

6:59pm-The Lord's Prayer & Moment of Silence

Shelby City Council Agenda
Monday, January 6, 2025
COUNCIL CHAMBERS
29 MACK AVENUE
Shelby, Ohio
7:00 p.m.

Call to Order and Pledge of Allegiance

Roll Call:

Mr. Roub _____ Mr. Roberts _____ Mr. Cutlip _____ Mr. Martin _____ Mr. McLaughlin _____

Dispense with the Reading of the Journal from December 16, 2024 and December 30, 2024

Moved _____ 2ND _____

Mr. Roub _____ Mr. Roberts _____ Mr. Cutlip _____ Mr. Martin _____ Mr. McLaughlin _____

Public Comment

Reports from Standing and Special Committees

Community & Economic Development Committee—Councilmember Cutlip—Did not meet

Public Works & General Operation Committee—Councilmember Roub—Did not meet

Safety Committee—Councilmember Roberts—Did not meet

Reports of City Officials

Steven L. Schag—Mayor

Brian A. Crum—Director of Finance

Gordon M. Eyster—Law Director

Joe Gies—Project Coordinator

New Business

AMERICA250-OH Project Formation of an Ad Hoc Committee

2023 Audit

Unfinished Business

Future use of Main Street Fire Station

Legislation

ORDINANCE NO 34-2024

AMENDING SECTION 1266.13 (AREA AND HEIGHT REQUIREMENTS; LOT SIZE; SETBACKS) OF THE CODIFIED ORDINANCES OF THE CITY OF SHELBY

3RD READING

Moved _____ 2ND _____

Mr. Roub _____ Mr. Roberts _____ Mr. Cutlip _____ Mr. Martin _____ Mr. McLaughlin _____

PASSAGE OF ORDINANCE

Moved _____ 2ND _____

Mr. Roub _____ Mr. Roberts _____ Mr. Cutlip _____ Mr. Martin _____ Mr. McLaughlin _____

Miscellaneous Business

Adjournment at _____ p.m.

Moved _____ 2ND _____

Mr. Roub _____ Mr. Roberts _____ Mr. Cutlip _____ Mr. Martin _____ Mr. McLaughlin _____

1st Reading
12/2/2024
2nd Reading
12/10/2024

ORDINANCE NO. 34-2024
(Sponsors: Councilmembers Roberts and Roub)

AMENDING SECTION 1266.13 (AREA AND HEIGHT REQUIREMENTS; LOT SIZE; SETBACKS) OF THE CODIFIED ORDINANCES OF THE CITY OF SHELBY.

WHEREAS, changes in the real estate market and the selling of homes and commercial property require changes to a chapter in the Zoning Code of the City of Shelby, Ohio; and

WHEREAS, The Shelby City Planning Commission at its meeting held on November 26, 2024, made a recommendation to the Shelby City Council to enact said section; and

WHEREAS, in accordance with mandates of the Zoning Ordinance for the City of Shelby, a public hearing shall be held concerning the proposed enactment; and

WHEREAS, it is in the public health, safety, morals and general welfare for the citizens of the City of Shelby that Section 1266.13 of Chapter 1266 of the Codified Ordinances of the City of Shelby be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SHELBY, OHIO, A MAJORITY ELECTED THERETO CONCURRING:

Section 1: That Section 1266.13 (Area and Height Requirements; Lot Size; Setbacks) of Chapter 1266 (Districts Generally and Zoning Map) of the Codified Ordinances of the City of Shelby be amended so that said section shall read as follows:

The Schedule of Regulations limiting the area and height of buildings, the minimum size of lots and the maximum size of lots and the maximum density permitted, and establishing minimum yard setback requirements, shall be as follows:

**SCHEDULE OF REGULATIONS
SCHEDULE LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT**

Use Districts	D.U. Per Acre	Min. Lot Area Req. Per Dwelling Unit		Maximum Height of Building		Minimum Yard Setback (Per Lot in Feet)			Minimum Floor Area Per Unit (Sq. Ft.)
		Area in Sq. Ft.	Width in Ft.	In Feet	In Stories	Front Yard	Each Side Yard	Rear Yard	
CD Conservation	0.2	217,000	200	30	2	50	10	50	1,200
R-1 Residential	3.96	11,000	80	30	2	30	8	40	1,200
R-1-A Residential	7.33	7,200	60	30	2	30	5	30	700
Single-family	5.19	8,400	60	30	2	30	5	35	800
Two-family	8.89	4,900	35	30	2	30	5(m)	30	700 Avg. 550 Min.
R-2-A Residential									
Single-family	5.19	8,400	60	30	2	30	5	35	800
Two-family	8.89	4,900	35	30	2	30	5(m)	30	700 Avg. 550 Min.
Townhouse dwelling	15.55	1,450(a)	16(b)	35	2	25	8(c,d,m)	10(d)	700

