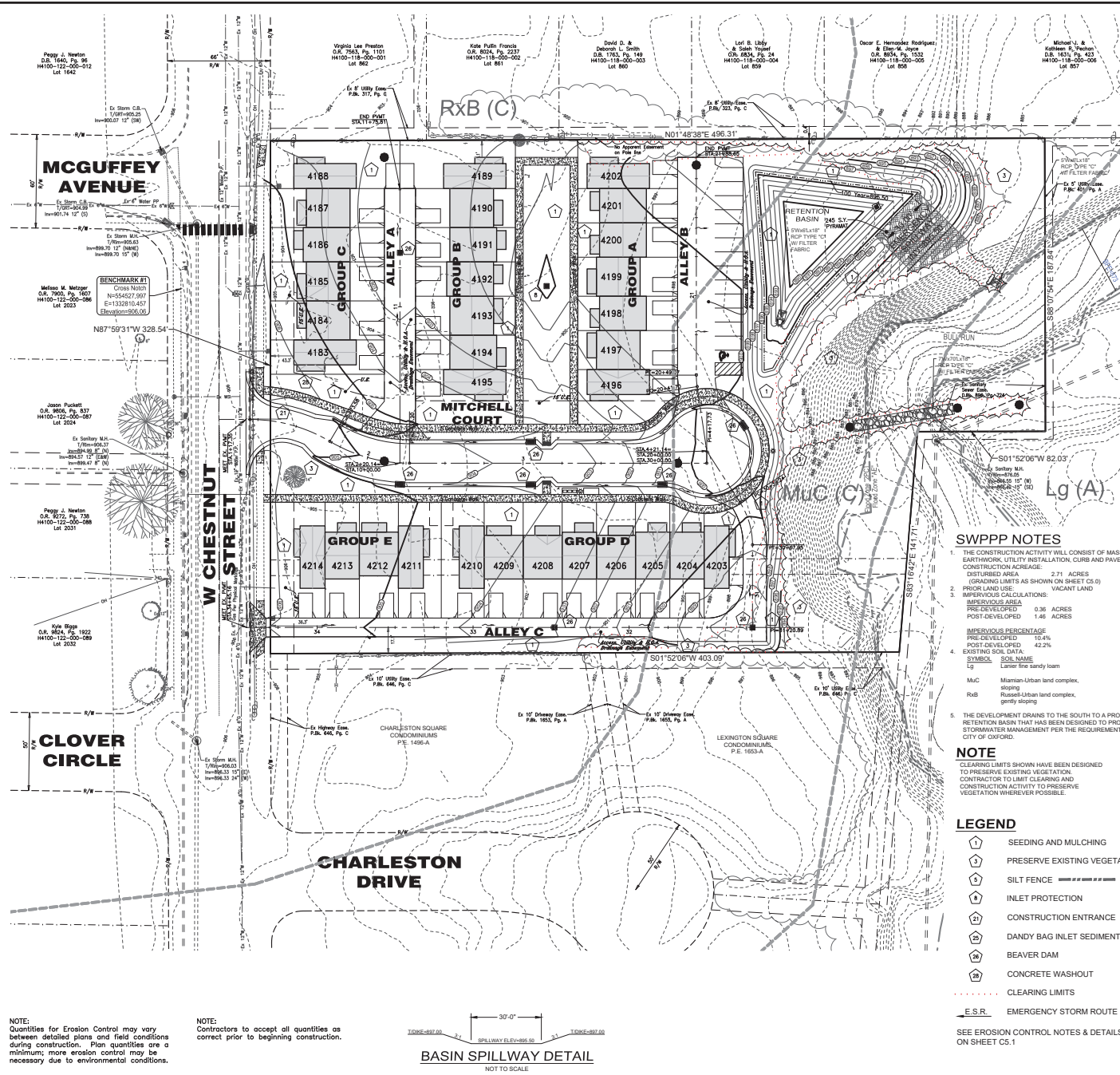
REVERSE PER QTY OF 0.96000
REVERSE PER QTY OF 0.96000
REVERSE PER QTY OF 0.96000
REVERSE PER QTY OF 0.96000

LAYOUT PLAN

Drawn by:	24-0127 CD
Checked By:	ETH
Issue Date:	JAB
	10/25/20

Know what's below.
Call before you dig.

C3.0



- NOTES:
1. Regular inspection and maintenance will be provided for all erosion and sediment control practices. Permanent records of maintenance and inspections must be kept throughout the construction period. Inspections must be made a minimum of once every seven (7) days and immediately after storm events greater than 0.5 inches of rain in a 24 hour period. Provided will be the name of inspector, major observations, date of inspection and corrective measures taken.
 2. All erosion and sediment control practices must conform to the specifications of Rainwater and Land Development, Ohio's standards for storm water management, land development and urban stream protection.
 3. Perimeter Sedimentation control and basins/traps shall be implemented as the first step of grading and within seven (7) days of initial grubbing or grading and shall continue to function until upland areas are stabilized.
 4. Disturbed areas which will remain unworked for a period of twenty-one (21) days or more, shall be stabilized with seeding and mulching or other approved means within seven (7) days. All disturbed areas within fifty (50) feet of an intermittent or solid blue line stream shall be stabilized within two (2) days. All areas of a site which are at final grade shall be stabilized with seeding and mulching or other approved means within seven (7) days.
 5. Quantities for Erosion Control may vary between detailed plans and field conditions during construction. Plan quantities are a minimum; more erosion control may be necessary due to environmental conditions.
 6. Sedimentation control and ditch scales are subject to change upon completion of entire set of construction drawings.
 7. No solid or liquid waste shall be discharged into storm water runoff.
 8. Home builders are responsible for erosion control on each individual lot.
 9. All earthwork shall be performed per the recommendations of the project geotechnical engineer.

NOTE:
SEE RECORD PLAT FOR LOT AREAS, DIMENSIONS
AND EASEMENTS.

SWPPP NOTES

1. THE CONSTRUCTION ACTIVITY WILL CONSIST OF MASS EARTHWORK, UTILITY INSTALLATION, CURB AND PAVEMENT CONSTRUCTION. ACRES: 2.71 ACRES (GRADING LIMITS AS SHOWN ON SHEET C5.0)
2. PRE-CONSTRUCTION: DISTURBED AREA: 2.71 ACRES (GRADING LIMITS AS SHOWN ON SHEET C5.0)
3. IMPROVEMENTS CALCULATIONS:
PRE-DEVELOPED: 0.36 ACRES
POST-DEVELOPED: 1.46 ACRES
IMPERVIOUS PERCENTAGE:
PRE-DEVELOPED: 10.4%
POST-DEVELOPED: 42.2%
EXISTING SOIL DATA:
SYMBOLS: SOIL NAME: HSG:
Lg Lower fine sandy loam A
MuC Miamian-Urban land complex, C
slipping
RuB Rural-Urban land complex, C
gently sloping
4. THE DEVELOPMENT DRAINS TO THE SOUTH TO A PROPOSED RETENTION BASIN THAT HAS BEEN DESIGNED TO PROVIDE STORMWATER MANAGEMENT PER THE REQUIREMENTS OF THE CITY OF OXFORD.

NOTE

CLEARING LIMITS SHOWN HAVE BEEN DESIGNED TO PRESERVE EXISTING VEGETATION. CONTRACTOR TO LIMIT CLEARING AND CONSTRUCTION ACTIVITY TO PRESERVE VEGETATION WHEREVER POSSIBLE.

