

As circulated
March 2, 2026 December 15, 2025
Strategic Planning Meeting
Elyria City Council

1. CALL TO ORDER:

The strategic planning meeting of Elyria City Council was called to order on Monday December 15, 2025 at 7:51 p.m. immediately following the Regular Council Meeting.

MEMBERS PRESENT: Callahan, Cerra, Armstrong, Oswald, Mitchell, Schneider, Tollett, Lipian, Siwierka, Davis, Stewart

OTHERS PRESENT: Mayor Brubaker, SSD Pyanowski, Fin. Dir. Pileski, Law Director Deery, Police Captain Grooms, engineer Schneider, HR Director Yousefi

2. The matter of review of the proposed zoning code: The proposed zoning code will result in the rezoning of all parcels within the City of Elyria

Referred By: City Planner Schoenig

President Stewart called the meeting to order and stated that the purpose of the meeting was to review the proposed planning and zoning code. The proposed zoning code will result in the rezoning of all parcels within the City of Elyria. President Stewart shared that in anticipation of the proposed changes, Town hall meetings had been held open to the public for any questions. He turned the meeting over to City Planner Schoenig to provide a full overview of the proposed planning and zoning code.

City Planner Schoenig explained to council members that he would provide a presentation of the work that had taken place over the last three years, at the conclusion open the floor for questions. Attached, exhibits 'A', 'B' proposed zoning code draft, revisions.

 2025-12-11_Zoning Code Draft_Elyria.pc  Proposed Zoning Code Revisions (Plar

The proposed planning and zoning code will be a complete rezoning of the entire city of Elyria, every single parcel. CP Schoenig explained this would be a replacement for part eleven of the codified ordinances, to include title one, planning, title three for subdivision regulations and title five for zoning code. The purpose has been driven from the comprehensive plan which was approved by city council in 2024. The purpose of the update is to modernize our terms that are within the zoning codes. The last update occurred in 1998. CP Schoenig explained that a lot of national trends have changed since 1998, such as mixed-use development and walkability as a focus. Streamlined language tables and graphics have been implemented to help make the process more understood by the general public. CP Schoenig provided an overview of the zoning map that is accessible on the city of Elyria website.:

<https://www.cityofelyria.org/departments/community-development/cityplanning/>

Terminology has been simplified and adjustments made to boundaries. Residential areas will remain residential. There are currently seventeen zoning districts in the city that will be reduced to nine. Redundant code information and outdated language will be removed. The seven residential zoning districts will be reduced to three. Key differences that have been noticed are setback requirements have changed from thirty feet to twenty feet in residential areas. The change will allow for greater density. CP Schoenig shared information regarding the national

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housing crisis and how this change would make it easier for development of residential properties within the city. Sign language has been updated as well due to it being outdated. Parking requirements have been updated to implement parking for bicycles to promote a more walkable nature throughout the city. In addition, fence regulations will conform to modern terminology. The overall benefits include alignment with comprehensive plan that was approved in 2024 and supports the long-term growth and development goals. One of the components of the comprehensive plan was the zoning code update with modern terminology, mixed use, walkability, modernized regulations and transparency which is a summary of what was presented by CP Schoenig. The zoning code document started as a forty-eight-page document and is currently two-hundred and twenty-four pages. Significant progress has been made in a year to provide the proposed changes. The law, engineer, building and safety services department were all pivotal in the assistance provided to create a concise document for council members to review. CP Schoenig stated the document would be considered a living document in contrast to the current zoning code that has remained the status quo since 1998. The current document is malleable and will be reviewed consistently for change as necessary. CP Schoenig opened the floor for questions.

