

PROPOSED ZONING CHANGES

Central Business District

February 2015

Black Text is existing

Red Text is proposed from Council Committee

Underlined Text is Planning Commission Changes

1133.05 (CBD) CENTRAL BUSINESS DISTRICT

(b) Permitted Uses:

1. Single-family detached dwellings and permanently sited manufactured homes, as defined in section 1161.01, provided such structures comply with the requirements of the RM-2 District, established Historic Lancaster Design Guidelines, and with all other city codes and ordinances.
2. Public or private open land uses, such as arboretums, parks, playgrounds, flood management and storm water detention areas, reservoirs and wildlife preserves.
3. Multi-family dwellings, subject to the Residential Standards requirements of the RM-2 District, and the Historic Lancaster Design Guidelines.

Including:

- A. Single-family townhouse units, provided such structures are located on a separate lot within a townhouse development containing at least three (3) lots, are attached by a common party wall to another townhouse unit, are not located above any other dwelling unit, and comply with all other city codes and ordinances.
 - B. Apartment
 - C. Elderly/Retirement Housing
 - D. Life Care Retirement Center, provided the nursing or medical facility meets all applicable licensing requirements by The State of Ohio and/or Ohio State Health Department as an intermediate care facility or as a skilled nursing home
4. Churches and similar places of public assembly
 5. Public or private schools exclusive of correctional school facilities
 6. Colleges and/or Universities
 7. Community services, such as community centers, museums, galleries, libraries and similar facilities.
 8. Public protection facilities, including police, fire, and ambulance facilities and civil defense or storm shelters.
 9. Off-street parking areas and garages as a principal use, subject to the requirements of chapter 1151 of this code.
 10. Administrative, business or professional offices, such as:
 - A. Brokers and dealers in securities, investments and associated services
 - B. Insurance agents, brokers and associated services

- C. Real estate sales and associated services
 - D. Doctor and Dental offices, but not including Veterinary offices or animal hospitals; exclusive of Residential, Institutional and Recovery Treatment centers/facilities. / Exclusive of uses in 1123.19 *
 - E. Professional, legal, engineering and architectural services, not including the outside storage of equipment.
 - F. Accounting, auditing and other bookkeeping services.
11. Performing Arts Theaters, Opera Houses, or Center for The Arts.
12. Personal Services, involving the care of the person and his/her personal effects, including consumer services generally involving the care and maintenance of tangible property or the provision of tangible services for personal consumption including:
- A. Restaurants, including establishments with outside seating areas but not including drive-through facilities
 - B. Bars and/or Taverns and similar establishments whose principal activity is dispensing intoxicating beverages, including outside seating areas as long as all city codes and ordinances, such as noise, are maintained.
 - C. Carry out food and beverage establishments but not including drive-through facilities.
 - D. Banks, savings and loans, and credit agencies
 - E. Barbers and beauty shops
 - F. Dry-cleaning establishments
 - G. Funeral Services
 - H. Human medical and dental clinics exclusive of Residential, Institutional and Recovery Treatment centers/facilities
 - I. Radio, television, broadcasting, and small appliance repair
 - J. Public and private parking areas
 - K. On-premises duplication facilities
 - L. * Clubs, Social or Fraternal *
13. Business Services engaged in the providing of services to business establishments on a fee or contract basis, including consulting services, protective services, office equipment rental, lease or purchase, commercial research and development
14. Commercial recreational facilities such as physical fitness centers, skating rinks, bowling alleys
15. Retail Stores primarily engaged in selling merchandise for personal or household consumption, and rendering services incidental to the sale of these goods:
- A. Food and food products, consisting of: grocery, meat, fish, fruit or vegetable markets or combinations thereof, dairy or bakery products, specialty food stores such as candy or confectionery, and miscellaneous food stores.
 - B. General merchandise, including home furnishings and hardware and similar "hard lines"

C. Apparel, consisting of: clothing, furnishings, and accessory items for men, women and children, custom tailor shops and combined apparel and accessory stores.

D. Similar retail stores, including: drug stores, florists, gift and novelty stores, books and newspapers, camera, photographic and optical goods, jewelry, antique stores, specialty stores and other retail stores which conform to the purpose and intent of the CG District.