R-3 Residential									
Single-family	5.19	8,400	60	30	2	30	5	35	800
Two-family	8.89	4,900	35	30	2	30	5(m)	30	700 Avg. 550 Min.
Townhouse dwelling	18	1,450(a)	16(b)	35	2	25	8(c,d,m)	10(d)	700
Multiple-family	18	1,450(a)	(b)	35	2	25	8(c,d,m)	10(d)	(f)
MHP Manufactured Home Park									
B1 Neighborhood Business				30	2	25	8(c, d)	24(e)	
Townhouse dwelling	21	1,450(a)	16(b)	35	2	25	8(c,d,m)	10(d)	700
Multiple-family	21	1,450(a)	(b)	35	3	25	8(c,d,m)	10(d)	(f)
B-2 Central Business				50	3		(g,m)	(e)	
B-3 Highway Business				30	2	40	(h,m)	(h)	
OS-1 Office Service				50	3	30	(g,m)	(e)	
I-1 Lt. Industrial & Mfg.				50		50(i)	(k,l,m)	(k,l)	
I-2 Hvy Industrial & Mfg				100		50(j)	(k,l,m)	(k,l)	

Notes to Schedule of Regulations:

(a)	Minimum lot area is 10,500 square feet.
(b)	Minimum lot width of 70 feet, regardless of number of units.
(c)	Minimum distance between any two buildings on the same lot shall be 40 feet.
(d)	Wherever a side or rear yard abuts a one- or two-family Residential District, a minimum 25-foot width is required.
(e)	Off-street loading space shall be provided in the rear yard in accordance with the loading space provisions of this Zoning Code and shall be provided in addition to any required off-street parking facilities.
(f)	The requirements for dwelling units in a multiple-family dwelling are defined as follows:
	(1) Efficiency unit: A dwelling unit containing at least 350 square feet of floor area and consisting of not more than one room in addition to a kitchen, a dining room and necessary sanitary facilities. For purposes of computing density, it shall be considered a one-room unit.

	(2) One-bedroom unit: A dwelling unit containing a minimum floor area of at least 500 square feet, consisting of not more than two rooms in addition to a kitchen, a dining room and necessary sanitary facilities. For purposes of computing density, it shall be considered a two-room unit.
	(3) Two-bedroom unit: A dwelling unit containing a minimum floor area of 700 square feet, consisting of not more than three rooms in addition to a kitchen, a dining room and necessary sanitary facilities. For purposes of computing density, it shall be considered a three-room unit.
	(4) Three-bedroom unit: A dwelling unit wherein, for each room in addition to the three rooms permitted for a two-bedroom unit, there shall be provided an additional area of 200 square feet to the minimum floor area of 700 square feet. For purposes of computing density, a three-bedroom unit shall be considered a four-room unit.
(g)	No side yards are required along the interior side lot lines of the District. On an exterior side yard abutting a Residential District, there shall be provided a minimum side yard setback of 30 feet.
(h)	Thirty-five feet minimum when adjacent to a Residential District and on the side adjacent to the Residential District only. Otherwise, the minimum side yard width and rear yard depth shall be 25 feet.
(i)	Off-street parking shall be permitted to occupy part of the required front yard after approval of the parking plan layout and points of ingress and egress by the Planning Commission.
(j)	Where there is a front-to-front industrial relationship, or a front-to-side industrial relationship, the minimum front yard setback may be reduced to 25 feet. All front yards shall be landscaped in accordance with the provisions of Chapter 1296.
(k)	Side and rear yards shall be equal to at least the height of the average of the various masses, excluding towers and other appurtenances. All side and rear yards abutting a Residential District shall provide open space equal to at least 100 feet in width.
(l)	A six-foot high obscuring fence or screen, or a 20-foot wide greenbelt, measured from the lot line, shall be provided along those side and rear lot lines abutting a residential development.
(m)	A zero-lot line as dictated by Ordinance 1296.18

Section 2: That all other Sections of Chapter 1266 of the Codified Ordinances of the City of Shelby shall remain in full force and effect.

Section 3: That all meetings and hearings concerning the adoption of this Ordinance have been in compliance with Codified Ordinance 220.01, Ohio Revised Code Section 121.22, and the Charter of the City of Shelby, Ohio.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and the earliest period allowed by law.

PASSED: _____

Steven McLaughlin
Vice President of Council


APPROVED:

ATTEST: _____

Brian Crum
Clerk of Council

Steven L. Schag
Mayor

Prepared by:


Gordon M. Eyster
Director of Law