Council member Schneider expressed concern regarding corridor zoning due to a lack of consistency. He shared that residents have reached out to him with concerns of having businesses abutting up to their residences. Council member Schneider asked for further clarification on the corridor zoning. CP Schoenig explained that changes have made as of the last Planning Commission meeting. Initially West and East Avenue were zoned for corridor previously, however, CP Schoenig recommended to Planning Commission to make a change, it was approved to reduce the corridor zoning down to Residential II. CP Schoenig explained the corridor zoning has a component regarding drive-through establishments that a resident made concern of. Certain requirements have been added to restrict the time in which drive-through establishments can operate, as well as screening and buffering requirements. Council member Schneider asked for clarification that existing drive-through establishments would be grandfathered in. CP Schoenig confirmed yes.

Council member Tollett asked if any of the proposed zoning changes could affect a business or residential owner's property taxes? CP Schoenig deferred to Law Director Deery. Law Director Deery shared she believed a change in property value may occur, not in taxes. Safety Service Director Pyanowski added that the question could be looked into further considering the Lorain County Auditor reassess property values every three years, if a property is re-classified, it may be determined the property is either more or less valuable due to the zoning change upon going to market. Council member Schneider shared that he believes the process is a current and best use determination by the county when the tax update process is done.

Council member Oswald asked if a grandfathered drive through establishment changes ownership, would that exclude the grandfather clause to the new owner? Law Director Deery responded the issue would be in the continuous use of the business and the non-conforming use. Council member Armstrong expressed his appreciation to CP Schoenig and Community Development Director Ms. Scott for all of their hard work in the creation of the 200 plus page zoning document.

Council member Siwierka stated she has received resident calls of concern as well. She asked what is the biggest area of the city that would be affected by the changes. Council member

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Siwierka asked questions regarding the process of referrals to planning commission and clarity regarding who responds to zoning questions. She suggested mechanisms be put in place to make things easier. Mayor Brubaker responded that everything from a zoning standpoint would be referred to CP Schoenig. He was brought on as the role of city planner for all things zoning related. There are subjects in the zoning code that have been changed to make it easier to be approved in house. Not everything can be done through planning commission and council. The ordinance will reflect the zoning will remove the building official and provide the authority to the city planner, with support of the engineering, building and community development departments.

Attorney Breunig addressed council in an advisory role, not as legal counsel. He shared that one of the challenges that was encountered when revising the zoning code was the constraints of the city charter. The city charter contains certain language that requires planning commission review within certain periods of time, recommendations to council, the process starting by president's referrals to planning commission and then back to council. To make things as user friendly as possible a central depository was made through Mr. Schoenig's office to receive that information, transmit it council clerks, to planning commission and back. The goal is from a user perspective they are only interacting with Mr. Schoenig or his delegate.

Council member Mitchell inquired about how the zoning changes would affect home daycare businesses? CP Schoenig responded they reviewed daycare businesses significantly. Reviewed the Ohio revised code, and requirements. He explained that Type B daycares are explicitly. They are allowed in any residential district, with one to six children. It is permitted by rights. Type A daycares are different, in that there is a split in the community. It is handled as a conditional use review. The current restriction required a significant amount of roadway frontage. The requirements for roadway frontage have been removed and the focus is on the safety of the children. A requirement for fencing in the yard has been established for the children's safety. Basic requirements have been established that will still filter through city council for public speaking opportunities, however it will not be as restrictive as the current code.

Council member Schneider asked about signage waivers for corporate guidelines that was a common request that he could recall from his time serving on planning commission, he asked if the zoning code addressed the waivers. CP Schoenig responded the zoning code does address signage, there are things that are in the designer review guidelines which are separate. The design review guidelines are in process of being updated. Some of the restrictions are regarding colors and certain colored backing of the signage. The plans are to remove some of those guidelines.

Law Director Deery shared many of the topics that were reviewed during the zoning overhaul, signs, two front yards, fencing, variances and other items. Those were the items addressed in this update because they were the matters on the board of zoning agenda. These were the priorities that needed to be streamlined.

Council member Schneider asked about zoning overlay. CP Schoenig responded the zoning overlay has been eliminated. He explained part of this process was to eliminate any overlay or planned unit developments due to it being antiquated in nature.

President Stewart praised the entire team for a great job on such a monumental accomplishment with the zoning code update. He recommended the matter move on to the first Strategic Planning meeting of the new year for the new council.

