

Memo

Date: March 28, 2023

Re: Zoning Code Update; New Zone

At council's working session on March 27, a New Zone was added to the Zoning Code.

Right now, under the city's current zoning, there are spots of commercial and industrial zoning dotted throughout the residential neighborhoods surrounding downtown. ZoneCo, the firm of zoning professionals the city hired to help update the city's zoning code, proposed to zone these spots Commercial ("Proposed Commercial") in the new code – the same Proposed Commercial as Kroger and Walmart on the North and South ends of town. At the working session on March 27, council members agreed to create a New Zone that treats these spots differently from the Proposed Commercial zoning.

There are several differences between Proposed Commercial and the New Zone. Where Proposed Commercial allows many auto-oriented uses by right, the New Zone would not. Proposed Commercial also allows Retail Centers, which are defined as "commercial establishments located in a single structure of a minimum size of 100,000 square feet." The New Zone does not allow Retail Centers. In Proposed Commercial, Bars/Taverns and Microbreweries/Microdistilleries are permitted by right. The New Zone would make these uses conditional, requiring planning director approval. Proposed section 150.98 requires the planning director to review any conditional use application. The director may establish specific requirements for the proposed conditional use, including but not limited to, setbacks, buffers, hours of operation, noise transmission, height limits, and parking provisions.

Proposed Commercial does not allow any residential uses. The New Zone would allow One-, Two-, and Multi-Unit Dwellings, and ADUs. Council also agreed to create architectural design standards for the New Zone to help ensure that any new development or substantial redevelopment will add value to the surrounding neighborhood without detracting from the area aesthetically.

There are two attachments to this memo:

- 1) A table comparing the New Zone's proposed lot standards/uses to those in Existing M-1 Light Industrial, Existing B-2 General Commercial, and Proposed Commercial.
- 2) A map proposing locations to implement the New Zone.

More information on the zoning code update is available at bgohio.org.