(c) Special Exception Uses

~~1. Single-family detached dwellings and permanently sited manufactured homes, as defined in section 1161.01, provided such structures comply with the requirements of the RM-2 District, established Historic Lancaster Design Guidelines, and with all other city codes and ordinances.~~

1. Hotels and Motels

2. Movie theatres and similar public assembly facilities

3. Residences in the upper stories of existing buildings, provided that each dwelling unit has at least ~~1,000~~500 square feet of habitable floor area, and further provided that a specific Development Plan for the product is approved by the Board of Zoning Appeals ~~and the Planning Commission.~~

4. Processing, assembly and/or packaging of products or materials, provided that such operations are carried out totally within the building, such operations do not produce levels of noise or odors perceptible outside the building and such use promotes the purpose of the CBD District as stated in Section 1133.05(a) above

5. Any combination of two or more individual Permitted or Special Exceptions on separate floors of an existing building

6. Similar uses, which conform to the purpose of the CBD, as determined by the Board of Zoning Appeals.

(d) Bulk and Area Requirements

Bulk and Area requirements for the non-residential permitted and accessory uses within the (CBD) Central Business District are shown in the following Table:

Minimum Frontage (feet)	
Arterial or Freeway Service Road	NA
Not an Arterial or Freeway Service Road	NA
Maximum Floor Area Ratio	NA
Minimum Setback from Property Line (feet)	
Arterial or Freeway Service Road	0*
Not an Arterial or Freeway Service Road	0*
Minimum Setback from Abutting R District (feet)	0*
Maximum Building Height	NA

*The distance between any building or structure and the right-of-way line of any public street shall not be greater than that of the most proximate building on the same side of the street. No minimum side yard setback shall be required, ~~unless the building or structure is located adjacent to a district in which single family residences are a permitted use, in which case the setback shall be twenty five (25) feet.~~

(f) Residential Standards

A. Bulk and Area Requirements

Bulk and area requirements shall be determined by the usage of the first floor of the building. For residential buildings the following shall apply:

Minimum Lot Width

Single Family Dwelling	40 ft
Two Family Dwelling (Duplex)	75 ft
Multi-Family Dwelling	NA
Multi-Family located above Commercial Structure	NA

Minimum Lot Area (S.F.)

Single Family Dwelling	5,000
Two Family Dwelling (Duplex)	9,000
Multi-Family Dwelling	5,000
Multi-Family located above Commercial Structure	NA

Minimum Land Area per Dwelling Unit (S.F)

Single Family	5,000
Two Family Dwelling (Duplex)	9,000
Multi-Family Dwelling One Bedroom or less	600
For each additional bedroom add	400
Multi-Family located above Commercial Structure	NA

Maximum Building Height

Single Family Dwelling	35 ft
Duplex Family Dwelling	35 ft
Multi-Family Dwelling	NA

B. Mandatory Front Yard

Single Family and Duplex Family Dwellings shall have a front yard setback of 25 feet. Where an existing building or buildings on the same side of the street encroach on the required 25 foot setback, the yard shall comply with Chapter 1223.10.

When a single-family or two family lot abuts a non-arterial street or roadway on two (2) sides, the owner may select the front yard, and the other yard abutting the non-arterial street shall have not less than fifteen (15) feet; provided that any garages which access this street shall have a setback of not less than twenty (20) feet.

C. Setback from Residential Districts

Notwithstanding the above, all multi-family dwellings and their accessory buildings shall be located at least twenty-five feet from any property in the RE or RS District. All multi-family structures more than two stories in height shall be located at least seventy five (75) feet from any RE or RS District.

D. Accessory Uses shall be the same as in RS-4 District. In addition, management offices, private recreational, laundry and storage facilities for exclusive use by residents of the premises shall be allowed as accessory uses.

The following accessory commercial uses shall be allowed, provided such facilities are located entirely within the multifamily structure where located, shall not occupy more than ten percent (10%) of the floor area of the building, and contain no signs or advertising visible from the outside of the lot:

Cafes, cafeterias, coffee shops, delicatessens, restaurants and similar eating establishments.

Retail convenience establishments including dairy and drug stores; food stores including bakeries, candy, grocery specialty foods, etc.; gift and/or novelty stores; newsstands and tobacco stores.

Personal service establishments, including animal grooming, barber and beauty shops, laundry, and tanning salons.

(e) Additonal Standards

4. ~~Maximum building size, Individual uses within the CBD District shall have a usable ground floor area of not more than 7,000 square feet, unless the use is located in an existing building, in which case such restriction shall not apply.~~