

By: Mickelson

**ORDINANCE NO. 02-2022**

**AN ORDINANCE TO AMEND SECTION 1167.02, PERMITTED AND CONDITIONAL USES, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GRANVILLE, REGARDING THE COMMUNITY SERVICE DISTRICT**

**WHEREAS**, the Council of the Village of Granville, Ohio, has determined that it is necessary to update the Zoning Code of the Village.

**NOW, THEREFORE, BE IT ORDAINED** that the Council of the Village of Granville, Licking County, Ohio hereby amends the following provision pertaining to the permitted uses within the Community Service District, in the Village of Granville.

**Section I.** That Chapter 1167, Community Service District, Section 1167.02 of the Codified Ordinances is hereby amended as follows:

**1167.02 PERMITTED AND CONDITIONAL USES. (Community Service District)**

(a) Permitted Uses.

- (1) Sales at wholesale or retail, of building materials, paint and other hardware items; lumber and milling operations and products; plumbing, heating and electrical supplies; other home maintenance and improvement sales to the general public; automotive parts supplies; and also manufacture, fabrication or assembly of such products for on premises sale, providing that no such activity shall be permitted which is objectionable, due to noise, fumes, smoke, odor, vibration, or related environmental or social interests.
- (2) General business services, duplicating, addressing, reproduction operations, stenographic, mailing services, advertising services, newspaper operations, sheet metal shops, sign painting shops and mechanical and metalworking contractors.
- (3) Business machine service and repair operations; repair of small mechanical items such as watches and clocks; electrical appliances and other durable item service and repair; automotive mechanical and body repair and service.
- (4) Farm and garden related, milling operations, storage and sales of grain and livestock feed; retail sale or rental of farm implements and products; and sale of livestock and related activities, including temporary storage, providing such operations are not detrimental to surrounding interests.
- (5) General equipment, materials and heavy vehicle storage, and sales and related interests, offices and facilities for general contracting, heavy equipment contracting, mechanical, metalworking and electrical contracting and facilities for warehousing, storing and selling materials and equipment used in such businesses; storage yards or plants for rental or sale of construction equipment; building materials yards; chemical packaging, sales and storage; concrete, masonry, sheet metal, plumbing and heating shops and facilities for warehousing, storing and selling materials and equipment used in such businesses.
- (6) Car wash operations.
- (7) Trade or business schools, provided machinery which is used for instruction is not objectionable due to noise, fumes, smoke, odor or vibration.
- (8) Research testing and development activities within entirely enclosed buildings, which are not objectionable due to noise, fumes, smoke, glare, odor, vibration or related environmental or social interests.
- (9) Retail outlets: drug stores, variety stores, hardware stores.
- (10) Retail food preparation: specialty food shops, ice cream stores, delicatessens; all of which shall be limited to on premise sales only.

- (11) Specialty shops: video rental stores, and clothing consignment stores.
- (12) Service, and places of assembly: dry cleaning and laundry pick up stations, tanning facilities.
- (13) Business and professional offices: medical and dental offices and clinics, Insurance offices, real estate offices.
- (14) Mobile food trucks.

(b) Conditional Uses.

- (1) Light manufacturing, industrial and assembly operations which are not objectionable due to noise, fumes, smoke, glare, odor, vibration or related environmental or social interests.
- (2) Automotive related retail sales, including new and used car dealers and miscellaneous marine, motorcycle or similar dealerships.
- (3) Retail sale or rental of recreational vehicles such as campers, trailers and other such vehicles, principally for recreational use, being sold or rented separately or in conjunction with a permitted use.
- (4) Movers and moving equipment with temporary, limited storage of moved goods.
- (5) Residential uses: single, two and multi-family.
- (6) Daycare facilities.
- (7) Restaurants

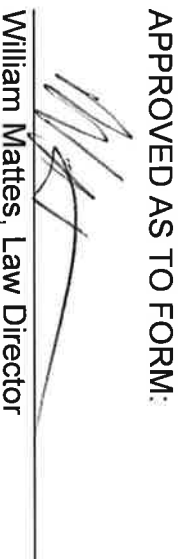
(c) Interpretation of this Section. Each use must have its own independent approval, whether permitted or conditional.