LEGEND

- 1 SEEDING AND MULCHING
- 2 PRESERVE EXISTING VEGETATION
- 3 SILT FENCE
- 4 INLET PROTECTION
- 5 CONSTRUCTION ENTRANCE
- 6 DANDY BAG INLET SEDIMENT FILTER
- 7 BEAVER DAM
- 8 CONCRETE WASHOUT
- 9 CLEARING LIMITS
- 10 E.S.R. EMERGENCY STORM ROUTE

SEE EROSION CONTROL NOTES & DETAILS ON SHEET C5.1



Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Scale of Drawing
State Plane NAD83 (2011)
SCALE: 1" = 30'

Revision Description
Date
Drawn
Checked
Reviewed

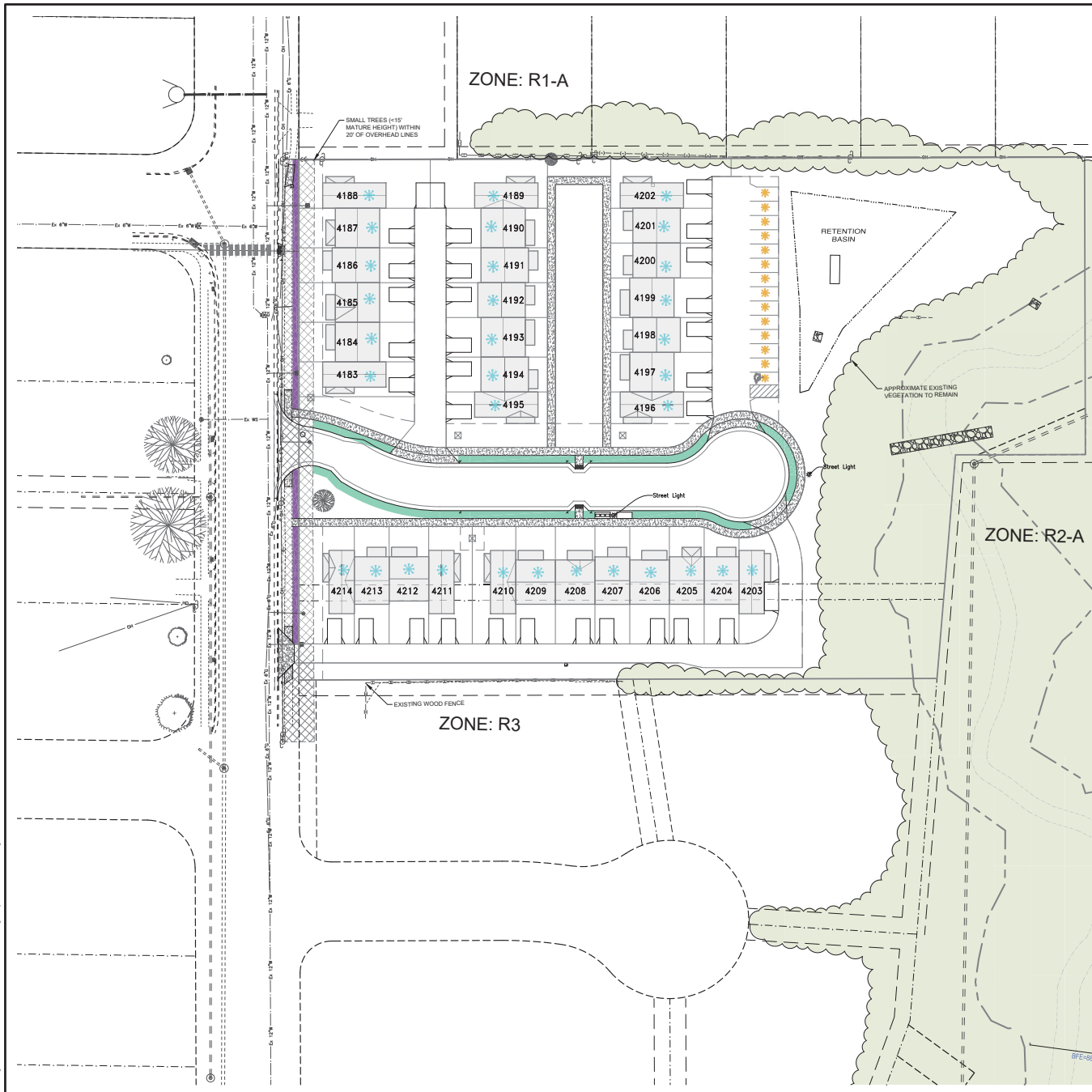
Rev	Date	Drawn	Checked	Reviewed
1	12/17/24	JAB	JAB	JAB

CLARENCE PLACE
HABITAT FOR HUMANITY
SECTION 27.77 (NORTH)
(WEST OF GREAT MAINTENANCE 1 EAST
601, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO)

Grading & Erosion Control Plan

www.boyerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45050 - 713.222.4270

24-0127 CD
Checked By: ETH
Issue Date: 10-25-24
Sheet: C5.0



CITY OF OXFORD ZONING REQUIREMENTS

CURRENT ZONING:

R1-A (SINGLE FAMILY LOW-DENSITY RESIDENTIAL DISTRICT)

ADJACENT ZONING:

NORTH: W. CHESTNUT STREET
EAST: R1-A (SINGLE FAMILY LOW-DENSITY RESIDENTIAL DISTRICT)
SOUTH: R2-A (SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT)
WEST: R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT)

SECTION 1148.03 STREET TREE REQUIREMENTS:

TREES SHALL BE PLANTED IN THE TREE LAWN OR OTHER APPROPRIATE AREAS IN THE STREET RIGHTS-OF-WAY AS REQUIRED IN CHAPTER 935.

CHAPTER 935.05 STREET TREE SPECIES TO BE PLANTED

- THE TREE PLAN CONTAINS A LIST OF OFFICIAL STREET TREE SPECIES FOR THE CITY OF OXFORD
- PLANTED AT 2" DBH

CHAPTER 935.06 SPACING

- MIN. SPACING: SMALL TREES: 30FT, MEDIUM TREES: 40FT, LARGE TREES: 50FT
- ALL NEWLY PLANTED STREET TREES SHALL BE PLANTED EQUAL DISTANCE BETWEEN THE SIDEWALK AND THE CURB.
- WEST CHESTNUT STREET = 262 LF / 30 LF = 9 SMALL STREET TREES
- INTERNAL STREET = 542 LF / 50 LF = 11 LARGE STREET TREES

SECTION 1148.04 TREE PLANTING REQUIREMENTS:

(b) (1) RESIDENTIAL SINGLE-, TWO- & THREE- FAMILY STANDARDS:

- ON SINGLE-FAMILY LOTS, A MINIMUM OF ONE (1) TREE FOR EACH UNIT SHALL BE PLANTED WITHIN THE CORRESPONDING REQUIRED FRONT YARD AREA.

(6) EACH REQUIRED TREE SHALL BE A MINIMUM TWO (2) INCH CALIPER AND MUST BE A SPECIES THAT APPEARS ON THE CITY'S TREE LIST

- 32 UNITS = 32 TREES REQUIRED (32 TREES PROVIDED - SOME LOCATED OUTSIDE OF FRONT YARDS DUE TO LIMITED SPACE BETWEEN SIDEWALK AND BUILDINGS)

1149.07 (E) (6) LANDSCAPING

A. PARKING AREA SHALL HAVE TWO (2) TREES PER PARKING FACILITY PLUS ONE (1) TREE FOR EVERY FIVE (5) PARKING SPACES OR FRACTION THEREOF GENERALLY DISTRIBUTED THROUGHOUT THE PARKING AREA.