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March 2, 2024 Strategic Planning Meeting
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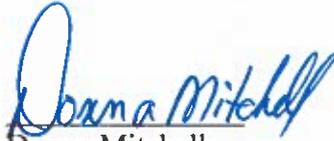
3. ADJOURNMENT:

Mitchell moved, Cerra seconded to adjourn the Strategic Planning Meeting at 8:18 p.m.

MOTION CARRIED



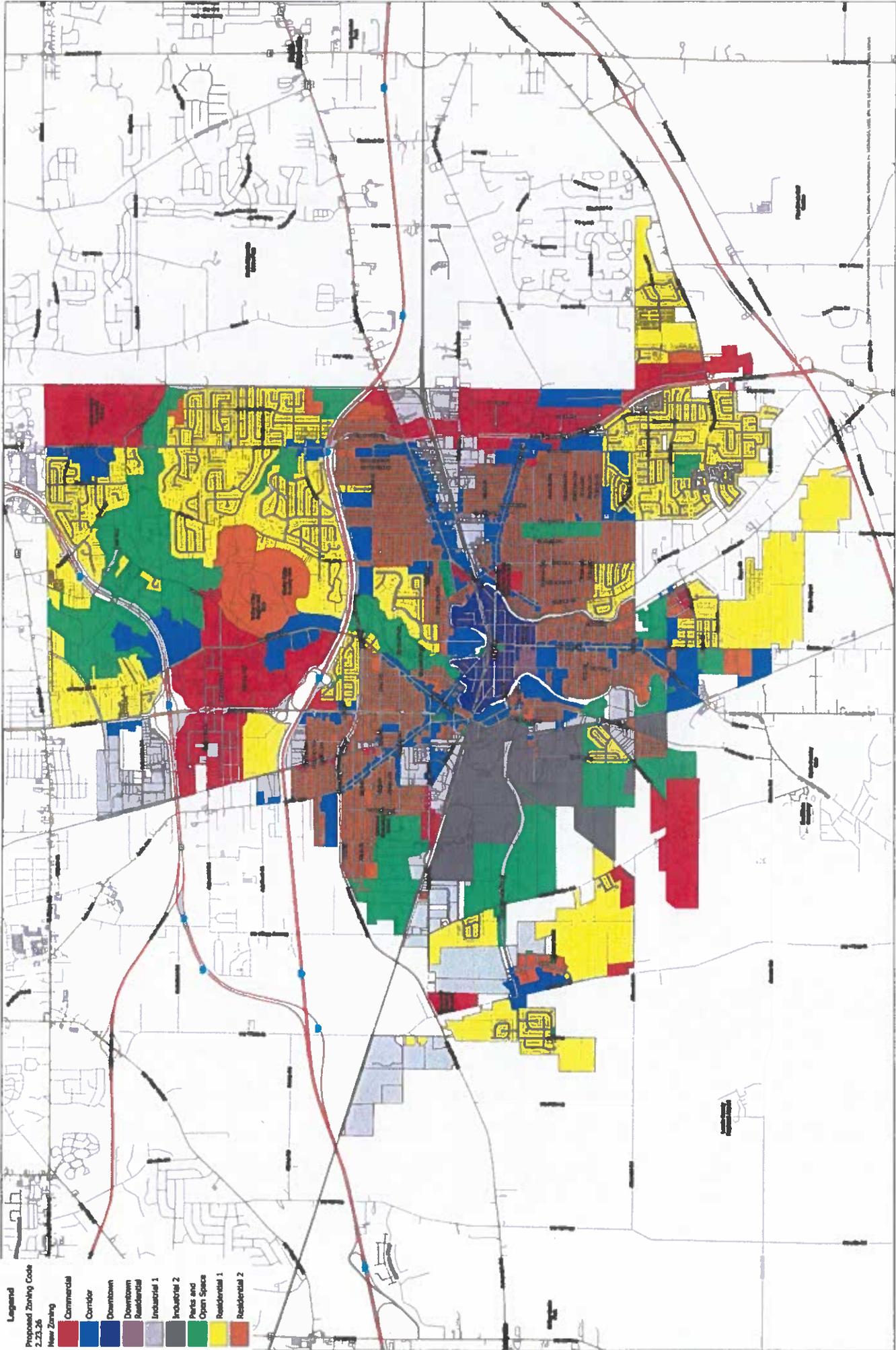
Victor Stewart, III
Clerk of Council



Donna Mitchell
President of Council

YouTube Link: <https://www.youtube.com/watch?v=Qk1fXjSfTEc>

Rlp /



Legend
Proposed Zoning Code
2.23.26
New Zoning

- Commercial
- Corridor
- Downtown
- Downtown Residential
- Industrial 1
- Industrial 2
- Parks and Open Space
- Residential 1
- Residential 2

Proposed Revisions to Draft Zoning Code Version (Planning Commission)

1. Zoning Map (page 1):

- a. **Existing Zoning:** Corridor for properties fronting West Avenue on the westside from south of 8th Street (parcel # 06-26-024-102-048) to north of Oberlin Road (parcel # 10-00-003-115-053) and the eastside from south of Vic Janowicz Drive (parcel # 06-26-026-000-001) to north of Oberlin Road (parcel # 10-00-003-118-010). Residential-2 for properties fronting East Avenue on the westside from south of 5th Street (parcel # 06-26-043-000-017) to north of 16th Street (parcel # 06-26-003-103-028) and the eastside from south of 5th Street (parcel # 06-26-052-000-019) to 16th Street (parcel # 06-26-004-000-004).
- b. **Proposed Zoning:** Residential-2 for properties fronting West Avenue on the westside from south of 8th Street (parcel # 06-26-024-102-048) to north of Oberlin Road (parcel # 10-00-003-115-053) and the eastside from south of Vic Janowicz Drive (parcel # 06-26-026-000-001) to north of Oberlin Road (parcel # 10-00-003-118-010). Residential-2 for properties fronting East Avenue on the westside from south of 5th Street (parcel # 06-26-043-000-017) to north of 16th Street (parcel # 06-26-003-103-028) and the eastside from south of 5th Street (parcel # 06-26-052-000-019) to 16th Street (parcel # 06-26-004-000-004).

