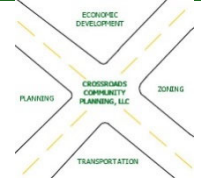


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City of Circleville – Zoning Code Update Executive Summary January 12, 2022

Purpose

The purpose of this Executive Summary is to outline the changes made to the proposed City of Circleville Zoning Code as shown in the attached Draft 3. The revisions in this most current draft, dated January 12, 2022, reflect comments received from City Council as well as those received during the public comment session held by Council in November 2021. These changes also reflect written comments received from various stakeholders.

Title I

Updated several definitions. Key updates include revisions to the following definitions:

- Business, Retail – Examples of types of retail stores have been added.
- Commercial Recreation, Outdoor – updated to reflect outdoor sports fields.
- Legal Description – Updated to indicate that it can be either a metes and bounds description or a subdivision plat.
- Residential Care Facilities – Revised to better reflect the definitions in the Ohio Revised Code.
- Signs – The definition of various types of signs have been added to address concerns with billboards, murals, and wallscapes.
- Variances – Written public comments questioned the difference between area and use variances. The definitions have been updated to more clearly define these two types of variances and also to address the different standards that apply to each type (practical difficulty standards for area variances and unnecessary hardship for use variances).

Title III

- Changed Planning Commission to Planning and Zoning Commission.
- Added a Historic Review Board and moved the duties related to the Historic Overlay District from the Planning and Zoning Commission to the Historic Review Board.
- Updated the Zoning Amendment Process based upon feedback from the Law Director.
- Clarified the application of practical difficulty standards for area variances. Added language to discourage use variances and to require a rezoning when a change in use is proposed.
- Added submittal requirements for similar uses and non-conforming use applications.
- Enforcement:

This section is still under legal review. Due to unforeseen circumstances revolving around the COVID-19 pandemic, Crossroads was unable to meet with the Law Director to discuss this section prior to submitting this January 12th draft. It is imperative that these conversations with take place, because a comment was to add of land use infractions into the code (i.e. providing tickets for land use violations similar to traffic tickets for speeding or other moving violations). Crossroads believes adding this type of enforcement mechanism could be very beneficial to regulating food trucks/trailers and is working with the Public Safety Director, Police Chief and Law Director to determine if this type of enforcement mechanism is feasible within the City of Circleville zoning code. If determined feasible, it will be added to a future draft.

Additionally, another resident also provided specific comments regarding this section. Crossroads has concerns with some of the recommendations in this letter and in some cases, the concerns were already reflected in the draft language. Crossroads will meet with the individual who provided these comments to discuss these comments and to identify the areas where the code already addresses some of the identified concerns.

Other changes made to this section include:

- An increase in the amount of the assessed penalties for violations.
- A reduced the time frame in between inspections for violations.

Title V

Chapter 1121 – Zoning District Regulations

A written public comment noted a lack in language prohibiting a use, if it is not listed as a permitted or conditional use. However, this language was already included in the draft code (see Section 1121.02(a)).

Chapter 1127 – Residential Districts – Permitted and Conditional Uses

Permitted and Accessory Use Table was updated based upon comments.

Chapter 1129 – Residential Districts – Site Design Standards

Minor changes to some of the residential setbacks.

Chapter 1131 – Business and Employment Based Districts - Purposes

Added the purpose of the overlay districts.

Chapter 1133 – Business and Employment Based Districts – Permitted and Conditional Uses

Permitted and Accessory Use Table updated to better reflect which uses require Site Plan approval from the Planning and Zoning Commission.

Chapter 1135 – Business and Employment Based Site Design Standards

Written public comments noted that the setbacks in the NB, GB, and IE districts appeared to be more suburban in nature, when in fact, these districts tend to be located on smaller lots. There was concern this would cause the need for unnecessary variances. Crossroads agrees with this comment and has adjusted the setbacks in this table accordingly.

Chapter 1137 – Planned Mixed Use District

A public comment suggested that the code allow the Planning and Zoning Commission to waive the minimum twenty acre requirement for the PMD district, when a parcel, proposing the PMD zoning classification, has already platted or is surrounded by otherwise developed land. Crossroads believes this is an excellent recommendation, and we have made this change. This will allow this mixed use district to be utilized for infill purposes on vacant lots found throughout the city.

Chapter 1139 – Flood Plain Overlay District

One written public comment expressed concerns with the requirements of this Floodplain Overlay District. This section reflects the city's current floodplain standards. The city has not indicated any concerns with their current floodplain regulations. For this reason, no changes were made.