- 14 SPACES / 5 = 3 PARKING LOT TREES

SECTION 1101.4 (10) LANDSCAPE PLAN:

A. BUFFERING

- BUFFERS SHALL PROVIDE YEAR-ROUND VISUAL SCREEN IN ORDER TO MINIMIZE ADVERSE IMPACTS. THEY MAY CONSIST OF FENCING, EVERGREENS, BERRMS, ROCKS, Boulders, MOUNDS, OR COMBINATIONS.
- BUFFER REQUIRED TO SHIELD:

- (1) NEIGHBORING PROPERTIES FROM ADVERSE EXTERNAL EFFECTS OF DEVELOPMENT
- (2) DEVELOPMENT FROM NEGATIVE IMPACTS OF ADJACENT USES SUCH AS STREETS OR RAILROADS

3. REQUIREMENTS

- A. YEAR ROUND SCREENING AT LEAST 8' HEIGHT AFTER THREE GROWING SEASONS
- C. (5) MIN. BUFFER WIDTH FROM PARKING LOTS, GARBAGE COLLECTION, UTILITY AREAS, AND LOADING AND UNLOADING AREAS
- D. TWENTY (20) FOOT WIDTH MIN. FROM ALL OTHER LAND USES (CAN BE REDUCED TO 10' FEET WHEN ADJOINING USE IS UNDEVELOPED, VACANT OR AGRICULTURAL LAND)

EVERGREEN SCREENS PROVIDED AT THE END AND ADJACENT TO ALLEYS AND TO REDUCE HEADLIGHT GLARE ONTO ADJACENT PROPERTIES

CONCEPT GRAPHICS SCHEDULE

PARKING SPACE

- (1) TREE PER 5 PARKING SPACES

Takeoff: 14

SINGLE FAMILY HOME

Takeoff: 32

STREET TREES UNDER POWERLINES

MIN SPACING: SMALL TREES: 30FT

TREE LAWN WIDTH 3' MIN.

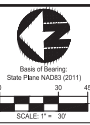
Takeoff: 262 ft

STREET TREES

Takeoff: 526 ft



LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



Revision	By	Date	Description
1	CHC	10/25/24	ISSUED FOR PERMITTING

Revision	By	Date	Description
1	CHC	10/25/24	ISSUED FOR PERMITTING

CLARENCE PLACE
HABITAT FOR HUMANITY
SECTION 277 (WEST OF CHESTNUT STREET)
601.003.007 N. CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

boyer becker
www.boyerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45050-1132

Drawing: 24-0127 LA
Drawn By: LEM
Checked By: ADH
Issue Date: 10-25-24
Sheet: L0.1







The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	1/28/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Approving The Final Subdivision Application And Plat For The Clarence Place Subdivision Consisting Of 35 Lots Situated On 3.464 Acres Currently Addressed As 601, 603 And 607 W Chestnut Street, Oxford Ohio, 45056, With Conditions (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Housing Opportunities for Everyone A Connected, Livable, and Equitable Community for All Smart Growth and Quality Places
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	SP DRE

DISCUSSION:

Introduction:

A summary of submitted requests appears below:

- **PC-2024-16, Final Subdivision:** Submitted pursuant to *Section 1101.2(203)* of the Subdivision Regulations. The purpose is to approve a final record plat section found consistent with the approved Preliminary Plat. For smaller developments done in a single phase, typically only one (1) such application needs approved during the life of the project. For larger developments (e.g., Owl's Landing), multiple applications are considered as individual phases are constructed. Clarence Place is anticipated as a single-phase development. In terms of actual documentation, the prepared Final record plat matches that of the plat/plan prepared for the Preliminary Subdivision application.

- **PC-2024-17, Preliminary & Final Planned Development (PD):** Submitted pursuant to *Section 1145.05* of the Zoning Code. The purpose of Planned Developments is to encourage creative and flexible development that cannot otherwise comply with the typical regulations of one or more underlying zoning districts. Planned Developments require at least one (1) acre of overall land in order to be considered, and their designs must set aside at least twenty (20) percent of their territory as open space. Uses and setbacks are flexible, provided the overall density does not exceed 110% of the underlying zoning district.
- **PC-2024-18, Preliminary Subdivision:** Submitted pursuant to *Section 1101.2(201)* of the Subdivision Regulations. While the PD approves of the land uses, density, open space, and overall design encompassed by the proposed plan, the subdivision application is more narrowly devoted to approving of the splitting of lots, dedication of new or expanded public right-of-ways, and establishment of easements. For Clarence Place, a 35-lot subdivision is proposed, consisting of 32 townhome lots and 3 common lots reserved for common access, green space, parking, stormwater management, and a central courtyard.

Proposal Summary:

The subject site, totaling approximately 3.5 acres in size, consists of three (3) residential parcels acquired by the City of Oxford between June 2023 and January 2024 for the purpose of increasing affordable housing supply. In January 2024, City Council selected Habitat for Humanity of Greater Cincinnati to help construct up to 38 dwelling units for individuals or families at or below 80% of Area Median Income (AMI). In order to accomplish the desired level of density, the parcels were rezoned from the R-1A zoning district to the R-2A district in February 2024. Pursuant to their agreement with the City, Habitat for Humanity now seeks approval of Planned Development & Subdivision applications in order to move forward with developing a total of 32 townhomes.

The development is proposed to consist of 5 buildings, with one building containing 8 units, two buildings containing 7 units each, one building containing 6 units, and one building containing 4 units. Each unit would reside on its own lot, with its own exterior front door and dedicated parking pad in the rear. Access would be provided via a new public street, as well as several private alleys.

The developer proposes the name Clarence Place for this subdivision/development, along with Mitchell Court as the name of the new public street. The source of these names is Clarence Mitchell Jr., who was an NAACP lobbyist instrumental to the passage of a great deal of Civil Rights legislation in the 1950s and 1960s, including the Fair Housing Act.

Background:

The proposed plan was originally scheduled to be heard by the Planning Commission at its meeting on December 10, 2024. Due to concerns from the City Engineer regarding roadway configuration (i.e., angled parking), the applicant voluntarily postponed the application by an extra month to allow time for appropriate revisions to be made. The Planning Commission eventually held a hearing on the matter at its meeting on [January 14, 2025](#). By Code, the Commission was only required to make recommendations on Case No. PC-2024-17 and Case No. PC-2024-18.

Planning Commission Discussion & Recommendation:

During the public hearing, the Commission heard from the following individuals:

- **Jim Clawson, 6405 Contreras Road:** Mr. Clawson expressed concerns regarding the adequacy of the chosen site to accommodate the level of density proposed. Mr. Clawson stated his belief that the proposal was not becoming of a Planned Unit Development in-line with the existing

residential zoning classification, believing too many waivers were being requested. Concern was also expressed regarding erosion impact potential to the existing creek bed to the south.

