Community Development Department

Jung-Han Chen, AICP –
Community Development Director
Sam Perry - Planner
Lynn Taylor – Administrative Assistant

PLANNING COMMISSION

Annual Report - 2012

2012 PC Members
Robert Benson
Richard Daniels
Marvin Hurston
Dick Keebler
David Prytherch
Kate Rousmaniere
Ted Wong

2012 PLANNING COMMISSION

PC-01-2012 Zoning Map Amendment, 600 McGuffey Avenue, R3 Multi-Family Residential to GB General Business District, **Scott Webb, Agent, Applicant & Tim Rhodenbaugh Applicant, Property Owner** **Denied 5-0-0 2/14/2012**
Applicant withdrew before going to Council

PC-02-2012 COMBINED PRELIMINARY/FINAL PLAN, Knolls of Oxford, 6727 Contreras Road, , major change to an approved Planned Development, to allow for the installation of a 250KW ground based solar array, **National Energy Control, TMI Electric Inc., Applicants/Agents** **Continued 5-0-0, 2/14/2012**

PC-03-2012 CONDITIONAL USE, 301 E. Sycamore Street, to establish a fraternity house in an R2MS (Single- and Two-Family Mile Square Residential) District, **CKC Rentals, LLC, Applicant; Scott Webb, Agent** **Approved w/Conditions 7-0-0 4/10/2012**
Council Ordinance 3173

PC-04-2012 CONDITIONAL USE, 321 W. Spring Street, to establish a drive-in/drive-through fast food restaurant in a GB (General Business) District, **Allen Ansorg, Applicant, Agent** **Approved w/conditions 7-0-0 6/12/2012**
Council Ordinance 3177

PC-05-2012 ZONING MAP AMENDMENT to amend the zoning designation of a property, approximately 40.113 acres of land, being Parcel # H4000132000015 with frontage on Kehr and Booth Roads, from Oxford Township A1 to City of Oxford Agricultural Open Space (AOS) District, **Nancy and Bill Colwell, Applicants**
Approved 6-0-0 7/10/2012
Council Ordinance 3178

PC-06-2012 ZONING MAP AMENDMENT to amend the zoning designations of certain property, approximately 304.7 acres of land along SR 73, being Parcel # H3610027000008, Parcel # H3610027000009, Parcel # H3510027000007 and Parcel # H3610027000005 from Oxford Township A1 and B-PUD to City of Oxford Miami University (MU) and Office & Light Industrial (OI) Districts**, City of Oxford, Applicant**
Approved 6-0-0 7/10/2012
Council Ordinance 3180

PC-07-2012 ZONING MAP AMENDMENT to amend the zoning designations of certain property, approximately 47.069 acres of contiguous areas, generally known as Yager Stadium and surrounding areas, Parcel # H3510026000031, being part of lot # 4 and Parcel # H3510026000031, being part of Lot #5, from Oxford Township A1 to City of Oxford Miami University (MU) District, **City of Oxford, Applicant**
Approved 6-0-0 7/10/2012
Council Ordinance 3181

PC-08-2012 ZONING CODE TEXT AMENDMENT to amend 1143.06 Multi-Family Residential (R3) District and 1141.03(a) allowing multi-buildings on a R-3 residential zoning lot, 1149.03(e) off-street parking for multi-family dwelling units, **City of Oxford, Applicant**

Approved 5-0-0 8/14/2012
Council Ordinance 3186

PC-09-2012 ZONING CODE TEXT AMENDMENT to create a new Chapter, 1146 Neighborhood Conservation Overlay District (NCD), **City of Oxford, Applicant**

Approved 5-0-0 8/14/2012
Council Ordinance 3187

PC-10-2012 ZONING MAP AMENDMENT to expand the Western College for Women Historic District to include Langstroth Cottage at 303 S. Patterson Avenue, **City of Oxford, Applicant**

Approved 6-0-0 9/11/2012
Council Ordinance 3188

PC-11-2012 PROPOSED CHANGE TO A PLANNED DEVELOPMENT to approve the installation of an internally illuminated monument sign located on Spring Street for a new hotel located at Stewart Square, **Scott Webb, Applicant, Agent**

Approved 6-0-0 10/9/2012
Considered a Minor Amendment

2012 PLANNING COMMISSION CASES
ADMINISTRATIVELY APPROVED

ADM-PC-01-2012 2 Chestnut Hill addition of deck, Jackie Hunt, Applicant,
Administratively Approved 3/21/2012

