

File 33.

Rescinded C-68160.

FRIDAY, MAY 13, 1955

ORDINANCE NO. 297

A Zoning Ordinance Of The Village Of Grove City, Ohio

An ordinance to promote the health, safety, convenience, comfort, prosperity, and welfare of the citizens of this village by dividing the village into districts and establishing for each district regulations as to the uses to which buildings may be put.

Be It Ordained by the Council of the Village of Grove City, in the State of Ohio:

Section 1. PURPOSE. In order to promote the health, safety, convenience, comfort, prosperity and welfare of the citizens of this village, it is hereby found and declared to be necessary to divide the village into districts and to establish for each district the regulations as to the bulk, location and uses to which buildings and other structures in such districts may hereafter be devoted.

Section 2. DISTRICTS. The whole area of this village shall be divided into districts as hereinafter described. These districts shall be known as:

- A. Residence District.
- B. Commercial District.
- C. Industrial District.

No land shall be used or occupied and no building or structure shall be erected, altered, used or occupied in this village except in conformity with the regulations prescribed by this ordinance for the district in which such land, or building or structure is located.

Section 3. RESIDENCE DISTRICT. Any and all parts of the Village of Grove City, Ohio, and all lots and lands lying therein, not hereinafter specifically described as commercial district or industrial district shall be a residence district.

In a residence district no building or premises shall be used except for the following uses:

- 1. Family dwellings and private garages.
- 2. Churches or other places of worship, but only when the planning commission has issued a special permit for such use.
- 3. Gardening.
- 4. Municipal buildings.
- 5. Schools, public libraries and museums.
- 6. Public Parks, and playgrounds.
- 7. Telephone exchanges.
- 8. Temporary buildings for construction purposes, (for a period not to exceed four months).
- 9. The office of a physician, dentist, or other professional person when located in the dwelling occupied by such person, providing the building is erected primarily for dwelling purposes and conforms in appearance to residence buildings.

Section 3-A. MINIMUM FLOOR SPACE REQUIREMENTS. Each family dwelling unit or dwelling shall have a minimum net floor area for living quarters of 320 square feet for one or two bedroom unit or house, and a mini-

13. Storage yards (not including a lot used for parking automobiles.)

14. Structural iron or pipe works.

15. Textile fabric manufacture.

16. Transport garages.

17. And in general, those uses which may be noxious or offensive by reason of the emission of odor, smoke, gas or noise.

Unless otherwise provided herein, commercial buildings or parts of buildings used exclusively for commercial purposes, may occupy 100 per cent of the area of the lot on which said building is situated. Subject, however to the qualification that where such lot in such commercial district is adjacent to a residence that any extension, addition, or alteration to any existing structure or the construction of any new building in such commercial district, shall conform to the existing alignment or setback line of front walls as established for said residential district.

Section 5. INDUSTRIAL DISTRICTS. The following described parts of said village and all lots and lands lying therein shall be the industrial district, to-wit: Bounded on South by Corporation line, east from B. & O. R. R. Right of way to a point at the intersection of the said corporation line with the centerline of Franklin Avenue extended south; thence northerly along centerline of Franklin Avenue to Grove City Pike; thence westerly to a point 160 feet east of west boundary of B. & O. R. R.; thence northerly along west side of Meadow Lane extended to north corporation line; thence westerly to west corporation line; thence southerly to Cleveland Avenue; thence westerly 150 feet west of west boundary of B. & O. R. R. property; thence southerly 150 feet from west boundary of above property to Grove City Pike; thence easterly to corporation line; thence southerly to south corporation line.

In an industrial district land may be used and buildings or structures may be erected, altered or used for any use permitted in a residence district or in a commercial district, or for any other use except the following uses, which are hereby prohibited:

- 1. Fertilizer, acid, glue or soap manufacture.
- 2. Automobile wrecking yards.
- 3. Gunpowder manufacture or storage, fireworks or other explosive manufacture or storage.
- 4. Quarries.
- 5. Billboard, except for purpose of advertising business conducted on same lot, scrap iron, paper, old bottles, rags, or junk storage, refuse dumps, gasoline storage.
- 6. Stockyards, slaughtering, meat dressing or packing plants.
- 7. And in general, those uses which may be noxious or offensive by reason of excessive emission of odor, dust, smoke, gas or noise.

