

ORDINANCE NO. C-125-88
(as amended)

AN ORDINANCE TO AMEND SECTION 1135.10 OF THE ZONING
CODE OF THE CODIFIED ORDINANCES OF THE CITY OF
GROVE CITY AND AMEND TABLE 1135.10-1
RELATING TO A-1 AND A-1a ZONING

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. Section 1135.10 subsection (g) of the Zoning Code of the Codified Ordinances of the City of Grove City is hereby repealed and new Section 1135.10 (g) is hereby enacted and shall read:

- (g) In all A-1 districts the following regulations shall apply:
- (1) A maximum of ten (10) units per acre.
 - (2) A maximum of eight units per structure.
 - (3) A minimum distance of twenty feet between structures.
 - (4) A minimum of fifty percent (50%) of the total units of a project or development shall be of single-floor (ranch) design. This section shall not apply to PUD-R zoning which exists now or in the future.
 - (5) A minimum of two open parking spaces for each unit of each building.
 - (6) The living area may be on one floor at ground level or on two floors both of which are above ground level or with the bottom floor not more than three feet below ground level.
 - (7) Units with basements of three hundred (300) square feet or more that shall be used as storage, mechanical and laundry, the livable square footage shall not be less than six-hundred fifty (650) square feet for single bedroom unit and eight hundred (800) square feet for a two bedroom unit excluding basement area. For units without basements, the livable square footage shall be seven hundred (700) square feet for a one bedroom unit and eight hundred fifty (850) square feet for a two bedroom unit. There shall not be less than one hundred and twenty-five (125) square feet of livable space for each additional bedroom.
 - (8) The final development plan for an apartment project or development shall include the design for all exterior facades of each building and the site location of each building and shall be submitted to the Planning Commission and the City Council for their approval.

SECTION 2. Section 1135.10 (h) is hereby amended to exclude the A-1 zoning classification.

SECTION 3. All references in this chapter to the zoning classification A-1a are hereby repealed.

SECTION 4. Table 1135.10-1 of the Zoning Code is hereby amended to conform to and reflect the requirements of Section 1 of this ordinance.

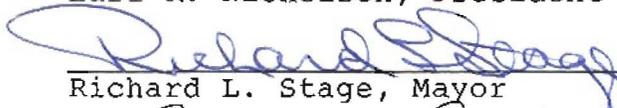
SECTION 5. Table 1135.10-1 is hereby amended to reflect the rear yard dimension of all residential districts shall be a minimum of fifteen percent (15%) of the total area.

SECTION 6. All lands presently zoned A-1a may be developed under the provisions of the A-1a minimum requirements stated in Table 1135.10-1 in effect prior to passage of this ordinance.

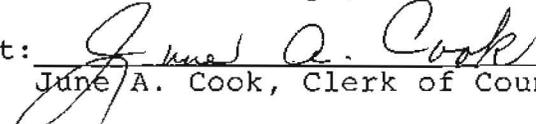
Section 7. This ordinance shall take effect at the earliest opportunity allowed by law.


Earl R. Nicholson, President of Council

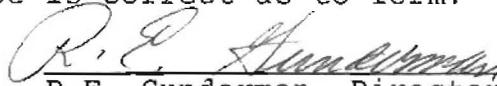
Passed: 1/16/89


Richard L. Stage, Mayor

Effective: 1/16/89

Attest: 
June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.


R.E. Gunderman, Director of Law