2. Section 1101.04 Responsibilities of Commission

a. Existing Text

The Commission shall have the following powers and responsibilities:

1. To initiate and conduct an ongoing process for the survey of cultural resources within the City in accordance with the standards and guidelines established by the Ohio Historic Preservation Office;
2. To keep a register of listed properties and designated Landmark Preservation Districts and to provide the City Engineer and the Building Department with a current copy. Said register shall be maintained at Elyria City Hall. The Ohio Historic Inventory Form shall be used to value properties for determination as a listed or contributing property;
3. To recommend to Council legislation for designation of individual properties and historic districts that would serve to beautify, protect, preserve, restore and develop the City or that would involve revisions to this chapter;
4. To review all proposals for National Register nominations;
5. To work to erect historic markers to denote landmark buildings and areas in the City;
6. To act as an advisor to public officials and private individuals regarding the protection of local cultural resources;
7. To provide approvals or denials of Certificates of Approval;
8. To work for the continuing education of the residents with respect to the architectural and historic heritage of the City;
9. To study the problems and determine the needs of the City in restoring and preserving historic landmarks, areas and neighborhoods;
10. To recommend that the City make application for grants and funds from governmental and private entities; and
11. To do such other acts that are necessary and proper to perform those duties with which it is charged under this chapter.

