

City of Mason, Ohio

Zoning Code Amendments

Ordinance No. 2005-133
Adopted _____

October 21, 2005

EXHIBIT "A"
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Chapter 1109 Design Standards

1109.4 STREET DESIGN CONFORMANCE.

The arrangement, character, extent, width, grade, construction, and location of all streets in a subdivision shall conform to the official Thoroughfare Plan, to the Driveway and Curb Cut Regulations in Chapter 1117, to the Access Management Regulations in Chapter 1115, and to the City of Mason's Standard Construction Drawings.

- A) Whenever a tract to be subdivided embraces any part of a highway, thoroughfare, parkway, collector, or local street, so designated on such Thoroughfare Plan, such part of the public way shall be platted by the subdivider in the location and at the width indicated on the Thoroughfare Plan.
- B) Street design shall take into consideration their relationship to existing and planned streets, topographical conditions, public convenience and safety, and their appropriate relation to the proposed uses of land to be served by such streets.
- C) Duplicates of the Standard Construction Drawings shall be kept on file in the offices of the City Engineer.
- D) **If a street is to be designed with a median, wherever possible, the median shall be a minimum of 12 feet in width measured from face of curb to face of curb, unless waived by the City Engineer, and be landscaped to match landscaping design in the immediate area.**

Chapter 1162: HT-1 High Tech Light Industrial District

~~1162.5 DEVELOPMENT PLAN APPROVAL~~

- ~~A) A concept plan must be submitted and approved by the City Planning Commission and Council as part of the zone change process. The concept plan should indicate the following:
 - ~~1) Be drawn to an adequate scale and clearly show the boundaries of the tract.~~
 - ~~2) Show the adjoining property owners and the existing zoning and land uses within 200 feet of the tract.~~
 - ~~3) Show the existing topographic features (at two foot intervals) of the site and all property within fifty feet of the site. Show all existing structures, easements, utilities and rights of way.~~
 - ~~4) Show all storm drainage areas, flood plains, storm water retention areas and any other environmentally sensitive or geologic hazard areas.~~
 - ~~5) Show the location of any existing streets abutting or within the subject property.~~
 - ~~6) Show all proposed access points to the site and when applicable, the internal street system, both public streets and private drives.~~
 - ~~7) Show all proposed screening, buffering, landscaping and open space.~~~~

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- ~~8) Describe the type of land uses proposed.~~
- ~~9) Provide the approximate square footage for each of the proposed land uses.~~

- ~~B) Prior to the issuance of a zoning certificate, a development plan must be submitted to the City Planning Commission for review and approval. The Plan should indicate the information stipulated in subsection C) hereof. The City Planning Commission will allow the developer to submit the development plan in phases due to necessary phasing of a larger project.~~

- ~~C) Development plan requirements:
 - ~~1) Perimeter boundary of subject site (excluding proposed right of way);~~
 - ~~2) Location of zone boundaries and lot lines proposed inside and existing outside the subject site for 200 feet;~~
 - ~~3) The general location and use of all proposed structures on the subject site including buildings (indicate number of stories), recreation facilities, parking facilities, trash stations, dumpsters, sewage treatment plant, signs, fences, walls, sidewalks, etc.;~~
 - ~~4) Location and dimensions of future building additions and phases of implementation if contemplated;~~
 - ~~5) Location and dimensions of proposed off-street parking area layout (indicate spaces per bay) and off-street loading facilities showing individual parking spaces, loading areas, aisles, traffic patterns, driveways, for ingress and egress, and lighting;~~
 - ~~6) Location and width of proposed streets (including type of pavement), the length of cul-de-sacs exceeding 800 feet, and the location of all access points adequately described to enable field location (i.e. exact distance from centerline of nearest street intersection or other fixed feature in closer proximity);~~
 - ~~7) Location and details of proposed traffic improvements such as acceleration and deceleration lanes, channelization, etc.;~~
 - ~~8) Location and dimensions of rights of way, easements and all lands to be dedicated to the county or reserved for specific uses;~~
 - ~~9) Typical sections of all rights of way;~~
 - ~~10) Location and dimensions of lots, front yards, side yards, rear yards, and setbacks as proposed and required to comply with the Zoning Ordinance;~~
 - ~~11) Location of proposed retention and detention basins and storm water management concept;~~
 - ~~12) Location and dimensions of proposed landscape and perimeter buffer areas including construction limits (area to remain undisturbed), the location of existing trees or tree masses that will remain and other significant landscape details or concepts;~~
 - ~~13) Location, height and size of all signs and exterior lighting;~~
 - ~~14) Any other pertinent information as may be requested by the staff;~~
 - ~~15) Project identification and summary;~~~~

