



VILLAGE OF OBETZ
RECORD OF ORDINANCES

ORDINANCE: 17 – 17

PASSED: June 26, 2017

AN ORDINANCE AMENDING CHAPTER 1161 OF THE CODIFIED ORDINANCES TO CREATE THE WILLIAMS ROAD OVERLAY AND MODIFY THE ALUM CREEK DRIVE OVERLAY AND JUNCTION CENTER OVERLAY AND DECLARING AN EMERGENCY

WHEREAS, the Village of Obetz initiated zoning changes of several parcels along Williams Road; and,

WHEREAS, the Village initiated changes to Chapter 1161 in order to create the Williams Road Overlay District; and,

WHEREAS, the creation of the Williams Road Overlay District presents an unique opportunity to create an area which includes businesses and services that meet the needs of the patrons of Fortress Obetz as well as the businesses and neighborhoods surrounding it; and,

WHEREAS, the Planning and Zoning Commission initiated the changes to Chapter 1161 at its March 8, 2017 meeting; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on April 12, 2017 at 6:00 PM; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed zoning modifications at its May 10, 2017 meeting; and,

WHEREAS, the Council of the Village of Obetz held a public hearing on June 26, 2017 as part of the regularly scheduled Council meeting as required by the Codified Ordinances of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OBETZ, OHIO, THAT:

Section 1. Chapter 1161 is hereby amended to read as follows:

**CHAPTER 1161
Overlays**

1161.01 PURPOSE.

The overlays shall exist concurrently with the underlying zoning district classifications and provide additional regulations related to use of the property as well as design and development guidelines. In cases where the requirements and standards of the Overlay District conflict with similar requirements and standards of the underlying zoning district, the Overlay District shall supersede such underlying zoning district.

- (a) Obetz Junction Center. Obetz Junction Center is the central business district of the Village of Obetz. This area is part of the original village section of Obetz. The complexity of this mixed-use area cannot adequately be addressed through traditional zoning techniques. Therefore special design and development standards are necessary to create an identity for the area.
- (b) Alum Creek Drive. Alum Creek Drive is a major arterial in the Village of Obetz and the main commercial corridor. Design and development guidelines are necessary in order to create an identity for the area and promote architectural styles compatible with the municipal government center.
- (c) Williams Road. Williams Road is the northern boundary of Obetz and the main route to Fortress Obetz. Obetz' investment in property along Williams Road presents a unique opportunity to create an area which includes businesses and services that meet the needs of the patrons of Fortress Obetz as well as the businesses and neighborhoods surrounding it. Williams Road is a two lane road not capable of accommodating large volumes of tractor trailer traffic.

1161.02 PERMITTED USES.

The Permitted Uses of the underlying zoning districts apply to the Overlay Districts unless otherwise prohibited in Section 1161.04. Additional permitted uses are as follows:

- (a) Obetz Junction Center.
 - (1) Second and third story multi-family dwellings.

1161.03 CONDITIONAL USES

The Conditional Uses of the underlying zoning districts apply to the Overlay Districts unless otherwise prohibited in Section 1161.04. The Planning and Zoning Commission may impose requirements as needed to preserve the intent of the overlay districts.

- (a) Williams Road.
 - (1) Public or private recreation buildings, grounds, and accessory buildings in conjunction with playgrounds and athletic fields.
 - (2) Public or private athletic training facilities, grounds, and accessory buildings.
 - (3) Private clubs (including building and grounds) of a civic, social, business, educational or recreational nature.
 - (4) Public or private clubs and grounds for games and sports provided that no mechanical amusement equipment be constructed, erected, or contained thereon.
 - (5) Housing facilities as an accessory use to private recreational buildings and grounds.

1161.04 PROHIBITED USES.

All uses not otherwise listed as Permitted or Conditional Uses in the underlying zoning districts are prohibited. Additional Prohibited Uses that supercede Permitted or Conditional Uses in the underlying zoning districts are as follows:

- (a) Obetz Junction Center.
 - (1) Drive-thrus or drive-ins.
 - (2) All auto-related uses, such as sales and services.
 - (3) Gasoline service stations.
 - (4) Auto body or repair shops.
 - (5) Hotels and motels.
- (b) Alum Creek Drive.
 - (1) Vehicular parking as a permitted use including semi-truck parking.
 - (2) Tractor trailer parking as a permitted or accessory use.
 - (4) Automobile detailing, repair, and/or garages.
 - (5) Semi-truck or semi-trailer service stations, repair, services, detailing, and garages.

- (6) Vehicular or equipment sales and services.
- (c) Williams Road.
- (1) Vehicular parking as a permitted use including semi-truck parking.
 - (2) Tractor trailer parking as a permitted or accessory use.
 - (3) Automobile or truck washing facilities.
 - (4) Automobile service stations, convenience markets, repair, services, and garages.
 - (5) Semi-truck or semi-trailer service stations, repair, services, detailing, and garages.
 - (6) Vehicular or equipment sales and services.
 - (7) Semi-truck terminals.
 - (8) Wholesaling, warehousing and distribution.

(d) Outdoor storage including the storage of semi-trucks and trailers is prohibited in all zoning districts located within the Obetz Junction Center, Alum Creek Drive, and Williams Road overlays.

1161.05 ARCHITECTURAL GUIDELINES.

The following Overlay Districts are subject to architectural requirements administered by the Planning and Zoning Commission.

- (a) Obetz Junction Center Overlay
- (b) Alum Creek Drive Overlay

1161.06 SOUTHWEST OVERLAY DISTRICT.

All new residential and commercial developments west of the CSX Railroad line and south of Interstate 270 must comply with Chapters 1185 and 1187 of the Obetz Zoning Code. All underlying zoning regulations and other regulations of the Obetz Zoning Code apply unless superseded by these chapters.

Section 2. This Ordinance is hereby declared an emergency measure immediately necessary for the preservation of the public peace, health, and safety of Obetz such emergency arising from the need to manage development along Williams Road in order to protect the Village's investment in facilities and infrastructure; WHEREFORE, this Ordinance shall take effect and be in force immediately upon passage by Council.

Passed this 26 day of June, 2017.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

D. Greg Scott
D. Greg Scott, Mayor

Bonnie Wiley, Council Pres. Pro-Tem

APPROVED AS TO FORM

Stephen J. Smith, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance 17-17 was duly posted at 10:00 AM (time) on the 28 day of June, 2017, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

6/28/17
Date