



4a

**ORDINANCE NO. 2019-5**

**ENTITLED AN ORDINANCE ENACTING CHAPTER 1137 OF THE GALION PLANNING AND ZONING CODE BY ESTABLISHING THE SINGLE FAMILY RESIDENTIAL DISTRICT (R1-D) AND THE PURPOSE, PERMITTED USES, CONDITIONAL USES, AND DEVELOPMENT STANDARDS THEREFOR.**

WHEREAS, the purpose of this Ordinance is to amend the Galion Planning and Zoning Code as set forth in Part Eleven of the Galion Codified Ordinances, as amended, to enact Chapter 1137 by establishing the purpose, permitted uses, conditional uses and development standards in the new (R1-D) Single Family Residential District; and

WHEREAS, this Ordinance has heretofore been submitted to the Galion Planning Commission for its review and recommendations pertaining to its effect; and

WHEREAS, the Council of the City of Galion has conducted a public hearing on the within amendment to the Galion Planning and Zoning Code and the recommendations relating thereto from the Planning Commission which have been on file and available for public inspection for at least thirty (30) days prior to said hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GALION, STATE OF OHIO:

Section 1: That the Galion Planning and Zoning Code in Part Eleven of the Galion Codified Ordinances, as amended, be, and the same is hereby, amended by enacting new Chapter 1137, entitled (R1-D) Single Family Residential District, which shall read as set forth in Exhibit A attached hereto and made a part hereof.

Section 2: That this Ordinance shall be published in accordance with applicable Ohio Law.

Section 3: That this Ordinance shall take effect and be in full force from and after the earliest time allowed by law.

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CARL W. WATT  
PRESIDENT OF COUNCIL

ATTEST:

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JULIE L. BELL  
CLERK OF COUNCIL

APPROVED AS TO FORM:

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THOMAS N. PALMER  
DIRECTOR OF LAW

PRESENTED TO MAYOR ON: \_\_\_\_\_

APPROVED: \_\_\_\_\_

THOMAS M. O'LEARY, MAYOR (Date)

ADOPTED ON FIRST READING: \_\_\_\_\_

DATE

ADOPTED ON SECOND READING: \_\_\_\_\_

DATE

ADOPTED ON THIRD READING: \_\_\_\_\_

DATE

VOTE ON FINAL READING

YEA

NAY

MR. BALDINGER

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MS. CLARK

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MR. COMERFORD

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MS. ERLSTEN

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\_\_\_\_\_

DR. FELLNER

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MR. RICHART

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MR. TRIPLETT

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## **EXHIBIT A**

### **1139.01 PURPOSE**

The City of Galion recognizes that manufactured housing presents residential options and opportunities, especially related to cost, which are unavailable with conventional site-built housing. The R-1D Single Family Residential District is established to provide a desirable residential environment for manufactured homes, protected from adverse neighboring influences, with adequate access for vehicular traffic and circulation. These manufactured homes shall be located and lots shall be development so as to provide overall desirability equivalent to that for other forms of residential development.

The R-1D District may also be used to accommodate areas of the City occupied by existing mobile or manufactured homes, and to encourage the renewal and revitalization of these residential areas.

### **1139.02 REQUIREMENTS GENERALLY**

Permanently sited manufactured homes, as defined in Chapter 1103 of this Ordinance, shall be considered as a permitted use in any zoning district that permits single-family residential dwellings. Manufactured homes not meeting the criteria for permanently sited manufactured homes in Chapter 1103 of this Ordinance shall only be allowed under terms as specified in this Chapter. Mobile homes as defined in Chapter 1103 and/or Section 4501.01 of the Ohio Revised Code shall not be considered as a permitted or conditional use in this or any other zoning district. A nonconforming mobile home may be replaced by a manufactured home, provided such home meets the standards of this Chapter.

### **1139.03 PERMITTED USES**

- (a) One-family detached dwellings.
- (b) One-family individual manufactured homes as defined in Chapter 1103 of this Ordinance and built within the last ten (10) years before placement but which are not considered as permanently sited manufactured homes on single lots, provided such homes are placed on a permanent foundation as defined in Chapter 1103.
- (c) Public or private parks or playgrounds.

### **1139.04 ACCESSORY USES**

Uses and structures incidental and accessory to specified permitted uses.

### **1139.05 CONDITIONAL USES**

- (a) Nursery schools and day care centers.

(b) Class I Type A group residential facilities, subject to the requirements of Section 1175.05 of this Ordinance.

(c) Churches and similar places of public assembly, provided the seating capacity of the sanctuary or main seating area is not more than 400 persons and provided a Site Plan showing the location of all new and expanded use areas and facilities is submitted and approved pursuant to Section 1127.02(g).