ADM-PC-02-2012, 607 W. Chestnut, Lot 1672 & Parts of Lot 1671, Lot Consolidation, Juanita King, Applicant Administratively Approved 4/11/12

ADM-PC-03-2012 508 S. College Avenue, Lot Consolidation, Old Part Outlot 22 and New Lot #3799, Rice Management, Tyler Rice, Applicant Administratively Approved 5/10/12

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-01-2013 **Date – January 8, 2013**

APPLICATION

Applicant: City of Oxford

Action Request: **ZONING CODE TEXT AMENDMENTS** Chapter 1133, Provisions for Zoning Districts, Addition of a New Zoning District, a New Section to Chapter 1143, Zoning Districts, Multi-Family Residential District (R-4), and Amend Related Parking Requirements in Chapter 1149, Vehicle Management, and Amend Related Supplemental Regulations in Chapter 1141.03, **City of Oxford, Applicant**

DESCRIPTION

In September 2012 City Council passed Ordinance 3186, which amended development regulations pertaining to the R-3 Multi-Family Zoning District. The Planning Commission and a subcommittee of the Planning Commission had worked on the text for several months. One conclusion from the research and resulting code amendments was that a new zoning district should be created for the R-3 districts in the outlying areas. The development regulations for those areas should more closely resemble the language of the R-3 zoning district prior to the September code amendments. The new zoning district will be delineated as R-4 Multi-Family. The possible areas for R-4 zones could be Southpointe and Indian Trace, both of which are multi-family developments on U.S. 27 South.

The reason for this amendment is that multi-family development in the outlying areas relies more heavily on automobile transportation. Therefore, the minimum parking requirement should be higher than R-3, the lot coverage will be lower than R-3 and the general intensity of the land use is envisioned to be lower than R-3.

ZONING CODE

The attached text amendment proposes changes to 1133 (Provisions and General Listing of Zoning Districts), 1141.03 (number of principal buildings per lot), 1143.065 (new subsection in sequence after R-3 – to create an R-4 Multi-Family Residential District Regulation) and 1149.03(Vehicle Management Regulations). The proposed amendments fall within the Intent and Purpose statements listed in Section 1123.

COMPREHENSIVE PLAN

Some applicable **Land Use Principles** of the Comprehensive Plan are as follows (p. 3.9):

- Infill development and redevelopment of underutilized sites is a priority. (3.9)
- Environmentally sensitive and sustainable practices will be encouraged in future developments. (3.12)

Some applicable **Land Use Goals** of the Comprehensive Plan are as follows (p. 3.21)

Objective 1: Manage Growth

LU 1.5 Charge the Planning Commission with planning and managing long term growth, including, but not limited to a comprehensive review of the zoning code and subdivision regulations. (p. 3.21)

Objective 9: Create new residential areas with traditional neighborhood qualities

LU 9.4 Create standards, or modify existing standards, to allow for a mix of housing types within neighborhoods. (p. 3.24)

Objective 10: Be a leader in environmental stewardship

LU 10.1 Continue to promote sound environmental practices through public education programs. (p.3.24)

DECISION CRITERIA

A copy of the Text Amendment Decision Criteria is attached.

ANALYSIS

A minimum parking requirement for a land use is derived from several variables. A few considerations are (1) proximity to work or school, (2) number of drivers/occupants on-site, (3) availability of mass transit and (4) availability of bicycle or pedestrian infrastructure. Because possible R-4 zones are somewhat disconnected from the urban core of Oxford, the parking requirement could be **revised back to 2.5 spaces per dwelling unit.**

The maximum lot coverage prior to the recent amendments was 35 percent. In September this was raised to 50% for R-3 because of the significant gap between the required and the actual. The possible R-4 zones are developed at a lesser lot coverage or are not developed at all (vacant agricultural/wooded). Therefore revising the requirement for the new R-4 zone from 50 percent back to 35 percent would not create any nonconformities that did not already exist prior to September 2012. However, with the earlier influence from the Environmental Commission, the zoning incentive that passed in September, for increased lot coverage could also be used in the R-4 zone. This incentivizes additional storm water management. **For every one percent that the storm water runoff rate is reduced beyond the requirement, the lot coverage can increase by one percent, up to 50%** (maximum of 70% was used for R-3).

Consistent with the rationale used for the R-3 amendments, small lots (under three acres) could be allowed to have more than one principal building per lot, primarily due to the fact that required yards (setbacks) already provide a predictable scale of development. Developments **three acres and over, with multiple principal buildings, could be required to go through the PUD (Planned Unit Development)** process.