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b. Proposed Text:

The Commission shall have the following powers and responsibilities:

1. To initiate and conduct an ongoing process for the survey of cultural resources within the City in accordance with the standards and guidelines established by the Ohio Historic Preservation Office;
2. To keep a register of listed properties and designated Landmark Preservation Districts and to provide the City Engineer and the Building Department with a current copy. Said register shall be maintained at Elyria City Hall. The Ohio Historic Inventory Form shall be used to value properties for determination as a listed or contributing property;
3. To recommend to Council legislation for designation of individual properties and historic districts that would serve to beautify, protect, preserve, restore and develop the City or that would involve revisions to this chapter;
4. To review all proposals for National Register nominations;
5. To work to erect historic markers to denote landmark buildings and areas in the City;
6. To prepare design guidelines for renovations to existing historic buildings and to non-historic buildings within designated districts and for new construction within designated districts;
7. To review and act on all applications for certificates of approval as required and to establish rules and procedures for this action;
8. To act as an advisor to public officials and private individuals regarding the protection of local cultural resources;
- ~~9. To provide approvals or denials of Certificates of Approval;~~
9. To work for the continuing education of the residents with respect to the architectural and historic heritage of the City;
10. To study the problems and determine the needs of the City in restoring and preserving historic landmarks, areas and neighborhoods;
11. To work with developers, builders, and building owners to make them aware of this chapter and secure their cooperation with its provisions;
12. To employ technical experts as required to perform the Commission's duties as City finances and staff permit;
13. To recommend that the City make application for grants and funds from governmental and private entities; and
14. To do such other acts that are necessary and proper to perform those duties with which it is charged under this chapter.

3. Section 1101.06 Certificates of Approval Required; Emergencies

- a. **Existing Text:** No person owning, renting or occupying a property which is designated as a listed property or which is part of or within a Landmark Preservation District shall make any alteration or perform any demolition without first obtaining notice from the Zoning Administrator that a Certificate of Approval is not required or a Certificate of Approval from the Commission. The Zoning and Administrator and Commission shall utilize the Secretary of the Interiors Standards for Rehabilitation as a reference.
- b. **Proposed Text:** No person owning, renting or occupying a property which is designated as a listed property or which is part of or within a Landmark Preservation District shall make any alteration or perform any demolition without first obtaining a certificate of approval therefor from the Elyria Landmarks Preservation Commission. This section shall not prevent the City from acting to prevent immediate peril to its residents. In the event of fire or other emergency in which, in the judgement of the Safety Service Director, immediate action is required, permission

Proposed Revisions to Draft Zoning Code Version (Planning Commission)

~~to demolish is hereby granted. No person owning, renting or occupying a property which is designated as a listed property or which is part of or within a Landmark Preservation District shall make any alteration or perform any demolition without first obtaining a certificate of approval from the Commission.~~ The Commission shall utilize the Secretary of the Interiors Standards for Rehabilitation as a reference.

4. Section 1101.07 Certificate of Approval Application Process (pages 4-5)

- a. Existing Text: The Commission Secretary shall notify the Zoning Administrator of all designations made pursuant to this chapter. The Building Department shall refer all applicants for building permits in areas designated to the Zoning Administrator. The Zoning Administrator shall determine if the proposed change meets the following criteria:
 - a. Certificates of Approval shall not be required for the following:
 - i. Normal maintenance and repair. Now or hereafter in the historic district, nothing in this section shall be construed to prevent any normal maintenance or repair of a building or architectural feature which does not involve a change in material, architectural design, arrangement, or texture—as determined by the Zoning Administrator. The applicant shall provide proof of the existing and proposed materials to verify the material is being replaced in-kind or the applicant is replacing materials that are currently existing on the building or architectural feature.
 - ii. Public Safety Concern. Nothing in this section shall be construed as to prevent the alteration, change, construction, reconstruction, or demolition of any structure or architectural feature, as designated by the Safety Service Director, as being unsafe or presents a dangerous condition as may be required for the public safety pursuant to any applicable City code.
 - b. If it is determined that the building permit meets the criteria found in part “a” of this Section, written notice shall be forwarded by the Commission Secretary to the Commission members that no action is needed from the Commission and the applicant shall be referred to the Building Department for applicable permits.
 - c. If it is determined that the building permit does not meet the criteria found in part “a” of this Section, the Zoning Administrator shall notify the Commission Secretary that the building permit will require a review by the Commission. The Commission Secretary shall notify the applicant and the Commission of the need for Landmarks Commission application. A building permit for alteration or demolition shall not be issued unless a Certificate of Approval from the Commission has been obtained.
 - d. The Commission shall prepare an application form with a list of the procedures necessary for obtaining Certificates of Approval. Any application shall be reviewed within thirty days of receipt thereof or at the next regularly scheduled Commission meeting, whichever first occurs. The applicant shall be given written notice of the Commission meeting at which his or her application will be considered. A written notification of the Commission's decision will also be sent to each applicant by regular mail.
 - e. If the Commission finds that the proposed work will not adversely affect the building under the terms of this chapter, then a Certificate of Approval shall be issued. If the Commission finds that the proposed work will result in an adverse effect to the City under the terms of this chapter, and that the proposed work significantly violates the terms of the Commission's design guidelines, then a Certificate of Approval shall be denied. The Commission will make every attempt to work with the applicant to find an acceptable treatment.

