

Revised Zoning Ordinance - 2021

Key Changes



2001 Zoning Ordinance	2021 Zoning Ordinance
Farm Residence District (FR-1) <ul style="list-style-type: none"> Density 1.0 units/acre 	No change
Low-Density Residential District (R-2) <ul style="list-style-type: none"> Density 2.17 units/acre; 20k sf lot 	No change
Medium-Density Residential District (R-3) <ul style="list-style-type: none"> Density 4.36 unites/acre; 10k sf lot 	Removed
Planned Residence District (PRD) <ul style="list-style-type: none"> Density 8-12 units/acre Open space: minimum .015 acre per dwelling unit 	Revised (to align with Master Plan): <ul style="list-style-type: none"> Density <ul style="list-style-type: none"> Single family: 2 units/acre Single family attached: 4 units/acre Multifamily/apartment: 4 units/acre Multifamily/apartment units shall not exceed 20% of total dwelling units in district Open space: minimum .030 gross acres of tract
Neighborhood Office District (C-1) <ul style="list-style-type: none"> Single/Multifamily allowed as conditional use 	Removed
Neighborhood Commercial District (C-2) <ul style="list-style-type: none"> Single/Multifamily allowed as conditional use 	Removed
Planned Commercial & Office District (PC) <ul style="list-style-type: none"> Single/Multifamily allowed as permitted use. Residential density shall not exceed 8 units per acre No regulation on density Building size = maximum 3,000 sf per floor 	Revised <ul style="list-style-type: none"> Removed Single Family and Apartment residential (previously 14.03 j/k)
Not applicable	NEW: Planned Mixed-Use District (PMUD) <ul style="list-style-type: none"> Commercial must be included in Phase 1 construction; <ul style="list-style-type: none"> Master Plan recommends 40 sq. ft. commercial space, per person @ 2.5 persons per 2 BR unit See Article 17.03(K) Residential Density <ul style="list-style-type: none"> Single family: 2 units/acre Single family attached: 4 units/acre Multifamily/apartment: 4 units/acre; may increase to 6 units/acre with incentives: <ul style="list-style-type: none"> Increased open space Other community-based incentive Multifamily/apartment units shall not exceed 25% of total dwelling units in district Building size = maximum 10,000 sf per floor

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Industrial District (I)	Removed
Planned Industrial District (PI)	No change
Not applicable	<p>NEW: Planned Community Facilities (PCFD)</p> <ul style="list-style-type: none"> To provide a proper zoning classification for governmental, civic, welfare, educational, health care, senior citizen housing, religious, broadcasting, infrastructure and public service, park-and-ride facility, and recreational facilities in proper locations
Not applicable	<p>NEW: Planned Recreational (PREC)</p> <ul style="list-style-type: none"> To permit the construction and use of private, semi-public, and public recreation facilities, provided the proposed location of such facility recognizes and protects unique natural scenic areas for conservation of open space and for recreational uses.
Not applicable	<p>NEW: Old Towne Historic Overlay (OTHO)</p> <ul style="list-style-type: none"> To promote appreciation for the history and traditions of Galena; Foster civic pride in the beauty and contributions of the past; Preserve and protect Galena’s unique identity, heritage, and historic structures; Encourage adherence to architectural standards that are true to the historic styles present; and, Promote the use and preservation of historic sites and structures for the economic, cultural, and aesthetic benefit of its residents.
Not applicable	<p>NEW: Planned Adult Entertainment (PAE)</p> <ul style="list-style-type: none"> To regulate businesses in such a manner as to prevent the degradation of the character of the surrounding neighborhoods and to prohibit the establishment of adult businesses within close proximity to existing adult entertainment businesses, residentially zoned areas, schools, churches, parks, and playgrounds within the Village.

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Other Changes:

1. Article 3.04.01 Duties of the Galena Planning and Zoning Commission
 - Change per ORC that appeals to Subdivision Plats may be made to Council. *“Actions of the Planning and Zoning Commission approving or disapproving Subdivision Plats ~~shall not~~ may be the subject of appeal to Council per ORC 713.12.”*
2. Article 3.08 – Role of Council in Zoning Matters – new section
3. Article 5 - Amendments
 - 2001 version repeated this content in each section. Now, one simplified section for efficiency: Applications, Development Plan Requirements, Hearings, Approvals, etc.
 - 5.08 Commission Hearing Notice – (B) Advertising Requirements - Change per ORC 713.02 - required notice days from ten (10) to thirty (30)
4. Article 6.07 – Hearing Notice – per ORC 713.12, change notice requirement from 15 days to 30 days
5. Article 10.02 – Repeal (of Zoning Ordinance) – removed section; Per Ken, the Zoning Ordinance can be amended but not repealed.
6. Articles 13.04(N), 14.04(F), 15.04(C) – Group Homes or Residential Care Facilities
 - Revised number of residents from eight (8) to four (4)
 - Revised ‘Definitions’ for alignment: see Foster Care, Family Care, Group Care, Home for Adjustment, Institution
7. Article 27.04 – Control of Glare (luminaire Design Factors) – added the following:
 - L. All lighting shall be directed toward the ground and the interior of the parcel. Up-lighting shall be prohibited.
 - M. All non-essential outdoor lighting fixtures for non-residential uses, including lighting for parking areas, Signs, displays and aesthetic lighting, shall be turned off after business hours. Only lighting needed for safety or security may remain lit after close of business, in which case the lighting shall be reduced to the minimum level necessary. Automatic shut-off fixtures, auto-dimming to adjust lighting based on ambient lighting and the use of as little lighting as necessary without creating safety issues is encouraged.
8. Article 28.09 – Telecommunication Towers District Regulation - Added reference to ORC 519.02-519.25
 - (A) Towers not permitted: added Planned Mixed-Use District, Old Towne Historic Overlay District
 - (B) Towers permitted: added Planned Community Facilities District, Planned Recreational District, Planned Adult Entertainment District
 - (C) New content regarding fees/compensation to be approved by Council