- **Lori Libby, 914 Marilyn Drive:** Ms. Libby expressed concerns pertaining to the screening of the project from properties situated along Marilyn Drive to the east. Ms. Libby noted that presently, fencing exists along the western boundary of the site adjacent to the Charleston Drive condominiums. Ms. Libby felt the same should be accomplished for the eastern boundary, which is presently a “mishmash” of vegetation, fencing and utilities. Lastly, Ms. Libby felt that the proposed detention area should be fenced off to help restrict access by children.
- **Seth Copenbaker, Economic Development Specialist:** Mr. Copenbaker spoke in favor of the project, believing it fulfills a number of housing-related objectives embedded in the Oxford Tomorrow Comprehensive Plan.

Following the public comment period, the main topics of discussion for the Planning Commission were the following:

- Connectivity of front porches to existing/proposed public sidewalk (i.e., determining where exactly private walks would be installed)
- Potential revision of building selection & footprints to accommodate an additional walkway between Mitchell Court and the westernmost alley
- Fencing/screening along the eastern boundary adjoining to residential lots on Marilyn Drive
- Potential traffic calming methods for the mid-block crossing on Mitchell Court, such as a raised crosswalk or different paving material
- Securing an access easement for a possible future pedestrian bridge across Bull Run Creek and connecting to an unnamed street stub located off Melissa Drive in Southern Knolls

Upon closure of the public hearing and following further discussion, the Commission voted 7-0-0 to recommend **approval** of the application subject to the following 16 conditions (in contrast to staff recommended conditions, the Commission amended #5 and added #s 8-10):

1. The applicant shall receive written approval from the City of Oxford Service Department, c/o City’s Environmental Specialist or designee, for garbage and recycling collection. Such approval shall be granted prior to zoning sign-off on Construction Drawings.
2. A crosswalk with RRFBs shall be required of the developer/applicant, unless determined otherwise by the City of Oxford Service Department due to feasibility considerations.
3. All aspects of connecting to the sanitary sewer utility, inclusive of accommodating appropriate slopes and drops for sewer conduit, shall be subject to City Service Department approval.
4. Privacy-style fencing shall be installed along the western property line adjoining to Charleston Drive residences, to a point roughly in-line with the southern pavement edge of Alley C. Where existing, fencing attributed to the Charleston Drive condominiums may be counted toward required fencing.
5. The landscaping plan shall be revised to provide additional screening methods and/or evergreen plantings along the eastern property boundary.
6. HOA documentation shall be reviewed and approved by the City Law Director prior to recording.
7. Curbs, along with a three-rail fence, shall be installed along the southern edge of the parking spaces off Alley B as a prevention measure to keep vehicles from entering the detention basin area.
8. Pedestrian/sidewalk connectivity should be provided between Mitchell Court and Alley C.
9. Traffic calming shall be provided at the mid-block crossing on Mitchell Court.

10. A public access easement shall be provided from the Mitchell Court cul-de-sac to the southern boundary to support possible future multi-modal connectivity to the Southern Knolls subdivision (unnamed street stub).
11. Waivers to **Sections 1101.4 (404) (C) (8) & 1101.4 (403) (D)** are hereby granted to accept one (1) subdivision entrance instead of the minimum of two (2), and with a lesser than minimum connectivity index score of 0.5.
12. A waiver to **Section 1141.03(b)** is hereby granted to permit the entrances of certain dwellings/lots to not be situated directly upon a street bordering such lots. This waiver is acceptable due to the relative visibility that is still preserved from the new public street (Mitchell Court), as well as due to the fact that the City's ESP contacts did not express any concerns with the proposed configuration.
13. A waiver to **Section 1145.12(e)(2)** is hereby granted to permit front yard setbacks which are less than normally permitted in the underlying R-2A zoning district. The proposed plan sets front setbacks at five (5) feet, while R-2A normally requires thirty (30) feet.
14. A waiver to **Section 1145.12(e)(3)(A)** is hereby granted to reduce the required perimeter setback in certain areas from twenty-five (25) feet to approx. eleven (11) feet, as conveyed in the submitted plans.
15. A waiver to **Section 1148.04(b)(2)** is hereby granted to relieve the developer from the tree survey requirement.
16. A waiver to **Section 1149.05(a)** is hereby granted to accept a reduction in required parking spaces from sixty-four (64) to fifty-seven (57).

ORDINANCE NO.

AN ORDINANCE APPROVING THE FINAL SUBDIVISION APPLICATION AND PLAT FOR THE CLARENCE PLACE SUBDIVISION CONSISTING OF 35 LOTS SITUATED ON 3.464 ACRES CURRENTLY ADDRESSED AS 601, 603 AND 607 W CHESTNUT STREET, OXFORD OHIO, 45056, WITH CONDITIONS.

WHEREAS, in accordance with Oxford Codified Ordinance Section 1101.203, the City of Oxford's Community Development Department received the Final Subdivision Application and Final Plat for the Clarence Place subdivision consisting of 35 lots situated on 3.464 acres currently addressed as 601, 603 and 607 W Chestnut Street, Oxford Ohio, 45056 ("Exhibit A"); and

WHEREAS, provided Council accepts and adopts an Ordinance approving the Preliminary & Final Planned Development and Preliminary Subdivision applications corresponding to Clarence Place, the Community Development Director would find that the Final Plat meets the requirements of Oxford Codified Ordinance Section 1101.203 and further find the Final Plat substantially corresponds to the approved Preliminary Plat; and

WHEREAS, the City Manager and the Community Development Director recommend Council approve the Final Subdivision Application and Plat attached hereto as "Exhibit A" for Clarence Place with the following conditions:

1. The Final Subdivision shall be valid for one year from the City Council Ordinance date. All recordings shall be completed, and construction of the infrastructure improvements started, within this one-year time period.
2. As necessary, the applicant shall update and/or re-file construction drawings along with any necessary cost estimates for approval by applicable City departments.
3. As necessary, the applicant shall file with the City a suitable form of financial security in order to guarantee the construction of any public improvements. The Record Plat shall not be released to the subdivider for recording until such financial security is accepted by the City.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Community Development Director and further approves the Final Subdivision Application and Plat for Clarence Place consisting of 3.464 acres with the conditions set forth above.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
PREPARED BY: PLANNING STAFF
INTRODUCED BY: WILLIAM SNAVELY
CHECKED BY: LAW

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER OF ENTIRE INLOTS NUMBERED 1669 & 1670 AS KNOWN AND DESIGNATED ON THE LIST OF LOTS IN THE VILLAGE OF OXFORD AND ENTIRE LOT 179R OF THE CITY OF OXFORD AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876 OF THE BUTLER COUNTY RECORDERS OFFICE AND LOCATED IN SECTION 27, TOWN 5, RANGE 1, CONGRESS LANDS WEST OF THE MIAMI RIVER, THE CITY OF OXFORD, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING FLAT OF SUBDIVISION TO BE KNOWN AS CLARENCE PLACE AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY: OFFICIAL RECORD ____ PAGE ____

OWNER: _____

A(N) _____

SIGNATURE: _____

PRINTED NAME & TITLE: _____

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, _____, AS REPRESENTED BY _____, ITS _____, WHO

ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LIENHOLDER: _____

SIGNATURE: _____

PRINTED NAME & TITLE: _____

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, _____, AS REPRESENTED BY _____, ITS _____, WHO

ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM, OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO BUTLER RURAL ELECTRIC, CINCINNATI BELL, GLENWOOD ENERGY, AND CHARTER COMMUNICATIONS.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