Two changes (from the previous R-3 text) to the minimum lot area requirements have been made: (1) Consolidated the categories from five to four and (2) Revised the required lot area numbers to provide for buildings with five families and up rather than "seven to 24 families" as in the previous R-3 text.

Professional Offices are listed as a conditional use consistent with the amendment to the R-3 zone in September.

See the attached zoning code text amendment. Full text sections are included. Sub-sections with any changes are highlighted in yellow and underlined. Specific points within the new R-4 section that are discussed in this report are also bolded so that they stand out from the surrounding text.

RECOMMENDATION

Staff recommends that the Commission dialogue on each point of revision to ensure that this follow-up text amendment is in line with previous discussions as well as accomplishes the codified decision standards for a zoning text amendment.

SUBMITTED BY: Sam Perry

Sam Perry,
Planner

DATE: December 26, 2012

ATTACHMENT **Section 1135.02 (2)(c)**

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Text Amendments

A. The proposed amendment will make the Code conform more closely to the Comprehensive Plan.
B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.
C. The proposed amendment will clarify the intent of the Code.
D. The proposed amendment will better implement the intent of the Code.
E. The proposed amendment will improve enforcement of the Code.

R-4 MULTI-FAMILY, NEW ZONING DISTRICT TEXT AND RELATED CODE UPDATES (SECTIONS IN NUMERICAL SEQUENCE)

DRAFT ORDINANCE NO. 0000

1133.01 ESTABLISHMENT OF ZONING DISTRICTS

(a) For the purpose of promoting the public health, safety and general welfare of the City of Oxford, Ohio the following districts are hereby established:

Abbreviated	Term District Name	District Type
AOS	Agricultural Open Space	Residential
R-1A	Single-Family Low Density Residential	Residential
R-1B	Single-Family Medium Density Residential	Residential
R-2A	Single and Two-Family Residential	Residential
R-3	Multi-Family Residential	Residential
R-4	Multi-Family Residential	Residential
R-1MS	Single-Family Mile Square Residential	Residential
R-2MS	Single and Two-Family Mile Square Residential	Residential
R-3MS	Single, Two-Family & Three-Family Mile-Square Residential	Residential
RMH	Planned Mobile & Manufactured Home	Residential
RO	Office Residential	Residential
MU	University	Residential
UP	Uptown	Commercial
GB	General Business	Commercial
OI	Office & Light Industrial	Industrial
LI	Light Industrial	Industrial
FP	Flood Plain	Overlay
MSO	Mile Square Overlay	Overlay
HDO	Historic District Overlay	Overlay

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) One Principal Building Per Lot. In a Residential district, except for R-3 and R-4, there shall be no more than one principal building or use on one lot. In commercial or industrial districts, more than one 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.

(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. On any lot, having a portion of its land area vacated by Ordinance No. 103, and ownership of the vacated portion having not been obtained, the front yard setback shall be measured from the 16.5 foot vacated right-of-way line.

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.

Figure 1: Corner Lots

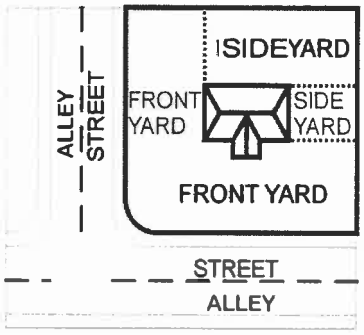


Figure 2: Double Frontage/ Through Lots

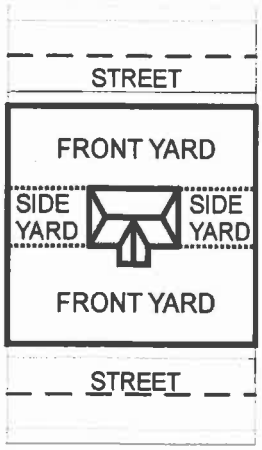
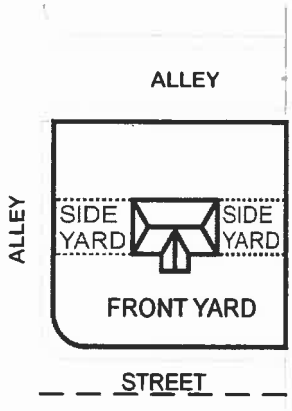


Figure 3: Alley Lots



(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.