In any industrial district the regulations as to intensity of use

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of house to get credit for 50 square feet of living space for either a full basement or a utility room.

**Section 3-B.
MINIMUM STREET FRONTAGE FOR LOTS IN RESIDENTIAL DISTRICTS.**

No lot in a residential district shall have a frontage of less than 55 feet on a public street or a lot area of 5500 square feet, except that one single family dwelling may be erected on any lot now separately owned or on any numbered lot in a recorded subdivision now on record in the office of the Recorder of Franklin County, Ohio.

**Section 4.
COMMERCIAL DISTRICT.**
The following described parts of said village and all lots and lands lying therein shall be commercial district:

All lots adjacent to Broadway from north to south corporation line. From Kingston Avenue at Broadway east to Arbutus Avenue; thence north along west side of Arbutus Avenue to Cleveland Avenue; thence along south side of Cleveland Avenue to rear of lots facing east on Broadway. A line running west along Cleveland Avenue from rear of lots on west side of Broadway to east boundary of Industrial section; thence south to south corporation line; thence east to South Broadway.

All lots west of that part of Curtis Avenue running from the north corporation line to Grant Avenue and all lots north of that part of Grant Avenue running from Curtis Avenue to the west corporation line shall be commercial. In such commercial districts, land may be used and buildings or structures may be erected, altered or used for any use permitted in a residence district or for any other use except the following uses, which are hereby prohibited:

1. Any use excluded in an industrial district.
2. Automobile wrecking yards.
3. Coal, coke or wood yards.
4. Dextrine, glucose or starch manufacture.
5. Dyeing and cleaning works, using inflammable solvents.
6. Gasoline and oil bulk stations.
7. Hatcheries.
8. Kennels for more than five dogs.
9. Meat killing, dressing or packing.
10. Railroad yards.
11. Slaughtering of animals and fowl.
12. Storage or bailing of scrap paper, iron, bottles, rags or junk.

ordinance closer than 10 feet to the lot line of any property which is occupied by a residence.

Section 6. NON-CONFORMING USES. A lawful non-conforming use existing on the date of the passage of this ordinance may be continued until such times as there is an abandonment of such use.

A non-conforming use shall not be extended except as authorized by the Planning Commission under the power granted said Commission by Law.

The mere cessation of a non-conforming use without such removal, alteration or change for a period of ninety days shall constitute abandonment of use. If a building housing a non-conforming use is destroyed after the effective date of this ordinance or damaged to an extent of 50 per cent or more of its assessed value, such non-conforming use shall be discontinued. A non-conforming use if changed to a conforming use may not thereafter be changed back to any non-conforming use.

Section 7. GENERAL PROVISIONS. Nothing herein contained shall require any change in the plans, construction or designated use of a building or structure, the construction of which shall have been diligently prosecuted prior to the effective date of this ordinance, and which entire building shall be completed within one year from the effective date of this ordinance.

This ordinance may be amended by ordinance of the Village Council in the manner prescribed by law.

Any person who violates any of the provisions of this ordinance shall be guilty of a misdemeanor, and shall be punished by a fine of not less than ten dollars nor more than five hundred dollars, and each day during which such violation or non-compliance shall continue shall constitute a separate offense.

All ordinances, parts of ordinances and amendments, of ordinances inconsistent herewith are hereby repealed.

This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public health, safety and welfare of the citizens of the Village of Grove City, Ohio, and shall take effect and be in force from and after the earliest period allowed by law.

Passed on April 4, 1955.
HAROLD N. WINDSOR,
President of Council.

Attest:
NORMA RIEBEL, Clerk.
Approved:
PAUL E. WHITE,
Mayor.