GRANT OF UTILITY EASEMENT:

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNATED UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO 1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR 4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

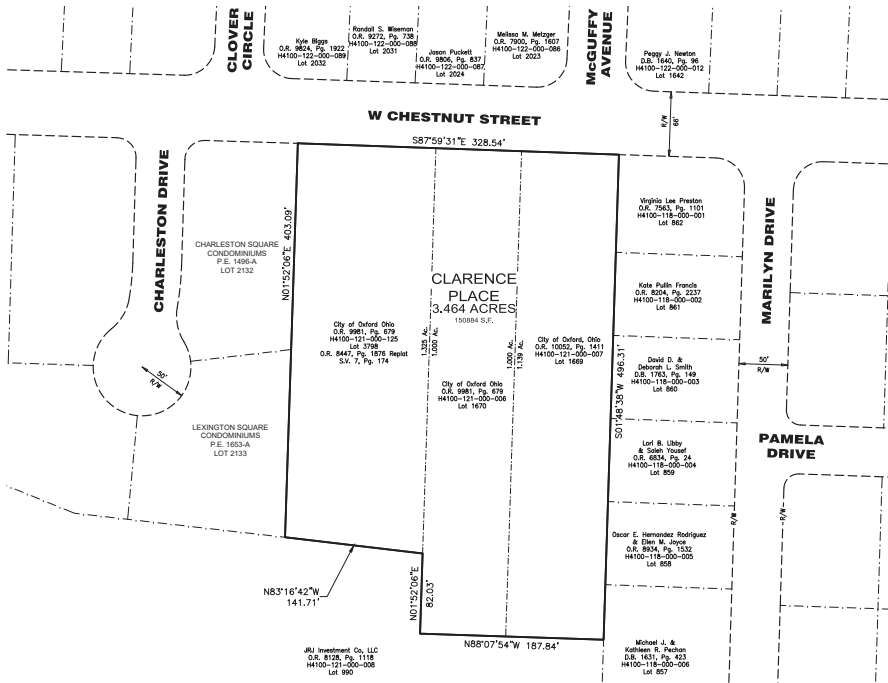
ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE ORIGINAL PROVIDER OF SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

PLAT ALTERATIONS:

ANY CHANGE TO OR ALTERATION OF THIS PLAT, INCLUDING THE SPLITTING OF ANY LOT TO CREATE A NEW BUILDING SITE, SHALL REQUIRE PLANNING COMMISSION APPROVAL AS A REPLAT.

CLARENCE PLACE

ENTIRE INLOTS 1669 & 1670
AND ENTIRE INLOT 3798
AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876
SECTION 27, TOWN 5, RANGE 1
CONGRESS LANDS WEST OF THE MIAMI RIVER
CITY OF OXFORD, BUTLER COUNTY, OHIO



CITY OF OXFORD WATER & SEWER NOTES:

IT IS UNDERSTOOD THAT THE CITY OF OXFORD WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANOUTS, ETC., INSTALLED IN CONNECTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.

THE CITY ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED AS TO PROVIDE GRAVITY FLOW TO THE SANITARY SEWER MAIN.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF EASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO ENSURE THE BASEMENT DRAINS DRY.

REGARDLESS IF LOCATED WITHIN THE UTILITY EASEMENT OR NOT, REPAIR OR REPLACEMENT OF WATER SERVICE LINES FROM THE OUTLET SIDE OF THE COPPER SETTER TO THE BUILDING IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION. THE CITY OF OXFORD IS RESPONSIBLE TO MAINTAIN THE WATER SERVICE LINE AND APPURTENANCES FROM THE WATER MAIN TO THE OUTLET SIDE OF THE COPPER SETTER ONLY.

CITY OF OXFORD NOTES:

THE CITY OF OXFORD DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW. THE MAINTENANCE OF THE DETENTION AREAS IS THE RESPONSIBILITY OF THE OWNER OF THE LAND ON WHICH THEY ARE LOCATED.

THE CITY OF OXFORD ALSO WILL NOT BE RESPONSIBLE FOR ADJUSTING MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC. AS A RESULT OF GRADE CHANGES. THE GRANTEE SHALL BE RESPONSIBLE FOR THE PROPER ADJUSTMENT OF MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC. TO THE SATISFACTION OF THE CITY OF OXFORD, DUE TO GRADE CHANGES, PAVING, REPLAVING, ETC. INITIATED BY THE GRANTEE.

ALL EASEMENTS SHALL BE KEPT CLEAR OF DECKS, POOLS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES. EAVES MAY ENCRoACH NO MORE THAN 18" INTO ANY EASEMENT.

ALL STREETS IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS ON FILE IN THE OFFICE OF THE CITY ENGINEER. STREET NAME SIGNS ERECTED, AND DRAINAGE STRUCTURES CONSTRUCTED AS PER APPROVED PLANS ON FILE IN THE CITY ENGINEER'S OFFICE. ALL STREETS SHALL BE CONSTRUCTED WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE CITY COUNCIL, AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED AND ACCEPTED BY THE CITY ENGINEER.

ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF EIGHTEEN (18) FEET UNLESS OTHERWISE APPROVED BY THE CITY OF OXFORD.

H.O.A. EASEMENT NOTES AND COVENANTS & RESTRICTIONS:

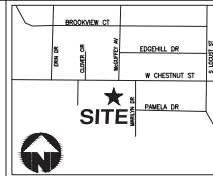
THE LOTS SHOWN HEREON SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLARENCE PLACE SUBDIVISION AS ORIGINALLY RECORDED IN DEED BOOK 1777, PAGE 321 OF THE BUTLER COUNTY RECORDERS OFFICE AND MAY BE FURTHER AMENDED FROM TIME TO TIME.

THE CITY OF OXFORD DOES NOT ACCEPT ANY H.O.A. (HOMEOWNERS ASSOCIATION) UTILITY & DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF OXFORD IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE H.O.A. MAINTENANCE OF ALL IMPROVEMENTS WITHIN H.O.A. UTILITY & DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE CLARENCE PLACE HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

SURVEYORS CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR "CLARENCE PLACE." MONUMENTS ARE SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT AND THAT THE CITY OF OXFORD SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

JEFFREY O' LAMBERT, P.S. DATE
PROFESSIONAL SURVEYOR #7568
IN THE STATE OF OHIO



SHEET INDEX
1) TITLE SHEET
2-3) PLAT

ENGINEER / SURVEYOR
BAYER BECKER
110 SOUTH COLLEGE AVENUE, SUITE 101
OXFORD, OHIO 45056
(513) 523-4270

OWNER

CITY OF OXFORD

CLERK OF COUNCIL DATE

MAYOR DATE

COMMUNITY DEVELOPMENT DIRECTOR DATE

CITY ENGINEER DATE

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER A.D. 20__

TRANSFERRED A.D. 20__

AUDITOR, BUTLER COUNTY, OHIO BY DEPUTY

BUTLER COUNTY RECORDER

FILED FOR RECORD AT

RECORDED PAGES

OFFICIAL RECORD PAGES

RECORDER, BUTLER COUNTY, OHIO BY DEPUTY

FILE FEE

PARCEL NUMBER H4100-121-000-007

DEED REFERENCE: OFFICIAL RECORD 10052, PAGE 1669

ORIGINAL ACRES (LOT #1669): 1.139 ACRES

CLARENCE PLACE: 1.139 ACRES

REMAINING ACRES: 0.000 ACRES

PARCEL NUMBER H4100-121-000-006

DEED REFERENCE: OFFICIAL RECORD 998, PAGE 679 (PARCEL I)