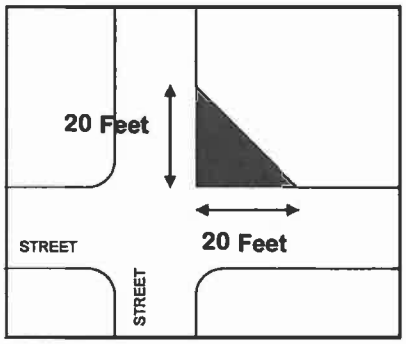
C. Bay windows, balconies, or chimneys may project into a yard a distance not to exceed three feet; provided however, that the aggregate width of such projection shall not exceed one-third of the length of the wall upon which they are located.

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.

(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.



Vision Clearance Triangle

(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. The addition shall also be subject to the following requirements:

(1) Any addition shall reflect the character, material, style, mass and architectural features of the existing structure.

(2) Any habitable addition must be physically attached and share a common wall with the existing structure. The common wall between the addition and the existing structure shall not be less than 50% of the total square footage of the exterior wall where the addition is to be attached. Such measurement shall be based on the total square footage of the existing wall and shall only include the wall that completely encloses the interior space of the existing structure. The square footage of a wall shall be the length of the wall, where the addition is to be attached, multiplied by the height of that wall, excluding the attic area.

(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.

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 that do not include any activity conducted as business.

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 and breakfast homes.

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)

(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

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. For lots or developments three acres and over, the project shall follow the Planned Development process in Section 1145 in order to permit more than one principal building per lot. For lots or developments under three acres, the project is not required to follow the Planned Development process for more than one building.
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.

1149.03 VEHICLE MANAGEMENT

GENERAL REGULATIONS.

(a) All off-street parking and maneuvering areas shall be hard surfaced (includes concrete, asphalt, brick, stone, or bonded gravel). Loose materials are not permitted. The Zoning Administrator may permit alternate surfaces if they satisfy the intent of and satisfy all other provisions of this section.

(b) All off-street parking shall be located on the same site as the use for which it is required or intended.

(c) All off-street parking spaces shall contain a rectangular area a minimum of 9 feet wide and 20 feet long, except that parallel parking spaces shall be a minimum of 22 feet long.

(d) Computation Rules.

(1) Any mixed-use structures or lots must provide parking in an amount equal to the sum of all the individual uses combined.

(2) Any fractional spaces required shall be rounded up to the next whole number.

(e) Space Requirements.

Residential Uses	Number Required
Single-family	2 per dwelling unit
Two-family	2 per dwelling unit
Three-family	2.5 per dwelling unit
Multi-family in R-4 District	2.5 per dwelling unit
Multi-family in R-3 District	

The minimum number of parking spaces shall be one times 50% of the number of permitted occupants.

1. 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 MU Metro Stops
    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
    a. Each 10 bike shelter parking facility qualifies for 1 % reduction
4. Building distance to the MU campus
    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
5. Numbers of on-street parking
   Each legal, adjacent, on-street parking space

	would reduce one required off-street parking space
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 members	1 plus 1 per each 2 support staff
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
Non-Residential Uses	Number Required
Amusement arcade	1 per each 200 square feet
Auditoriums, churches, temples & other places of public assembly bench seating 20 inches equals one seat)	1 per each 8 seats in main auditorium (for
Bed & Breakfast	1 per guest room
Billiard parlor	2 per each billiard table
Bowling alley	5 per each alley
Bowling alley with restaurant feet of usable floor area in the restaurant	5 per each alley plus 1 per each 200 square
Car wash	1 per 6 wash bays
Cemetery	1 per each employee on largest shift plus 1 per each 2 seats in any chapel
Clinic, bank, independent offices usable floor area over 1,000 square feet	3 plus 1 additional per each 300 square feet of
Club or lodge	1 per each 5 members
Community center, library, museum, art gallery per each employee on largest shift	1 per each 250 square feet of floor area plus 1
Funeral home	1 per each 30 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	10 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); 3 plus 1 additional per each 300 square feet of usable floor area over 1,000 square feet

Industrial wholesaling & 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	2 per each 3 beds
Offices with office buildings usable floor area over 1,000 square feet	3 plus 1 additional per each 300 square feet of
Other	As determined by Zoning Administrator based upon similarity to requirements for listed uses
Professional offices, studios, non-profit organizations	3 plus 1 additional per each 300 square feet of usable floor area over 1,000 square feet
Restaurant	1 per each 100 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 the where the food is served shall count as 1 space toward the total requirement, up to a maximum of 3 spaces.
Retail store, personal service establishment	1 per each 200 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

(f) Exceptions.

(1) In the UP district, all dwelling units are exempt from parking requirements.

(2) All non-residential uses in the UP and RO districts are exempt from parking requirements.

