

CITY OF LANCASTER

New Zoning Code



PROCESS

Stakeholder Interviews/Consultant Review of Existing Code

- July 2022 – August 2022

Community Engagement

- Survey – setbacks; building materials and architectural standards, landscaping, etc.
- Late August/early September

Code Diagnostic Report

- Mid September

Stakeholder Committee Meetings

- September 2022 – May 2023
- Reviewed 3 drafts of the code prior to a Public Hearing Draft
- Building Industry Association of Central Ohio reviewed and had no major comments

Public Hearing Draft

- Zoning Commission reviewed and recommended approval with minor revisions after a public hearing on June 8th
- The minor revisions are included in the Council Public Hearing Draft

Council Review

- June 26, 2023 – 1st Reading
- July 17th – 2nd Reading*
- August 14th – 3rd Reading* - Vote

*Council will establish a public hearing for either the 2nd or 3rd Reading

Existing Zoning District	CURRENT MIN LOT SIZE (SQ. FT.)	CURRENT MIN. FRONTAGE (FT.)	Proposed Zoning District	PROPOSED MIN. LOT SIZE (SQ. FT.)	PROPOSED MIN. FRONTAGE (FT.)	Notes
RE	22,000	150	RE	22,000	150	No Change
RS-1	14,500	100	LDR (Low Density Residential)	9,500	75	Combine into one district. The 100-foot lot is not commonly pursued in today's residential market. Since these are minimum requirements, this district will capture any existing 100-foot lots. An 80-foot minimum is a typical suburban large lot. Utilized 75 feet to avoid any nonconforming lots within the existing R-2.
RS-2	9,500	75				
RS-3	7,500	60	MDR (Medium Density Residential)	5,000	50	The 50-foot lot is a commonly pursued size in today's residential market and is a missing piece in the City's current code. Since this is a minimum frontage requirement, this district would also allow a mixture of 50- and 60-foot lots and also capture any existing RS-3 lots.
RS-4	5,000	40	TR (Transitional Residential)	4,000	40	Revise this district to accommodate pocket residential within existing residential neighborhoods. This would also capture any existing RS-4 lots.

Chapter	Existing Name	Proposed Name
1121	Title, Purposes, Interpretation, Jurisdiction	Title, Purposes, Interpretation, Jurisdiction
1123	General Provisions	Zoning Districts Established - Similar Uses - Rules of Measurement
1125	Yard and Accessory Uses	Use Tables
1127	Agriculture District	Agriculture District
1129	Residential Districts	Residential Districts
1131	Office Districts	Reserved for Future Use
1133	Commercial Districts	Commercial Districts
1135	Industrial Districts	Industrial Districts
1137	Sexually Oriented Businesses	Planned Unit Development
1139	Landscaping	Sexually Oriented Businesses
1141	Historic Preservation (Repealed)	Landscaping
1143	Wellhead Protection	Parking
1145	Flood Damage Prevention Regulations	Signs
1147	Planned Unit Development	Other General Provisions
		Accessory Dwelling Units
		Accessory Uses and Structures
		Architectural Requirements
		Community Gardens
		Fences and Walls
		Food Trucks
		Home Occupations
		Lighting
		Portable Storage Units and Roll-Off Containers
		Private Swimming Pools, Hot Tubs, and Spas
		Recreational Vehicles
		Reserved for Future Use
		Solar Energy Systems
		Temporary Construction Trailers/Offices
		Temporary Tents
		Visibility at Intersections
1149	Use Units (Previously Repealed)	Wellhead Protection & Flood Damage Preventions Regulations
1151	Off-Street Parking and Loading Spaces	CRA-3 Overlay Zone and Historic Overlay Zone
1153	Non-Conformities	Non-Conformities
1155	Enforcement	Enforcement
1157	Board of Zoning Appeals	Board of Zoning Appeals
1159	Amendments	Amendments
1161	Definitions	Definitions