ORIGINAL ACRES (LOT #1670): 1.000 ACRES

CLARENCE PLACE: 1.000 ACRES

REMAINING ACRES: 0.000 ACRES

PARCEL NUMBER H4100-141-000-125

DEED REFERENCE: OFFICIAL RECORD 998, PAGE 679 (PARCEL II)

ORIGINAL ACRES (LOT #3798): 1.325 ACRES

CLARENCE PLACE: 1.325 ACRES

REMAINING ACRES: 0.000 ACRES

CLARENCE PLACE

ENTIRE INLOTS 1669 & 1670
AND ENTIRE INLOT 3798
AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876
SECTION 27, TOWN 5, RANGE 1, CLVMMR
CITY OF OXFORD, BUTLER COUNTY, OHIO

RECORD PLAT



Planning 24-0127 RP TITLE
Drawn by PAH
Checked by JOL
Issue Date 12-16-24
Sheet 1/3



LEGEND

 -Sanitary Sewer Easement

 -Ex. Sanitary Sewer Easement
D.B. 690, Pg. 724

CLARENCE PLACE

ENTIRE INLOTS 1669 & 1670
AND ENTIRE INLOT 3798
AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876
SECTION 27, TOWN 5, RANGE 1 CLWOMR
CITY OF OXFORD, BUTLER COUNTY, OHIO

SANITARY & WATER MAIN EASEMENT

**bayer
beck**
www.bayerbeck.com
110 S. Conde Avenue, Suite 101

Drawing:	24-0127 RP
Drawn by:	PAH
Checked By:	JOL
Issue Date:	12-16-24



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	1/7/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Levying Upon The Lots And Lands Enumerated In The List Of Estimated Assessments (Exhibit A) The Amounts Set Forth On Such List And Setting Forth Terms For Payment Of Assessments. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Accessible, High-Quality Infrastructure
BUDGETED AMOUNT:	N/A
ACCOUNT CODE:	N/A
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 1/7/2025

DISCUSSION:

Through a series of Resolutions, the City has caused the repair of deficient curb, gutter, and sidewalk on parcels identified in the attached Exhibit “A” including:

February 2024 Resolution No. 7566 – Declaring the necessity to make improvements

June 2024 Resolution No. 7610 – Authorizing a contract to perform the improvements

September 2024 Resolution No. 7631 – Determination of the total cost of assessment by lot

The proposed assessment costs were advertised as required by Ohio Revised Code and property owners were notified by USPS of the actual costs associated with improvements to their property; any objections received from parcel owners have been resolved at the administrative level by the City Engineer; parcels and final costs are detailed in Exhibit “A”. Twenty one parcels' costs have been paid in full following notice from the City of actual costs. Fifty-two parcels costs remain unpaid as of December 31, 2024.

Upon passage of this Ordinance, an owner may pay cash for the assessment within 30 days. Otherwise, the amount will be levied to the owner’s property tax bill and must be paid in five (5) annual installments with City assessed interest on deferred payments at a rate of 5% (this percentage rate has been in place for several years; the City Council may change this rate if they desire to do so).

Staff recommends City Council approve this special assessment Ordinance, and authorize the City Manager, or his designee, to take all steps necessary to cause the amounts listed in Exhibit “A” to be levied upon the lots and lands enumerated in the listing.

ORDINANCE NO.

AN ORDINANCE LEVYING UPON THE LOTS AND LANDS ENUMERATED IN THE LIST OF ESTIMATED ASSESSMENTS (EXHIBIT A) THE AMOUNTS SET FORTH ON SUCH LIST AND SETTING FORTH TERMS FOR PAYMENT OF ASSESSMENTS.

WHEREAS, in accordance with Section 729.07 of the Ohio Revised Code, Council filed a list of estimated assessments (Exhibit A) with the Clerk of City Council and ordered it open for public inspection; and

WHEREAS, pursuant to Ohio Revised Code Section 729.08, Council published a notice in the *Journal News*, on Sundays beginning Sunday, September 22, 2024, and ending Sunday, October 6, 2024, stating that the list of estimated assessments (Exhibit A) was on file with the Clerk of City Council and was available for public inspection; and

WHEREAS, the City Engineer has resolved all written objections to the property owners' satisfaction.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Property owners shall be assessed the actual cost over five years as set forth on Exhibit "A" attached hereto.

SECTION 2: Property owners may pay the assessment in five (5) annual installments with interest on deferred payments at 5%. Conversely, property owners may pay the assessment in cash within 30 days after passage of this Ordinance.

SECTION 3: This ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

Address	Direction	Street Name	Property Owner	Mailing Address	Parcel #	ACTUAL LINEAL FT CURB	ACTUAL SQUARE FT SIDEWALK	ACTUAL SQUARE FT SIDEWALK THRU DRIVEWAY	ACTUAL SQUARE FT ENTRY WALK	ACTUAL SQUARE FT APRON	FINAL COST for Assessment
N CAMPUS AVE											
119	N	CAMPUS AVE	RODBRO & RODBRO INVESTMENTS LLC	RODBRO & RODBRO INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4100006000005	35	100	0	0	0	\$ 4,324.25
207	N	CAMPUS AVE	207 N CAMPUS LLC	207 N CAMPUS LLC %MIAMI REDHAWK INVESTMENT LLC PO BOX 91 WEST CHESTER OH 45069	H4100006000191	4.5	0	0	0	0	\$ 513.88
217	N	CAMPUS AVE	SOUS LE CIEL INVESTMENTS LLC	SOUS LE CIEL INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4100006000012	5	80	0	0	0	\$ 1,751.75
307	N	CAMPUS AVE	NRPR MANAGEMENT LTD	NRPR MANAGEMENT LTD 10342 TOWNLEY CT AURORA OH 44202	H4100006000019	13	0	0	0	0	\$ 1,157.75
321	N	CAMPUS AVE	KAUFMAN MILLER RENTALS LLC	KAUFMAN MILLER RENTALS LLC 4721 RIGGS RD OXFORD OH 45056	H4000006000025	10	0	0	0	0	\$ 930.50
324	N	CAMPUS AVE	BLACKBURN ROBERT L TR	ROBERT L BLACKBURN TR 4368 KEHR RD OXFORD OH 45056	H4100007000204	27	10	0	0	0	\$ 2,368.25
320	N	CAMPUS AVE	MILE SQUARE PRESERVATION LLC	MILE SQUARE PRESERVATION LLC 21 N POPLAR ST OXFORD OH 45056	H4100007000203	0	125	0	0	0	\$ 1,900.00
124		WILLOW LN	RODBRO & RODBRO INVESTMENTS LLC	RODBRO & RODBRO INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4100007000229	0	32	0	0	0	\$ 505.00
218	N	CAMPUS AVE	218 N CAMPUS LLC	218 N CAMPUS LLC %MIAMI REDHAWK INVESTMENT LLC PO BOX 91 WEST CHESTER OH 45069	H4100007000190	25	50	0	0	0	\$ 2,816.75
214	N	CAMPUS AVE	VAN WINKLE THAD & RENEE	THAD AND RENEE VAN WINKLE 15198 WASHINGTON AVE NE BAINBRIDGE IS WA 98110	H4100007000189	5	25	0	0	0	\$ 926.75
110	N	CAMPUS AVE	CONROY OXFORD PROPERTIES LLC	CONROY OXFORD PROPERTIES LLC 1844 FORESTVIEW CT CINCINNATI OH 45233	H4100007000177	10	0	0	0	0	\$ 930.50
211	N	CAMPUS AVE	SOUS LE CIEL INVESTMENTS LLC	SOUS LE CIEL INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4100006000011	26	0	0	0	0	\$ 2,142.50
N POPLAR ST											
110	E	HIGH ST	110 HIGH STREET LLC	110 HIGH STREET LLC 185 VARICK ST STE 305 NEW YORK NY 10014	H4100003000173	17	22.5	0	0	0	\$ 1,798.25
17	N	POPLAR ST	MILE SQUARE PRESERVATION LLC	MILE SQUARE PRESERVATION LLC 21 N POPLAR ST OXFORD OH 45056	H4100007000166	14	36	0	0	0	\$ 1,773.50
215	N	POPLAR ST	RODBRO & MEYERS INVESTMENTS LLC	RODBRO & MEYERS INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4000007000149	37	25	0	0	0	\$ 3,350.75
301	N	POPLAR ST	SOUS LE CIEL INVESTMENTS LLC	SOUS LE CIEL INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4100007000145	52.5	100	0	0	0	\$ 5,696.13
303 & 305	N	POPLAR ST	TRES WALNUT LLC	TRES WALNUT LLC 116 E HIGH ST OXFORD OH 45056	H4100007000213	30.5	88	0	0	0	\$ 3,803.38
321	N	POPLAR ST	BLACKBURN ROBERT L TR	ROBERT L BLACKBURN TR 4368 KEHR RD OXFORD OH 45056	H4100007000139	30.5	116	0	0	0	\$ 4,223.38