(d) Garages and outbuildings located on other lot(s) than the lot(s) which the manufactured home is located. Such garages and outbuildings shall not be erected in a manner which would prohibit the placement or a manufactured home or erection of a site-built house on the lots where erected by virtue of conflict with other provisions of this Ordinance.

### **1139.06 DEVELOPMENT STANDARDS**

The following standards for the arrangement and development of land and buildings are required in the R-1D District. This set of development standards shall have precedence and shall supersede all conflicting provisions of this Chapter.

(a) Minimum Lot Area. The minimum lot area shall be 5,000 square feet.

(b) Minimum Lot Width. Forty-five (45) feet of lot width with frontage on a publicly dedicated, improved street or highway.

(c) Minimum Front Yard. Twenty (20) feet, or the least of the front yards of the four (4) most proximate principal structures (including porches) on the same side of the street facing thereon, whichever is less. For purposes of this Section, the least front yard used as a reference shall not have been allowed by a previous variance. In no case shall any front yard be less than ten (10) feet.

(d) Minimum Side Yard Width. Seven-and-one-half (7 ½) feet; Ten (10) feet adjacent to a street. On existing lots of record of sixty (60) feet of lot width or less, the side yard shall be six (6) feet, or the least of the side yards of the four (4) most proximate principal structures on the same side of the street thereon, whichever is less. For purposes of this Section, the side yard used as a reference shall not have been allowed by a previous variance. In no case shall any side yard that abuts a street be less than twelve (12) feet.

(e) Minimum Rear Yard Depth. Twenty (20) feet.

(f) Minimum Lot Coverage. Detached dwelling units and their accessory buildings shall not occupy more than forty percent (40%) of any individual lot.

(g) Garages. All garages shall be located within the rear yard except as provided in 1139.05.

4b

**ORDINANCE NO. 2019-6**

**ENTITLED AN ORDINANCE AUTHORIZING THE FIRE CHIEF AND/OR SAFETY-SERVICE DIRECTOR TO APPLY FOR A GRANT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE DEPARTMENT OF HOMELAND SECURITY (DHS) UNDER THE FIRE PREVENTION AND SAFETY GRANT PROGRAM IN THE AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000), AND DECLARING AN EMERGENCY.**

WHEREAS, the Federal Emergency Management Agency and the Department of Homeland Security (DHS) has made funds available under the Fire Prevention and Safety Grant program; and

WHEREAS, the City of Galion wishes to request a grant of said funds in the amount of up to Twenty-Five Thousand Dollars (\$25,000.00) with the local share of five percent (5%) being the maximum amount of One Thousand One Hundred Ninety Dollars (\$1,190.00), to be used for Fire Extinguisher Training and Fire and Life Safety Educational Materials; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GALION, STATE OF OHIO:

Section 1: That the Fire Chief and/ or Safety-Service Director be, and he is hereby, authorized to execute any and all documents as are necessary to apply for and, if approved, to accept a grant of up to Twenty-Three Thousand Eight Hundred Ten Dollars (\$23,810) to be used with required 5% match of up to the maximum amount of One Thousand One Hundred Ninety Dollars (\$1,190) for a grant project total of Twenty-Five Thousand (\$25,000.00) from the Federal Emergency Management Agency and the Department of Homeland Security for the aforementioned purposes.

Section 2: That in connection with said Application for the aforementioned funds, this



Council understands and intends to provide funding for the City's local share in the amount of up to One Thousand One Hundred Ninety Dollars (\$1,190) for said grant.

Section 3: That this Ordinance shall be published in accordance with Ohio Revised Code Sections 731.21 and 731.22.

Section 4: That in order to preserve the public peace, health, safety and welfare of the City of Galion and its inhabitants, and in order to authorize the Safety-Service Director to sign all documents necessary to apply for the grant funds prior to the deadline, this measure is determined to be an emergency Ordinance and shall take effect at the earliest time allowed by law after its passage.

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CARL W. WATT  
PRESIDENT OF COUNCIL

ATTEST:

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JULIE L. BELL  
CLERK OF COUNCIL

APPROVED AS TO FORM:

\_\_\_\_\_  
THOMAS N. PALMER  
DIRECTOR OF LAW

PRESENTED TO MAYOR ON: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
THOMAS M. O'LEARY, MAYOR (Date)

ADOPTED ON FIRST READING: \_\_\_\_\_  
DATE

ADOPTED ON SECOND READING: \_\_\_\_\_  
DATE

ADOPTED ON THIRD READING: \_\_\_\_\_  
DATE

VOTE ON FINAL READING	<u>YEA</u>	<u>NAY</u>
MR. BALDINGER	_____	_____
MS. CLARK	_____	_____
MR. COMERFORD	_____	_____
MS. ERLSTEN	_____	_____
DR. FELLNER	_____	_____
MR. RICHART	_____	_____
MR. TRIPLETT	_____	_____