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f. When a Certificate of Approval is required and issued, a time period shall be specified during which the proposed work shall be completed. The time period shall be established by the Commission in its operating procedures based upon the type of work to be performed and a reasonable length of time for that type of work to be completed. In no case shall a Certificate of Approval be valid for more than eighteen months from date of issuance by the Commission.

b. Proposed Text:

a. The Commission Secretary shall notify the Building Department, Director of Community Development, and Zoning Administrator of all designations made pursuant to this chapter. The Building Department shall refer all applicants for building permits in areas so designated to the Elyria Landmarks Preservation Commission. A building permit for alteration or demolition shall not be issued unless a certificate of approval from the Commission has been obtained.

b. The Commission shall prepare an application form and a list of the procedures necessary for obtaining certificates of approval. Any application shall be reviewed within thirty days of receipt thereof or at the next regularly scheduled Commission meeting, whichever first occurs. The applicant shall be given written notice of the Commission meeting at which his or her application will be considered. A written notification of the Commission's decision will also be sent to each applicant by regular mail.

c. If the Commission finds that the proposed work will not adversely affect the building under the terms of this chapter, then a certificate of approval shall be issued. If the Commission finds that the proposed work will result in an adverse effect to the City under the terms of this chapter, and that the proposed work significantly violates the terms of the Commission's design guidelines, then a certificate of approval shall be denied. The Commission will make every attempt to work with the applicant to find an acceptable treatment.

d. When a certificate of approval is issued, a time period shall be specified during which the proposed work shall be completed. The time period shall be established by the Commission in its operating procedures based upon the type of work to be performed and a reasonable length of time for that type of work to be completed.

5. Section 1109.03 Purpose (3) (page 33):

a. **Existing Text:** Adequate provision of pure water and sewage treatment, and to insure provision for storm drainage and various other facilities, so as to insure an integrated development of the City in an efficient and orderly manner to promote the health, safety and general welfare of the residents of the City. a) To protect public health, safety, and General Welfare of the City; b) To guide the future growth and development of the City in accordance with the Elyria Comprehensive Plan; c) To establish standards of design and procedures for subdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land; d) To insure the public facilities are available and will have a sufficient capacity to serve proposed subdivisions; e) To prevent the pollution of air streams and ponds, to assure adequate drainage facilities, safeguard the water table, preserve natural resources, topography, and the value of land.

b. **Proposed Text:** Adequate provision of pure water and sewage treatment, and to ~~insure~~ensure provision for storm drainage and various other facilities, so as to ~~insure~~ensure an integrated development of the City in an efficient and orderly manner to promote the health, safety and general welfare of the residents of the City. a) To protect public health, safety, and General

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Welfare of the City; b) To guide the future growth and development of the City in accordance with the Elyria Comprehensive Plan; c) To establish standards of design and procedures for subdivisions, in order to further the orderly layout and use of land, and to ~~insure~~ ensure proper legal descriptions and monumenting of subdivided land; d) To ~~insure~~ ensure the public facilities are available and will have a sufficient capacity to serve proposed subdivisions; e) To prevent the pollution of air streams and ~~ponds~~, to ~~assure~~ ensure adequate drainage facilities, safeguard the water table, preserve natural resources, topography, and the value of land.