26		WOODRUFF CT	MORENO ERIKA & RUBEN	ERIKA & RUBEN MORENO 26 WOODRUFF CT OXFORD OH 45056	H4100007000210	6	0	0	0	0	\$	627.50
18		WOODRUFF CT	THREE SONS RENTALS LLC	THREE SONS RENTALS LLC 1019 MILHAVEN DR ROSWELL GA 30076	H4000007000133	15.5	0	0	0	0	\$	1,347.13
218 & 222	N	POPLAR ST	UNIVERSITY HOUSING APARTMENTS INC	UNIVERSITY HOUSING APARTMENTS INC 116 E HIGH ST OXFORD OH 45057	H4100007000125	4	52.5	0	0	0	\$	1,263.50
36	E	HIGH ST	36 EAST HIGH STREET LLC	36 EAST HIGH STREET LLC 185 VARICK ST NEW YORK NY 10014	H4100003000167	70.5	0	0	0	0	\$	5,626.23

CHURCH ST

126	E	CHURCH ST	TRES WALNUT LLC	TRES WALNUT LLC 116 E HIGH ST OXFORD OH 45056	H4100007000173	110	97.5	0	0	0	\$	10,227.00
116	E	CHURCH ST	SOUS LE CIEL INVESTMENTS LLC	SOUS LE CIEL INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4000007000174	0	287.5	0	0	0	\$	4,337.50
114	E	CHURCH ST	SOUS LE CIEL INVESTMENTS LLC	SOUS LE CIEL INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45057	H4000007000161	10	87.5	0	0	0	\$	2,243.00
PKG LOT E of 32 W Church St	W	CHURCH ST	TRES WALNUT LLC	TRES WALNUT LLC 116 E HIGH ST OXFORD OH 45056	H4100007000024	0	80	0	0	0	\$	1,225.00
32	W	CHURCH ST	SOUS LE CIEL INVESTMENTS LLC	SOUS LE CIEL INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4000007000025	0	235	0	0	0	\$	3,550.00
116	W	CHURCH ST	HOELZER/HOELZER RENTALS INC	HOELZER/HOELZER RENTALS INC 116 E HIGH ST OXFORD OH 45056	H4100008000185	20	0	0	0	0	\$	1,688.00
200	W	CHURCH ST	CALISTA ENTERPRISES LLC	CALISTA ENTERPRISES LLC 116 E HIGH ST OXFORD OH 45056	H4100008000248	21	0	0	12.5	0	\$	1,951.25
318	W	CHURCH ST	KURANGA ABRAHAM A CO TR ETAL	ABRAHAM A & EULIN M KURANGA 5797 BOOTH RD OXFORD OH 45056	H4100008000083	0	70	0	0	0	\$	1,075.00
22	N	COLLEGE AVE	HAPPY PEOPLE LLC	HAPPY PEOPLE LLC 22 N COLLEGE AVE OXFORD OH 45056	H4100008000177	106	102.5	0	0	0	\$	9,984.20
29	N	BEECH ST	RODBRO & MYERS INVESTMENTS LLC	RODBRO & MYERS INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4100007000026	30	0	0	0	0	\$	2,445.50
19 & 21	N	POPLAR ST	SOUS LE CIEL INVESTMENTS LLC	SOUS LE CIEL INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4000007000214	21	0	0	0	0	\$	1,763.75
117	E	CHURCH ST / SIDEWALK REMOVAL	HOELZER/HOELZER RENTALS INC	HOELZER/HOELZER RENTALS INC 116 E HIGH ST OXFORD OH 45056	H4100007000170	8.5	45	0	15	0	\$	1,716.88
123	E	CHURCH ST/LSL LIST	HOELZER/HOELZER RENTALS INC *ON LEAD SERVICE REPLACEMENT LIST	HOELZER/HOELZER RENTALS INC 116 E HIGH ST OXFORD OH 45057	H4100007000171	8.5	0	0	0	0	\$	816.88
131	E	CHURCH ST	DOLLAR INVESTMENTS LLC	DOLLAR INVESTMENTS LLC 116 E HIGH ST OXFORD OH 45056	H4100007000172	26	60	0	0	0	\$	3,042.50
205	E	CHURCH ST	TRES WALNUT LLC	TRES WALNUT LLC 116 E HIGH ST OXFORD OH 45057	H4100002000005	10	0	0	0	0	\$	930.50

