

ORDINANCE NO. 16-20

AN ORDINANCE AMENDING VILLAGE ORDINANCES REGULATING B3
CENTRAL BUSINESS DISTRICT

WHEREAS, The Village Council is authorized by law, pursuant to Ohio Constitution Article 18, Section 3 and R.C. 715.01, to establish rules and regulations by ordinance for the benefit of the public health, safety and welfare where there is no infringement on the authority of the state; and,

WHEREAS, The Village Planning and Zoning Commission is established pursuant to R.C. 713.01, *et seq.*, and organized and empowered with those duties set forth in Village Ordinance Chapter 1139. The Village Planning and Zoning Commission has, in accordance with its authority, reviewed and recommended changes to the Village's Zoning Ordinances as set forth within this Ordinance; and,

WHEREAS, The Village Council has considered the recommendation of the Village Planning and Zoning Commission to amend Village Ordinance 1165.02 to include Standard Industrial Classification 7991 "Physical Fitness Facilities" as a permitted use within the B3 Central Business District and Council further finds that such a permitted use is consistent with the existing permitted uses within the B3 District and not contrary to the public welfare; and,

WHEREAS, The Village Council has determined that it is in the interest of the public health, safety and welfare to amend Village Ordinance Section 1165.02 governing regulations of the Village B3 Central Business District to establish Standard Industrial Classification 7991 "Physical Fitness Facilities" as a permitted use within the B3 Central Business District; and,

WHEREAS, The Village Council has determined that the amendments to Ordinance Section 1165.02 attached hereto as Exhibit A, does not conflict with existing state law and is in the interest of public health, safety and welfare.

NOW THEREFORE BE IT ORDAINED by the Village Council of Plain City, Ohio, as follows:

Section 1. The Village Council of Plain City hereby authorizes and directs the Fiscal Officer to order the changes to the Codified Ordinances of the Village of Plain City to include Standard Industrial Classification 7991 "Physical Fitness Facilities" as a permitted use within Village Ordinance 1165.02.

Passed: October 12, 2020.

Public hearing October 12, 2020

Attest: Renee Sonnell
Village Fiscal Officer

Jody Carney
Mayor

First reading: August 24, 2020.

Second reading: September 14, 2020.

Third reading: October 12, 2020. Vote: 4 yea ___ nay ___ abstain

Certificate of Publication

The undersigned, being Village Fiscal Officer of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 123.01 of the Codified Ordinances. The posting was done from 10.23, 2020 to 12.31, 2020 at the Office of the Fiscal Officer located at 213 South Chillicothe Street; the Plain City Public Library located at 305 W. Main Street; the Security National Bank located at 105 W. Main Street; the Richwood Banking Co. located at 601 W. Main Street; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: October 23, 2020

Renee Sonnell
Village Fiscal Officer

EXHIBIT A

**CHAPTER 1165
B3 Central Business District**

- 1165.01 **Purpose.**
- 1165.02 **Permitted use.**
- 1165.03 **Conditional use.**
- 1165.04 **Development standards for permitted use.**
- 1165.05 **Development standards for conditional use.**

CROSS REFERENCES

- Group codes and title numbers - see P. & Z. 1143.02(a)
- B1 Neighborhood Business District - see P. & Z. Ch. 1161
- B2 Community Business District - see P. & Z. Ch. 1163
- PCD Planned Commercial District - see P. & Z. Ch. 1179
- Conditional Uses - see P. & Z. Ch. 1138.06

1165.01 PURPOSE.

The Central Business District is intended to support and encourage existing and future businesses and reflect revitalization standards and strategies in the concentration of retail, service, office, institutional, commercial, recreational and cultural facilities that are compatible in the uptown area of the community.

(Ord. 4-14. Passed 8-25-14.)

1165.02 PERMITTED USE.

The following uses shall be permitted in the B3 Central Business District:

- (a) Dwelling Structures. Two-family and multi-family dwelling structures.
- (b) Single-family dwellings in multi-story buildings.
- (c) Accessory Uses. Accessory buildings and uses in association with permitted dwellings as specified in Section 1183.05.