RE-ORGANIZE
CODE

USE TABLES

1125.02 – Residential Districts – Permitted, Special Exception and Accessory Uses

Uses	RESIDENTIAL					MIXED USE & MULTI-FAMILY	
	AG Agricultural	RE Residential Estate	R-LD Residential Low-Density	R-MD Residential Medium- Density	MHC Mobile Home Community	RT Residential Transitional	RM Multi-Family
Dwelling, One Unit	P	P	P	P	P	P	P
Dwelling, Duplex					P	P	P
Dwelling, Tri-Plex					P	P	P
Dwelling, Multi-Unit (four or more units per building)							P
Dwelling, Studio, One, Two or Three Bedroom units)						P (Upper floors only)	P
Accessory Dwelling Unit (Subject to Section 1147.01)	A	A	A	A		A	A
Accessory Structures (Subject to Section 1147.02)	A	A	A	A	P	A	A
Agriculture	P						
Airports/Private Landing Strips	SE						
Assisted Living Facility		SE					P
Bed and Breakfast Facilities	SE	SE	SE	SE		SE	SE
Camp Grounds					SE		
Commercial Recreational Facility, Outdoor (Small)	SE	SE	SE	SE		SE	SE
Community Gardens	P	P	P	P	P	P	P
Community Services	SE	SE	SE	SE		P	P
Day Care Centers	SE	SE	SE	SE	SE	SE	P
Elderly/Retirement Housing							P
Emergency and Protective Shelter							SE

1125.03 – Commercial Districts – Permitted, Special Exception and Accessory Uses

Uses	Mixed Use District	Commercial & Industrial Districts			
	Central Business District CBD	CN Commercial Neighborhood	CG Commercial General	SI Service Industrial	AM Advanced Manufacturing
Accessory Dwelling Unit (Subject to Section 1147.01)	A	A			
Accessory Structures (Subject to Section 1147.02)	A	A	A	A	A
Adult Entertainment Uses (Chapter 1139)				SE	
Advanced Manufacturing					P
Airports/Private Landing Strips					
Animal Service Facilities	P	P	P	P	P
Assisted Living Facility		P	P		
Automobile Oriented Uses (includes gas stations and quick lube facilities)		SE	SE	P	P
Automobile Repair			SE	P	P
Bank, with Automobile Oriented Uses		SE	SE		
Bank, without Automobile Oriented Uses	P	P	P		
Bed and Breakfast Facilities	P				
Bio-Technology Facilities					SE
Body Art Establishments	P	P	P	P	P
Business, Retail Small (No Automobile Oriented Uses)	P	P	P	P	P
Business, Retail Medium	P	P	P	P	P
Business, Retail Large			P		
Cemetery	See Section 1125.01(f)	See Section 1125.01(f)			
Commercial Recreation Facilities, Small	P	P	P	P	P

DISTRICT FORMAT

1129.05 RESIDENTIAL – TRANSITIONAL (RT)

a) Purpose

- To promote a walkable community that provides for a variety of housing options including one unit dwellings, duplexes, triplexes and traditional row houses integrated with small residential scale retail and office uses.
- To foster reinvestment into vacant and/or deteriorating commercial structures integrated into existing residential areas.
- To encourage residential infill development on existing, narrow lots.
- To increase the housing supply and enhance streetscapes by redeveloping vacant properties and promote housing options on small lots.