Chapter 1141 – Historic Overlay District

- Updated to change Planning and Zoning Commission to Historic Review Board.
- Written public comments recommended adding language allowing the board to retain professional assistance in interpreting and enforcing this section. This language has been added.
- Comments recommended that digital signs be prohibited in the Historic Overlay District. This language has been added.
- Changes to sandwich board regulations were revised per Council comments.

Title VII

Landscaping

Minor changes

Parking

A comment requested that language be added to identify the size of parked recreational vehicles permitted on a residential parcel. These size requirements have been added.

Access and Connectivity

Clarified sidewalk and multi-use path locations.

Lighting

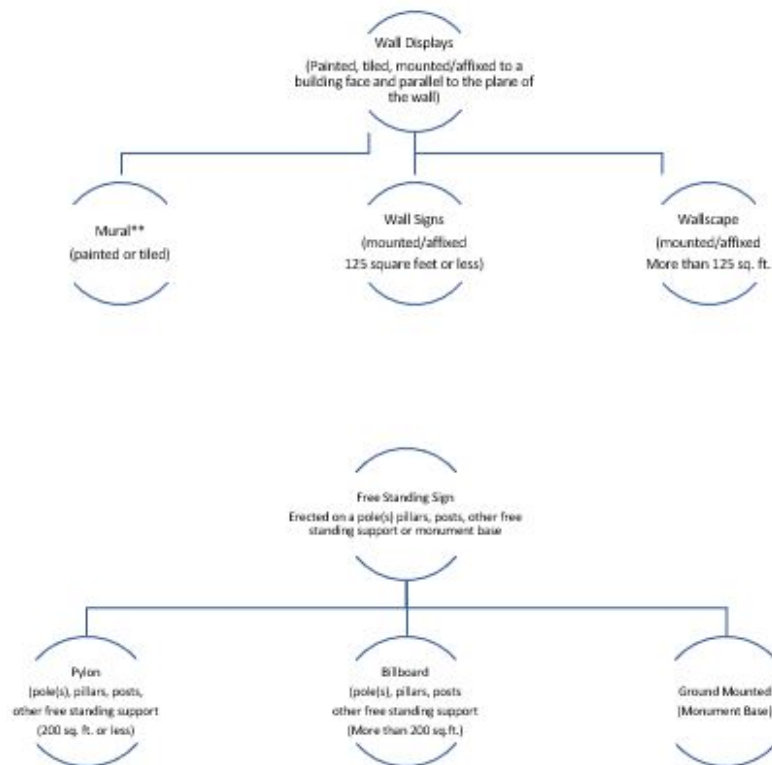
Minor changes

Signs

The sign regulations (and definitions in Title I) have been updated to address billboards, murals and wallscape. The following chart has been added to the code to help identify the different types of wall displays and free-standing signs and how they are regulated.

*These graphics are for illustrative purposes only. The definitions for each type of signs in Section XXX controls. Time, place and manner regulations in Section XXX also apply to each type of signs.

**Original Art or Vintage]



Wall Sign Table

This table has been revised to update the signage requirements for conditional uses in the HSU and TUR districts to better reflect recent variances granted for these types of uses.

Temporary Signs

The temporary sign regulations have been updated to allow additional temporary signs on parcels. Up to three (3) are permitted on residentially zoned property and up to six (6) are permitted on parcels in non-residential districts. This change is based upon feedback provided by Council.

Fences

Public comment suggested putting these regulations in table format. Crossroads believes this is an excellent idea and has made this change.

Food Trucks/Trailers

Significant changes have been made to the time frame for Food Trucks/Trailers. The previously proposed 180-day time frame with a possible 180-day extension has been changed as follows:

- DB District – Food Truck/Trailers are limited to seven (7) consecutive days no more than three (3) times per calendar year (for a total maximum of 21 consecutive days per calendar year per parcel).
 - Due to the limited time frame, Food Trucks/Trailers are listed as permitted uses in the DB district, provided they comply with all the requirements in this section AND obtain a zoning permit. Enforcing zoning through an infraction (ticketing) method (as noted above) is key to ensuring the Food Trucks/Trailer regulations, as currently proposed, operate efficiently and effectively. Should the city be unable to enforce zoning utilizing this method, then this section would need to be reevaluated.
- NB, DB, IE, and CS Districts – Food Trucks/Trailers are limited to thirty (30) consecutive days with a one time extension of 30 additional consecutive days (total maximum of 60 consecutive days per calendar year per parcel). A conditional use permit is still required for these Food Trucks/Trailers since they are permitted for longer periods of time.

Food Tents

This section has been revised to allow these tents for up to seven (7) consecutive days in order to accommodate week long events. This number of time these tents are permitted per calendar year per parcel has also been increased from four (4) to six (6).

Solar Energy Regulations

This section has been updated to allow Ground Mounted systems (i.e. solar farms) in the IE and AG districts as conditional uses.