0742	Veterinary Services for Animal Specialties
523	Paint, Glass, and Wallpaper Stores
525	Hardware Stores
531	Department Stores
533	Variety Stores
539	Miscellaneous General Merchandise Stores
541	Grocery Stores
543	Fruit and Vegetable Markets
544	Candy, Nut, and Confectionery Stores
545	Dairy Products Stores

546	Retail Bakeries
553	Auto and Home Supply Stores
554	Gasoline Service Stations
561	Men's and Boys' Clothing and Accessory Stores
562	Women's Clothing Stores
563	Women's Accessory and Specialty Stores
564	Children's and Infants' Wear Stores
565	Family Clothing Stores
566	Shoe Stores
569	Miscellaneous Apparel and Accessory Stores
571	Home Furniture and Furnishings Stores
572	Household Appliance Stores
573	Radio, Television, Consumer Electronics, and Music Stores
5812	Eating Places
591	Drug Stores and Proprietary Stores
593	Used Merchandise Stores *Except Pawn Shops
594	Miscellaneous Shopping Goods Stores
599	Retail Stores, Not Elsewhere Classified *Except retail sale of Fireworks
602	Commercial Banks
603	Savings Institutions
606	Credit Unions
608	Foreign Banking and Branches and Agencies of Foreign Banks
609	Functions Related to Depository Banking
611	Federal and Federally-Sponsored Credit Agencies
614	Personal Credit Institutions
615	Business Credit Institutions
616	Mortgage Bankers and Brokers
621	Security Brokers, Dealers, and Flotation Companies
622	Commodity Contracts Brokers and Dealers
623	Security and Commodity Exchanges

628	Services allied with the Exchange of Securities or Commodities
631	Life Insurance
631	Life Insurance
632	Accident and Health Insurance and Medical Service Plans
633	Fire, Marine, and Casualty Insurance
635	Surety Insurance
636	Title Insurance
637	Pension, Health, and Welfare Funds
639	Insurance Carrier, Not Elsewhere Classified
641	Insurance Agents, Brokers, and Service
651	Real Estate Operators (Except Developers) and Lessors
653	Real Estate Agents and Managers
654	Title Abstract Offices
655	Land Subdividers and Developers
671	Holding Offices
672	Investment Offices
673	Trusts
866	Religious Organizations
869	Membership, Organizations, Not Elsewhere Classified
871	Engineering, Architectural, and Surveying Services
872	Accounting, Auditing, and Bookkeeping Services
8741	Management Services
8742	Management Consulting Services
8743	Public Relations Services
8748	Business Consulting Services, Not Elsewhere Classified
8999	Services, Not Elsewhere Classified
911	Executive Offices
912	Legislative Bodies
913	Executive and Legislative Offices Combined
919	General Government, Not Elsewhere Classified

921	Courts
9221	Police Protection
9222	Legal Counsel and Prosecution
9224	Fire Protection
9229	Public Order and Safety, Not Elsewhere Classified
931	Public Finance, Taxation, and Monetary Policy
941	Administration of Educational Programs
943	Administration of Public Health Programs
944	Administration of Social, Human Resource and Income Maintenance Programs
945	Administration of Veteran's Affairs, Except Health and Insurance
951	Administration of Environmental Quality Programs
953	Administration of Urban Planning and Community and Rural Development
961	Administration of General Economic Programs
962	Regulation and Administration of Transportation Programs
963	Regulation and Administration of Communications, Electric, Gas, and Other Utilities
964	Regulation of Agricultural Marketing and Commodities
965	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors
966	Space Research and Technology
	Small Wind Energy Projects that meet the requirements of Sections 1196.04 - 1196.06.
0752	Dog Grooming to Exclude Kennels
7991	<i>Physical Fitness Facilities</i>

(Ord. 1-15. Passed 4-27-15; Ord. 4-16. Passed 6-27-16; Ord. __-__. Passed __-__-__)