b) Target Areas:



c) Permitted, Special Exception, and Accessory Uses

See Section 1125.02 – Permitted, Special Exception, and Accessory Uses for each District

d) Lot Area, Setback, Height, and Lot Coverage Requirements

Development Standards	Residential - Transitional
Minimum Lot Size (Sq. Ft.)	3,600
Maximum Density (utilize net acres)	12 units/acre
Minimum Frontage (Feet)	40
Minimum Front Setback (Feet) Arterial Roadway	20
Minimum Front Setback (Feet) All other roadways:	No minimum - Utilize average front setback as defined in Chapter 1161
Maximum Front Setback (Feet)	35
Minimum Side Setback (Feet)	5
Minimum Rear Setback (Feet)	15
Maximum Height (Feet)	35
Maximum Lot Coverage (Percent)	45
Projection into required setback Cornices, canopies, eaves (roof overhangs), fireplaces-chimneys, bay window, porch, stoop, or other similar architectural features may project into a required setback up to two feet.	
Exemption: from required side and rear setbacks Swimming pools, tennis courts, clotheslines, barbecue pits, playground equipment, portable or permanent dog run, house or kennel and similar structures customary and ancillary to the primary residential use of the property may be placed in a required minimum side or rear setback, but in no case shall such uses be closer than 5 feet from a side or rear lot line.	

- **1141 Landscaping**

- Landscape standards designed to beautify the city and provide ecological balance which include parking lot screening, setback landscaping, tree lawns, buffering between uses, and landscaping specific to the Central Business District
- Standards based on feedback from ODNR Division of Urban Forestry
- New regulations specific to redevelopment sites to encourage reinvestment in the community while still providing screening and urban canopy



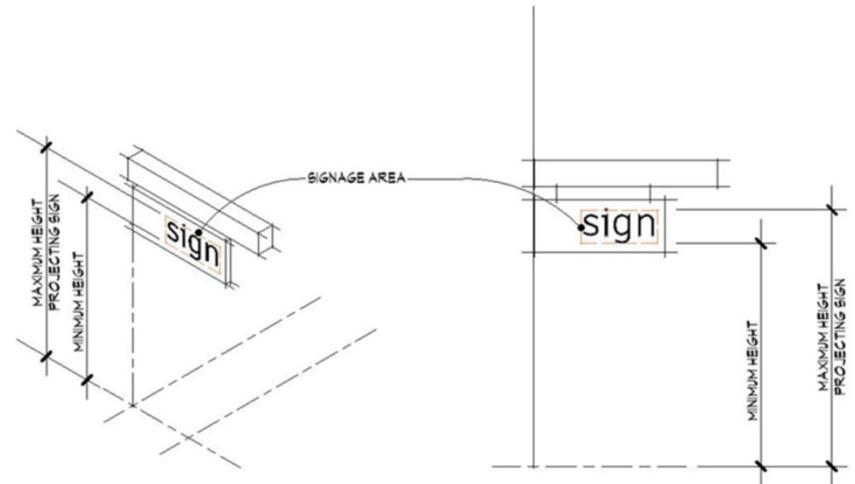
- **1143 Parking, Loading Spaces, Access, and Vehicular & Pedestrian Connectivity**

- Reduced parking minimums in line with current best practices
- Incentives for EV charging stations
- Pedestrian and connectivity plan requirement for new residential (5 or more lots), multi-family, commercial, or industrial uses



- **1145 Sign Regulations**

- Relaxed requirements for sign setbacks along several developed corridors to ensure a cohesive look consistent with the existing character of those areas
- Regulations organized by sign type and focused on time, place, and manner
- Menu of sign options that allows property owners flexibility in sign types, but provides control through total maximum square footage of all signs on a lot



- **1147.02 Accessory Structures**

- Allows encroachment into side and rear setbacks
- Calculation for maximum cumulative square footage of all accessory structures on a lot



03 Architectural Requirements

- Minimum residential and commercial design standards to promote an aesthetically pleasing look and a durable quality of building materials

1147

Enforcement

- Additional inspection intervals throughout the construction process to verify zoning compliance
- Adds in criminal citations with escalating penalties for failure to comply

