

**ORDINANCE NO. 2015-37**

AN ORDINANCE AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF THE PLANNING AND ZONING CODE TO PERMIT LARGE BREWERIES IN A LIGHT INDUSTRIAL DISTRICT, ESTABLISH A MINIMUM SINGLE-FAMILY HOUSE SIZE IN AGRICULTURAL DISTRICTS, CLARIFYING THE SETBACK FOR VEHICULAR USE AREAS, AND INCREASE STREET TREE SPACING REQUIREMENTS.

WHEREAS, the Planning Commission has recommended that Council provide for certain amendments and supplements to the Planning and Zoning Code; and

WHEREAS, Council, after consideration of Planning Commission's recommendation, deems it in the best interest of the City to amend and supplement the Planning and Zoning Code as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: Section 1204.03(C) is hereby supplemented to read as follows:

**"(C) TABLE OF PERMITTED USES**

Table Error! No text of specified style in document.- 1: Principally Permitted Uses, identifies the list of principally permitted uses in all underlying base zoning districts.

<b>TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT.- 1: PRINCIPALLY PERMITTED USES</b>														
<b>P = PERMITTED</b>		<b>PS = PERMITTED WITH STANDARDS</b>				<b>C = CONDITIONAL USE</b>				<b>BLANK CELL = PROHIBITED</b>				
<b>USE TYPE</b>	<b>A-1</b>	<b>A-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>B-P</b>	<b>L-1</b>	<b>H-1</b>	<b>ADDITIONAL REQUIREMENTS</b>
<b>AGRICULTURAL USE CLASSIFICATION</b>														
Agriculture -- Raising of Crops	P	P					PS	PS			P	P	P	Error! Reference source not found.
Agriculture -- Raising of Livestock	PS	PS												Error! Reference source not found.
Greenhouses and Nurseries								P						
Stables, Private	P	P												
<b>RESIDENTIAL USE CLASSIFICATION</b>														
Adult Family Homes or Small Residential Facilities	P	P	P	P	P									
Adult Group Homes or Large Residential Facilities						C								Error! Reference source not found.



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**P = PERMITTED PS = PERMITTED WITH STANDARDS C = CONDITIONAL USE BLANK CELL = PROHIBITED**

USE TYPE	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	B-P	L-1	H-1	ADDITIONAL REQUIREMENTS
Religious Places of Worship	C	C	C	C	C	C	PS	PS	PS	PS	PS			Error! Reference source not found.
Solar Farms	PS	PS												
Wireless Telecommunication Facilities (new facility)	C	C	C	C	C	C	C	C	C	C	C	C	C	Error! Reference source not found.
Wireless Telecommunication Facilities (co-location on existing facility)	PS	Error! Reference source not found.												
<b>COMMERCIAL USE CLASSIFICATION</b>														
Antique Mall								PS	PS					Error! Reference source not found.
Assembly Halls and Conference Centers							PS	PS	PS	PS	PS			Error! Reference source not found.
Automotive Sales or Leasing							PS	P						Error! Reference source not found.
Automotive Service Station and Parts Sales							PS	PS		PS				Error! Reference source not found.
Bed and Breakfast Establishments	C	C	C	C	C	C								Error! Reference source not found.
Brewpub							PS	PS	PS	PS				Error! Reference source not found.
Commercial Recreation Facilities (Indoors)	C	C					P	P	P	P	P	P		
Commercial Recreation Facilities (Outdoors)	C	C					C	C		C	C	C		Error! Reference source not found.
Convenience Stores							P	P	P	P				
Drive-In Restaurants								PS			PS			Error! Reference source not found.