Section II. This ordinance shall become effective upon the earliest date allowed by the laws of the State of Ohio and the Charter of the Village of Granville.

Passed this 2<sup>nd</sup> day of February, 2022.

  
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Melissa Hartfield, Mayor

ATTEST:  
  
\_\_\_\_\_  
Autumn Klein, Clerk of Council

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
William Mattes, Law Director

## CHAPTER 1167

### Community Service District

- 1167.01 Purpose and intent.
- 1167.02 Permitted and conditional uses.
- 1167.03 Development standards.

#### CROSS REFERENCES

Off-street parking and loading - see P. & Z. 1183  
Satellite ground stations - see P. & Z. 1191.02

#### 1167.01 PURPOSE AND INTENT

The Community Service District is designed to provide for those businesses and commercial uses which require production, service space or extensive storage areas, and for compatible sales operations. The purpose and intent of the district is to provide suitable areas for the development of business service facilities, community service facilities, repair services and suitable types of sales operations; and further, to promote and encourage the introduction of limited manufacturing and light industrial operations.  
(Ord. 16-99. Passed 4-7-99.)

#### 1167.02 PERMITTED AND CONDITIONAL USES

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  - (5) General equipment, materials and heavy vehicle storage, and sales and related interests, offices and facilities for general contracting, heavy equipment contracting, mechanical, metalworking and electrical contracting and facilities for warehousing, storing and selling materials and equipment used in such businesses; storage yards or plants for rental or sale of construction equipment; building materials yards; chemical packaging, sales and storage; concrete, masonry, sheet metal, plumbing and heating shops and facilities for warehousing, storing and selling materials and equipment used in such businesses.
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  - (4) Movers and moving equipment with temporary, limited storage of moved goods.
  - (5) Residential uses: single, two and multi-family.
  - (6) Daycare facilities.
  - (7) Restaurants.(Ord. 02-22. Passed 2-2-22)
  - (8) Interpretation of this Section. Each use must have its own independent approval, whether permitted or conditional.
- (Ord. 08-14. Passed 9-3-14.)

**1167.03 DEVELOPMENT STANDARDS**

(a) The Village Planner shall require a site plan and perform an architectural review of all developments proposed pursuant to this Chapter. The site plan shall indicate:

- (1) A traffic and parking system plan that details points of access, identified and numbered parking spaces, and pedestrian walkways. The plan shall be so designed to minimize conflict points between pedestrian and vehicular movements. Minimizing the number of curb cuts within the lot frontage and joint curb cuts between adjacent uses for multi-family units and commercial business centers shall be encouraged.
- (2) Storm drainage runoff collection points.
- (3) Outdoor trash container systems shall be specifically located and screening shall be provided to enclose such containers from view.
- (4) Landscape and outdoor lighting plans.
- (5) The applicant shall design and provide a program to control other nuisances related to the carrying out of the land use.

(b) Lot Requirements.

- (1) Minimum lot area. None, except that lot size shall be adequate to meet all yard parking requirements.
- (2) Minimum lot width. None, except that all lots must abut a public street and have adequate width to meet parking and yard requirements.
- (3) Parking areas. Parking may not be provided in the front of structures, but shall be provided at the rear or side of structures. Parking areas shall be no closer to main structures than five feet and shall not be located within ten feet of any lot line. Parking areas adjacent to a residential district shall be screened.

(c) Building Requirements.

- (1) Maximum height: thirty feet.
- (2) Any accessory buildings shall have the same requirements for yards as main buildings.
- (3) Storm drainage collection points shall be indicated and outdoor trash containers shall be specifically located and sufficiently screened to avoid nuisance to and avoid being viewed from surrounding properties.
- (4) The screening of open lot storage from all abutting and adjacent lots shall be required.
- (5) Setbacks: Side and rear yards shall have a setback of eight feet, and front yards shall have a setback of twenty feet.
- (6) Retail outlets, retail food preparation, specialty shops, and service, and places of assembly as itemized in Section 1167.02(a)(9) to (12) respectively, shall be no larger

than 12,000 square feet for any single tenant or use.  
(Ord. 15-08. Passed 1-7-09.)