6. Section 1110.06 Major Subdivision Process (page 39):

- a. **Existing Text:** “Developer Provides a Performance Guarantee”
- b. **Proposed Text:** “Developer Provides a Performance Guarantee (Optional if improvements are not completed per the City Engineer)”

7. Section 1112.03 Street Construction (pages 67-68)

- a. **Existing Text:** All concrete pavements shall have an overall minimum width of 28 feet (back to back of curb) and a minimum thickness of 8 inches. The concrete pavement shall be placed on a granular stone base of not less than 4 inches in thickness. The integral rolling curb shall have a depth of 4 inches. The entire right-of-way of all streets, including side streets, shall be graded the full width between lot lines. Refer to City design standards. Private streets shall be a minimum 22 feet wide and constructed the same as public streets. No parking will be allowed on streets less than 26 feet wide (back of curb to back of curb). Streets may be constructed with a concrete curb with an asphalt center as determined by the City Engineer.
- b. **Proposed Text:** All concrete pavements shall have an overall minimum width of 28 feet (back of curb to back of curb) and a minimum thickness of 8 inches. The concrete pavement shall be placed on a granular stone base of not less than 4 inches in thickness. The integral rolling curb shall have a depth of 4 inches. The entire right-of-way of all streets, including side streets, shall be graded the full width between lot lines. Refer to City design standards. Private streets shall be a minimum 22 feet wide and constructed the same as public streets.- No parking will be allowed on streets less than 26 feet ~~wide or less~~ (back of curb to back of curb). Streets may be constructed with a concrete curb with an asphalt center as determined by the City Engineer.

8. Section 1115.06 Rules of Measurement (3) Determining Lot Lines and Building Setbacks (a) Lot Lines (iv) Rear Lot Line (page 86):

- a. **Existing Text:** Rear Lot Line. The rear lot line is the lot line which is most opposite the front lot line. Each lot shall have one rear lot line. In the case of a corner lot with more than one front lot line, the rear lot line is the lot line which is most opposite the shortest front lot line. In the case of an irregular or triangular-shaped lot, the rear lot line is a line 10 feet in length within the lot situated parallel to and at the maximum distance from the front lot line.
- b. **Proposed Text:** Rear Lot Line. The rear lot line is the lot line which is most opposite the front lot line. Each lot shall have one rear lot line. ~~In the case of a corner lot with more than one front lot line, the rear lot line is the lot line which is most opposite the shortest front lot line.~~ In the case of an irregular or triangular-shaped lot, the rear lot line is a line 10 feet in length within the lot situated parallel to and at the maximum distance from the front lot line.

Proposed Revisions to Draft Zoning Code Version (Planning Commission)

9. Section 1115.06 Rules of Measurement (3) Determining Lot Lines and Building Setbacks (a) (v) Lot Lines for Corner Lots and Double Frontage Lots (pages 86-87):

- a. **Existing Text:** Lot Lines for Corner Lots and Double Frontage Lots. If a lot has more than one lot line that abuts a street right-of-way, such as is the case with a corner lot or a double-frontage lot, the front lot line shall be determined as the street the lot is addressed. In the case of a corner lot, the second frontage shall be determined as a side yard. In the case of a Double Frontage lot, the secondary frontage shall be determined as the rear yard. If an address has not been assigned, the City Engineer shall provide an address per the City of Elyria Code of Ordinances, Chapter 909.
- b. **Proposed Text:** Lot Lines for Corner Lots and Double Frontage Lots. If a lot has more than one lot line that abuts a street right-of-way, such as is the case with a corner lot or a double-frontage lot, the front lot line shall be determined as the street the lot is addressed. In the case of a corner lot, the second frontage shall be determined as a side ~~yard~~ lot line and the lot line opposite of the addressed street shall be considered the rear lot line. In the case of a Double Frontage lot, the front lot line shall be determined as the street the lot is addressed and the secondary frontage shall be determined as the rear ~~yard~~ lot line. If an address has not been assigned, the City Engineer shall provide an address per the City of Elyria Code of Ordinances, Chapter 909.