1155

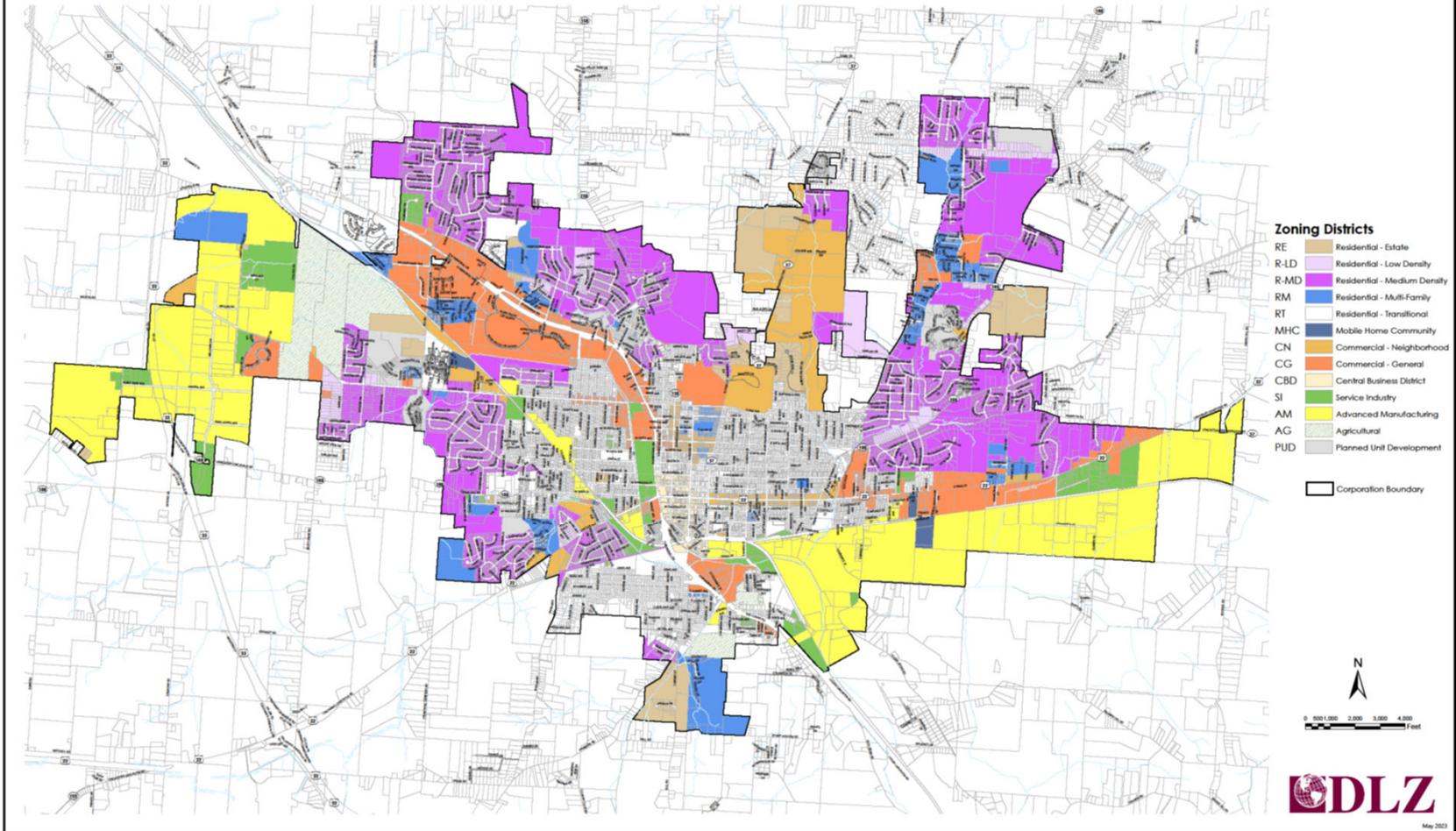
1147

04 Community Gardens

- Now a permitted use in all zoning districts to promote healthy living and community connections

Zoning Map

City of Lancaster, Ohio - Public Hearing Draft



QUESTIONS?