W VINE ST

100	W	VINE ST	RODBRO AND MYERS INVESTMENTS LLC	RODBRO & MYERS INVESTMENTS LLC 21 N POPLAR ST OXFORD OH 45056	H4000008000219	0	87.5	0	0	0	\$	1,337.50
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110	W	VINE ST	MILE SQUARE PRESERVATION LLC	MILE SQUARE PRESERVATION LLC 21 N POPLAR ST OXFORD OH 45056	H4100008000221	30.5	107.5	0	0	0	\$	4,095.88
300	N	COLLEGE AVE	MIAMI CAMPUS RENTS LLC	MIAMI CAMPUS RENTALS LLC 11190 TERWILLIGERS HILL CT CINCINNATI OH 45249	H4100008000154	37.5	100	0	0	0	\$	4,513.63
218	W	VINE ST	YELLOW BRICK VENTURES LLC	YELLOW BRICK VENTURES LLC 9558 ATCHISON CT WEST CHESTER OH 45069	H4100008000247	66	0	0	0	0	\$	5,268.70
325	W	VINE ST	PIERCE IRENE	IRENE PIERCE PO BOX 46 OXFORD OH 45056	H4100008000051	0	25	0	0	0	\$	400.00
219	N	ELM ST	RODBRO & RODBRO INVESTMENTS LLC	RED BRICK MANAGEMENT INC 21 N POPLAR ST OXFORD OH 45056	H4000008000125	51.5	0	0	0	0	\$	4,116.68
222	N	COLLEGE AVE	MILE SQUARE PRESERVATION LLC	MILE SQUARE PRESERVATION LLC 21 N POPLAR ST OXFORD OH 45056	H4100008000158	15.5	0	0	0	0	\$	1,347.13
117	W	VINE ST	BLACKBURN ROBERT TR	ROBERT L BLACKBURN TR 4368 KEHR RD OXFORD OH 45056	H4100008000222	50.5	152.5	0	0	0	\$	6,324.73
E VINE ST												
E WITHROW ST												
300	E	WITHROW ST	VANWINKLE THAD &	THAD & RENEE VANWINKLE 300 E WITHROW ST OXFORD OH 45056	H4000006000077	11.5	0	0	0	0	\$	1,044.13
230	E	WITHROW ST	UPTOWN DWELLING LLC	UPTOWN DWELLING LLC 3150 HODGIN RD RICHMOND IN 47374	H4100006000049	0	190	0	0	0	\$	2,875.00
415	E	WITHROW ST	TRES WALNUT LLC	TRES WALNUT LLC 116 E HIGH ST OXFORD OH 45056	H4100006000163	16	0	0	0	0	\$	1,385.00
116		TALLAWANDA RD	TRES WALNUT LLC	TRES WALNUT LLC 116 E HIGH ST OXFORD OH 45056	H4100006000156	20	0	0	0	0	\$	1,688.00
COMPLAINT Compliance												
5	W	CHESTNUT ST	MELON PROPERTIES	MELON PROPERTIES 6018 LANCASHIRE TRAIL LIBERTY TOWNSHIP, OH 45044	H4100115000010	0	60	25	0	0	\$	1,300.00
20	W	HIGH ST	JPMORGAN CHASE BANK NA	JPMORGAN CHASE BANK NA PO BOX 182269 Columbus, OH 43218	H4100003000266	15	28	0	0	0	\$	1,729.25
ERICKSON DR & TOLLGATE DR												
1020		TOLLGATE DR	LIN XIUXIN & MIN	XIUXIN AND MIN LIN 1020 TOLLGATE DR OXFORD OH 45056 2037	H4100125000057	113	0	0	0	0	\$	9,002.85

Owner requests assessment
10/17/24

Changed mailing address to match utility billing;

\$ 143,203.00



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Finance
PREPARED BY:	Heidi Ridenour
DATE PREPARED:	1/14/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Amending Ordinance No. 3783 Supplemental Budget Ordinance Number 1 To Make Supplemental Appropriations For Fiscal Year 2025. (Heidi Ridenour, Finance Director)
COUNCIL GOAL AREA:	Fiscal Responsibility
BUDGETED AMOUNT:	\$55,000.00
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	HR DRE

DISCUSSION:

Issue 1: \$55,000.00 appropriations.

To make adjustment to budgeted appropriations for the purchase of a snow machine to perform snow clearing on OATS Phase IV. The machine must be rated for the trails elevated bridge.

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3783 SUPPLEMENTAL BUDGET ORDINANCE NUMBER 1 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2025.

WHEREAS, additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds;

SECTION 2: The following increase/(decrease)in expenditures be made:

Capital Equipment Fund 141	55,000.00
----------------------------	-----------

SECTION 3: In all other respects, Ordinance No. 3783 shall remain in full force and effect.

SECTION 4: This ordinance shall take effect immediately upon its adoption.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Douglas Elliott
DATE PREPARED:	1/15/2025
COUNCIL MEETING DATE:	February 4, 2025
AGENDA TITLE:	An Ordinance Repealing Code Section 521.06 Duty To Keep Sidewalks In Repair And Clean And Adopting New Oxford Code Section 521.06 Entitled Duty To Keep Sidewalks In Repair And Clean. (Douglas R. Elliott, Jr., City Manager)
COUNCIL GOAL AREA:	Safe and Efficient Travel for All Modes of Transportation
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	DRE

DISCUSSION:

The City of Oxford has approximately 70 miles of sidewalks. Each year during the winter snow season the City receives many concerns regarding keeping sidewalks free from snow and ice. The City currently has a requirement that property owners and occupants shall keep sidewalks abutting their property free from snow or ice. If they fail to comply, they are guilty of a minor misdemeanor (a \$150 fine plus court costs). The City has not enforced this provision due to the large number of violators and lack of staff. Also, the current regulation does not address the goal of clearing the snow and ice in a timely manner. The snowfall that occurred on January 5th and 6th resulted in many hazardous locations where sidewalks were not cleared. The proposed ordinance will enable the City to utilize staff or a contractor to clear sidewalks from snow or ice if the property owner or occupant fails to do so by 10 AM of the day following any such deposit. If upon being notified, the owner fails to pay the City the amount of such expense, then the amount shall be certified by the Finance Director to the County Auditor. The amount shall become a lien upon the property of such owner and shall be collected as provided for in the case of special assessments. The City shall focus on sidewalks on the designated snow routes

plus US 27 North/South. This program will require a supplemental appropriation of approximately \$20,000 to pay for estimated contracted services.

Changes made to the proposed ordinance since the first reading:

In paragraph (b) owner or occupant given 24 hours of the day following any such deposit of 3 inches or more to clear snow. Sidewalks need to be cleared to a four-foot wide surface down to the concrete.

In paragraph (c) an administrative fee of 40% is added.

Paragraph (e) is added to clarify where this new policy will apply (i.e., the city designated snow routes plus US 27).

ORDINANCE NO.

AN ORDINANCE REPEALING CODE SECTION 521.06 DUTY TO KEEP SIDEWALKS IN REPAIR AND CLEAN AND ADOPTING NEW OXFORD CODE SECTION 521.06 ENTITLED DUTY TO KEEP SIDEWALKS IN REPAIR AND CLEAN.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION I: Council hereby REPEALS Oxford Codified Ordinance Section 521.06 and ADOPTS new Section 521.06 Duty to Keep Sidewalks In Repair And Clean is hereby adopted as follows:

521.06DUTY TO KEEP SIDEWALKS IN REPAIR AND CLEAN

- (a) No owner or occupant of abutting lands shall fail to keep the sidewalks, curbs or gutters in repair and free from snow, ice or any nuisance.
(ORC 723.011)
- (b) Every owner or occupant of any building or lot fronting on any street, alley, or other public highway of the City shall clear the sidewalk in front of the building or lot of snow and ice within 24 hours of the day following any such deposit of 3 inches or more. Sidewalks need to be cleared to a four-foot wide surface down to the concrete.
- (c) If the owner of any building or lot fails to comply with the provisions of this section, then the Director of Service by force account or contract may remove the snow or ice from the sidewalk and charge the expense thereof to such owner plus a 40% administrative fee.
- (d) If, upon being notified, the owner fails to pay the City the amount of such expense, then the amount shall be certified by the Finance Director to the County Auditor, and the same shall act as a lien upon the property of such owner and shall be collected as provided for in the case of special assessments.
- (e) Sections (c) and (d) shall only apply to the city designated snow routes plus US 27.
- (f) Whoever violates this section is guilty of a minor misdemeanor.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW (STAFF)