10. Section 1115.06 Rules of Measurement (3) Determining Lot Lines and Building Setbacks (b) Setbacks (ii) Side Setback (page 87):

- a. **Existing Text:** Side Setback. A side setback is the shortest horizontal distance between a structure and a side lot line of the lot. For the purposes of this code, the setback between a structure and any street right-of-way not named in the registered address of the property shall be considered a side setback, not a front setback.
- b. **Proposed Text:** Side Setback. A side setback is the shortest horizontal distance between a structure and a side lot line of the lot. For the purposes of this code, the setback between a structure and any street right-of-way not named in the registered address of the property shall be considered a side setback, not a front setback, and the side setback shall be twice the standard side setback for the applicable zoning district.

11. Section 1117.06 (f) Townhouse Residential (ii) Use-Specific Standards (4) Density (page 101)

- a. **Existing Text:** Density. The density of the entire development area shall not exceed five (5) dwelling units per acre, unless otherwise approved by the Planning Commission and City Council.
- b. **Proposed Text:** Density. The density of the entire development area shall not exceed five-eight (85) dwelling units per acre, unless otherwise approved by the Planning Commission and City Council.

12. Section 1119.07 Residential-2 District (page 144):

- a. **Existing Text:** Short-Term Rentals are indicated as “Administrative Review”
- b. **Proposed Text:** Short-Term Rentals indicated as “Conditional Use Review”

Proposed Revisions to Draft Zoning Code Version (Planning Commission)

13. Section 1121.02 Accessory Use Regulations (page 184)

- a. **Existing Text:** Location of Accessory Uses. An accessory use in or on which it is conducted must be located on the same lot as the principal use with which the accessory use is associated. Accessory uses defined in this Planning and Zoning Code shall conform to all location requirements listed in the applicable accessory use-specific standards. Accessory uses not defined in this Planning and Zoning Code shall be located three (3) feet from any lot line.
- b. **Proposed Text: Location of Accessory Uses.** An accessory use in or on which it is conducted must be located on the same lot as the principal use with which the accessory use is associated. Accessory uses defined in this Planning and Zoning Code shall conform to all location requirements listed in the applicable accessory use-specific standards. Accessory uses shall conform to the location requirements provided. If location requirements are not provided, accessory uses shall be located three (3) feet from any lot line.

14. Section 1121.04.10 General Parking Facility Requirements (c) Minimum Distance and Setbacks (page 199):

- a. **Existing Text:** Minimum Distances and Setbacks. No part of any parking area for more than five (5) vehicles shall be closer than 10 feet to any dwelling, educational institution, hospital or other institution for human care. No parking area shall be located within the front yard or side street side yard required on any lot.
- b. **Proposed Text:** Minimum Distances and Setbacks. No part of any parking area for more than five (5) vehicles shall be closer than 10 feet to any dwelling, educational institution, hospital or other institution for human care. No parking ~~area space~~ shall be located within the required front yard or ~~side street~~-side yard ~~required~~ on any lot.

15. Section 1121.09 Dumpsters and Solid Waste Storage Regulations (page 213):

- a. **Existing Text:** Setbacks. Dumpsters and other solid waste storage containers shall be located in compliance with the same minimum setbacks and may not be located closer to the street right-of-way than the principal structure on the lot.
- b. **Proposed Text:** Setbacks. Dumpsters and other solid waste storage containers ~~shall be located in compliance with the same minimum setbacks and may~~ shall not be located within the side or rear yard, shall not be closer to the street right-of-way than the principal structure on the lot, and shall not be closer than 6' to the side or rear property lines.

16. Section 165.28- add "City Planner" to the list of "Employees Exempt Under the Fair Labor Standards Act"