(3) For non-residential uses that require more than 80 parking spaces, the Zoning Administrator may permit a reduction of up to 50 percent of the total number of required spaces. Regardless of any permitted reduction, all uses shall have adequate land area to provide the total number of spaces required by this Chapter. The applicant shall provide proof that the reduced total number of parking spaces is sufficient for the use and location. The Zoning Administrator is not obligated to permit a reduction. If the Zoning Administrator finds that the total number of parking spaces is insufficient for the use, the landowner shall construct additional parking spaces within one year of notification from the Zoning Administrator.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/27/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

PC-01-2013 ZONING CODE TEXT AMENDMENTS Chapter 1133, Provisions for Zoning Districts, Addition of a New Zoning District, a New Section to Chapter 1143, Zoning Districts, Multi-Family Residential District (R-4), and Amend Related Parking Requirements in Chapter 1149, Vehicle Management, and Amend Related Supplemental Regulations in Chapter 1141.03 **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/03/2013** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____ Date: 1-2-13

John Detherage
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/27/2012

To: Fire Department (Engineering Division) Police Department Economic Development

From: Community Development

PC-01-2013 ZONING CODE TEXT AMENDMENTS Chapter 1133, Provisions for Zoning Districts, Addition of a New Zoning District, a New Section to Chapter 1143, Zoning Districts, Multi-Family Residential District (R-4), and Amend Related Parking Requirements in Chapter 1149, Vehicle Management, and Amend Related Supplemental Regulations in Chapter 1141.03 **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/03/2013** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments (without/comments)

Drawings reviewed by: V. Popescu Date: 1-3-2013

VICTOR POPESCU, CITY ENGR.
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/27/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

PC-01-2013 ZONING CODE TEXT AMENDMENTS Chapter 1133, Provisions for Zoning Districts, Addition of a New Zoning District, a New Section to Chapter 1143, Zoning Districts, Multi-Family Residential District (R-4), and Amend Related Parking Requirements in Chapter 1149, Vehicle Management, and Amend Related Supplemental Regulations in Chapter 1141.03 **City of Oxford, Applicant**

___X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/03/2013** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____ Date: 12/27/12

R. B. Holzworth
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 12/27/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

PC-01-2013 ZONING CODE TEXT AMENDMENTS Chapter 1133, Provisions for Zoning Districts, Addition of a New Zoning District, a New Section to Chapter 1143, Zoning Districts, Multi-Family Residential District (R-4), and Amend Related Parking Requirements in Chapter 1149, Vehicle Management, and Amend Related Supplemental Regulations in Chapter 1141.03 **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **1/03/2013** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____ Date: 12-31-12

G. ALAN KYGER
PRINTED NAME

Case No.: PC-01-2013
Date Filed: 11/23/12

Zoning Code Text Amendment Application

City of Oxford, Ohio

JAn 2013

REQUIRED INFORMATION

Name of Applicant: City of Oxford

(Attach a Letter of Agency if the applicant is not the property owner.)

Mailing Address: 101 E High St.

Telephone Number(s): 524-5204

Email Address: JHChen@cityofoxford.org

R4 District

SUBMISSION REQUIREMENTS

A written, detailed description, where applicable, is required for each subsection.

All applications must include:

A. A general description of the proposed amendment.
B. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
C. A statement that identifies potential negative consequences of the proposed amendment.
D. Any existing section number and text that is proposed to be deleted or amended.
E. Any new or amended text as it is proposed to be codified including its proposed location in the Code. (section numbers)
F. A narrative statement that describes the expected effects of the proposed text.
G. A narrative statement that compares the expected effects of the proposed text with any existing text that it will replace, if applicable.

Planning Commission and Council Review The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall consider the Planning Commission recommendation. If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

Decision Standards A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls. The proposed amendment will:

A. make the Code conform more closely with the Comprehensive Plan.
B. improve the public health, safety, and general welfare of Oxford.
C. clarify the intent of the Code.
D. better implement the intent of the Code.
E. improve enforcement of the Code.

All materials and the application fee in the amount of **$150.00 plus actual postage**, payable to the City of Oxford must be delivered to the office of Community Development, 101 East High Street, Oxford, Ohio 45056 45 days prior to the proposed meeting date. Any questions should be directed to the Community Development Department at (513) 524-5204.

NOTE: Incomplete applications will not be processed. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

SIGNATURE OF APPLICANT: Jung Han Chen **Date**: 11/23/12

PRINTED NAME: Jung-Han Chen

FEE / RECEIPT

$150 Fee plus Actual Postage Paid / Receipt Number: NA