

**CITY OF XENIA, OHIO
ORDINANCE 2018 – 04**

**AMENDING SECTIONS 1234.02(b)(2), 1236.10(c)(3) AND 1244.02 OF
THE CITY OF XENIA LAND DEVELOPMENT CODE**

WHEREAS, this Council, by Ordinance 16-26, adopted June 9, 2016, adopted a Land Development Code, which was most recently amended by Ordinance 17-40, adopted August 24, 2017;

WHEREAS, this Council finds it is necessary to periodically amend the Land Development Code to address changing development trends and community needs and to optimize efficiency and effectiveness;

WHEREAS, the Xenia Planning and Zoning Commission, on its own motion, has proposed amendments to the Land Development Code that include changes to regulations for commercial vehicle parking in residential districts and temporary signage; and

WHEREAS, the Xenia Planning and Zoning Commission held a public hearing on January 4, 2018, and voted to endorse the aforementioned amendments to the Land Development Code.

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, at least four (4) members of the City Council concurring, that:

Section 1. The City of Xenia Land Development Code, Section 1234.02(b)(2), is hereby amended as follows:

1234.02(b) General Provisions

(2) Parking of Commercial Vehicles on Residential Lots

~~Only those vehicles that are classified as a Class 1 (Light Duty) or Class 2 (Light Duty) vehicle by the Federal Highway Administration are permitted to be parked or stored on residential lots. All other classification of vehicles may only be parked or stored on residential lots when within a fully enclosed building.~~

- A. **A commercial vehicle may be parked outdoors on a residential lot, provided the commercial vehicle meets the following standards:**
- i. **No more than one commercial vehicle shall be parked on a residential lot.**
 - ii. **The commercial vehicle consists of a single unit with no more than two axles.**
 - iii. **The total exterior length does not exceed 30 feet.**
 - iv. **The height as measured from the ground to the highest point does not exceed 10 feet.**
 - v. **The vehicle's parking space shall meet the surface requirements of 1234.02(b)(8). Alternative hard surface brick or interlocking paver material may be used.**
 - vi. **No portion of the vehicle shall occupy a front yard.**
- B. **Exceptions from the requirements of Section 1234.02(b)(2)A include:**
- i. **Commercial trailers, which are required to comply with Section 1234.02(b)(3).**
 - ii. **Motorized commercial vehicles containing four or fewer tires.**
 - iii. **Temporary parking not to exceed 48 hours for residents who rent or lease a commercial moving vehicle for the purpose of moving their personal items.**
 - iv. **Temporary parking of vehicles providing delivery or services to residential uses, for a period not to exceed the time required for the delivery or service.**

Section 2. The City of Xenia Land Development Code, Section 1236.10(c)(3), is hereby amended as follows:

1236.10(c) Standards for Types of Signs

(3) Blade Signs

- A. Blade signs shall be prohibited in the B-2 District.
- B. Up to two signs are permitted at any one time, but each sign shall be separated from another blade sign by 50 lineal feet as measured along the street frontage.
- C. For temporary signs in a nonresidential zoning district, the maximum height of a blade sign shall be ~~twelve~~ ~~eight~~ feet (**12'**) with a maximum width of four feet (**4'**) at its widest dimensions.
- D. The signs shall be securely anchored in the ground or within a portable base designed for such function.
- E. ~~The sign shall be setback from any right of way and any parking space a minimum distance equal to its height.~~

Section 3. The City of Xenia Land Development Code, Section 1244.02, is hereby amended by adding the following term and definition:

Vehicle, Commercial.

Any vehicle licensed as commercial or used for a commercial purpose.

Section 4. Existing Sections 1234.02(b)(2), 1236.10(c)(3), and 1244.02 are hereby repealed, and all ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.


Section 6. This Ordinance shall be effective as of March 10, 2018.

Introduced: January 25, 2018

Adopted: February 8, 2018

Attest:


Michelle D. Johnson
City Clerk


Michael D. Engle
President, Xenia City Council