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- a) ~~Name of project, date, scale, "north" sign, map title (Development Plan), with north to top of plan;~~
- b) ~~Name and title of applicant, present owner and person preparing map;~~
- c) ~~Vicinity map of the site with reference to surrounding areas and to existing street locations;~~
- d) ~~A summary table indicating existing and proposed uses, floor area (if nonresidential), seating capacity (where appropriate), proposed parking spaces, and parking spaces required by the Zoning Ordinance;~~
- e) ~~Area of entire site and area excluding streets and rights of way.~~

1145.07 PROPERTY NOT INCLUDED; ZONING CLASSIFICATION UPON ANNEXATIONS.

- (A) In every case where property has not been specifically included within a district, the same is hereby declared to be in the R-1 Single-Family Residential District. **Except as provided in division (B),** Territory annexed to or consolidated with the City subsequent to the effective date of this Zoning Ordinance, shall upon the effective date of such annexation or consolidation become a part of the R-1 Single Family Residential District. Such districting shall be temporary and the Planning Commission shall recommend to Council within a period of not to exceed one year from such date of annexation or consolidation a final zoning map for the annexed territory.
- (B) **A property owner who has executed a properly filed petition for annexation may request that upon the effective date of the annexation the property be designated as the zoning classification that most closely matches the zoning that existed prior to annexation. Such classification may include any appropriate planned unit development. The requested classification must be recommended by the Planning Commission and approved by the City Council and follow the same procedural requirements as an application for a zone change.**
- (C) **In order to facilitate a zoning classification request pursuant to division (B), the Planning Commission is authorized to take all necessary steps, including but not limited to providing the appropriate notices and advertising for and holding public hearings, in order to make its recommendation for the approval, denial, or modification of the zoning classification to City Council prior to the effective date of the annexation.**
- (D) **Pursuant to a zoning classification request as described in division (B), City Council shall not take any final legislative action with respect to the zoning classification prior to the effective date of the proposed annexation.**

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- (B) A property owner who has executed a properly filed petition for annexation may request that upon the effective date of the annexation the property be designated as the zoning classification that most closely matches the zoning that existed prior to annexation. Such classification may include any appropriate planned unit development. The requested classification must be recommended by the Planning Commission and approved by the City Council and follow the same procedural requirements as an application for a zone change.
- (C) In order to facilitate a zoning classification request pursuant to division (B), the Planning Commission is authorized to take all necessary steps, including but not limited to providing the appropriate notices and advertising for and holding public hearings, in order to make its recommendation for the approval, denial, or modification of the zoning classification to City Council prior to the effective date of the annexation.
- (D) Pursuant to a zoning classification request as described in division (B), City Council shall not take any final legislative action with respect to the zoning classification prior to the effective date of the proposed annexation.

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Proposed Version for City of Mason

1145.07 PROPERTY NOT INCLUDED; ZONING CLASSIFICATION UPON ANNEXATION.

(A) In every case where property within the City has not been specifically included within a district, the same is hereby declared to be in the R-1 Single-Family Residential District. In every case where property annexed to the City has not been previously zoned in the township or county, such property shall, upon annexation to the City, be zoned R-1 Single-Family Residential District upon the effective date of the annexation.

(B) Where property is zoned in the township or county and such property is annexed to the City, the zoning regulations then in effect in the township shall remain in full force and shall be enforced by the township officials until the legislative authority of the City shall either officially adopt the existing township or county zoning regulations that apply to the property or adopt new zoning regulations for the property under the City's zoning code. Should the City choose to adopt the existing township zoning regulations for the property being annexed, the zoning regulations will be enforced by the City.

(C) A property owner who has executed a properly filed petition for annexation may, following approval of the annexation petition by the board of county commissioners, file with the City an application to rezone the property contemporaneously with the effective date of the annexation. In such case, the property owner by way of application or the City by motion may initiate a zoning change classification to the Planning Commission. The application will follow the normal and ordinary procedural steps established by the City's zoning code. The Planning Commission, upon the request of the City by motion or upon the filing of the application by the property owner or authorized agent of the owner, is authorized prior to the acceptance of the annexation by the City but after receipt of the annexation transcript from the county commissioners to take all procedural steps necessary, including but not limited to providing the appropriate notices, advertising, and holding public hearings, in order to make or be prepared to make its recommendation for the approval, denial, or modification of the proposed zoning classification to City Council.

(D) City Council shall not take final legislative action on the zoning application of the property owner or on motion of the City to rezone the property prior to the effective date of the ordinance approving the annexation.