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USE TYPE	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	B-P	L-1	H-1	ADDITIONAL REQUIREMENTS
Dry Cleaning and Laundry Drop-Off/Pick-Up Only							P	P	P	P				
Eating and Drinking Establishment							P	P	P	P	PS	PS	PS	Error! Reference source not found.
Entertainment Device Arcades								C						Error! Reference source not found.
Equipment Sales and Leasing								P		P		P	P	
Financial Institutions							P	P	P	P	P	P	P	
Flea Markets							C							Error! Reference source not found.
Funeral Homes						C		P	P	P				
Hotels and Motels							P	P		P	P			
Kennels	PS							C		C				Error! Reference source not found.
Medical or Dental Clinics or Offices							P	P	P	P	P			
Microbrewery or Microdistillery or Microwinery							PS	PS		PS	PS	P	P	Error! Reference source not found.
Mixed Use Building							PS		PS	PS				Error! Reference source not found.
Offices							P	P	P	P	P	P	P	
Personal Service Establishments							P	P	P	P	PS	PS		Error! Reference source not found.
Rentals, Truck, Van and Equipment								P		P		P	P	
Retail and Service Commercial Uses (under 75,000 SF)							P	P	P	P	PS	PS	PS	Error! Reference source not found.
Retail and Service Commercial Uses (75,000 SF and above)							PS	Error! Reference source not found.						
Retail Fuel Sales								PS		PS				Error! Reference source not found.

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USE TYPE	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	B-P	L-1	H-1	ADDITIONAL REQUIREMENTS
Self-Storage Facilities												C	C	Error! Reference source not found.
Sexually Oriented Businesses								PS						Error! Reference source not found.
Theaters							P	P		P				
Vehicle Washing Establishment								PS						Error! Reference source not found.
Veterinarian Offices or Animal Grooming (No Boarding)							P	P	P	P		P	P	
Video Lottery Terminals (VLT)							P	PS				PS	PS	Error! Reference source not found.
<b>INDUSTRIAL USE CLASSIFICATION</b>														
Automotive Body and Major Repair												PS	PS	Error! Reference source not found.
Building and Lumber Yards								C				PS	PS	Error! Reference source not found.
Large Brewery												P	P	
Contractor Yards												C	PS	Error! Reference source not found.
General Industrial Services							C	C				P	P	
Heavy Industrial Uses													P	
Light Industrial Uses												P	P	
Research and Development Facilities											P	P	P	
Shooting Range, Indoor												P	P	
Warehouses and Distribution Centers												P	P	
Wholesale Businesses												P	P	

SECTION 2: Section 1204.05(B)(2)a) is hereby supplemented to read as follows:

"a) In the R-1 and R-2 districts and Agricultural Districts, there shall be a minimum total floor area of 1,800 square feet."

SECTION 3: Section 1211.03(C)(2) is hereby supplemented to read as follows:

"(2) No parking shall be allowed in the landscaped areas and all vehicular use areas, including access drives, shall be located at minimum 6 feet from any property line."

SECTION 4: Section 1211.03(B)(4) a) ii) is hereby amended to read as follows:

"From the period of time beginning one week prior to Memorial Day through Veterans Day, one of the recreational vehicles/trailers is permitted in the front yard on the driveway serving the dwelling, provided that the vehicle/trailer does not encroach upon the sidewalk."

SECTION 4: Section 1212.07(B)(3)b) is hereby supplemented to read as follows:

"b) A minimum of one canopy tree is required for every 5 parking spaces with a three (3) foot tall visual screen of shrubs required in front of all parking areas. For areas not directly visible from a right-of-way, the Code Enforcement Officer may reduce the perimeter requirements to no less than one canopy tree and 5 shrubs for every five parking spaces. All non-parking space vehicular use areas (i.e. access drives, drive thru lanes, etc.) are required one canopy tree for every 50 linear feet and three bushes for every 15 linear feet of use area with exception of single and two family uses, agricultural uses, and industrial uses."

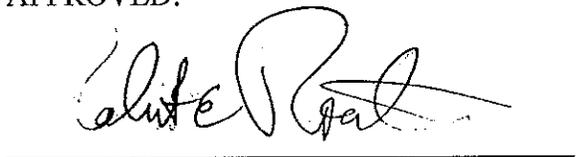
SECTION 5: Section 1212.06 (E) is hereby amended to read as follows:

"(E) Street trees shall be planted 40 feet on center along all streets, where required."

SECTION 6: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: November 24, 2015

ATTEST:  
  
Clerk of Council

APPROVED:  
  
Mayor

First Reading: November 10, 2015

This legislation was enacted in an open meeting pursuant to the provisions of the Sunshine Law, Section 147.01 of the Ohio Revised Code.

I, the undersigned Clerk of Council of the city of Monroe, Ohio, hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.

  
Clerk of Council  
City of Monroe, Ohio