## ORDINANCE NO. | -23



## AN ORDINANCE ENACTING CODE SECTION 154.04(G)(44) AND MODIFYING CODE TABLE 154.04-4 AND ADDING A DEFINITION TO THE TIPP CITY, OHIO CODE OF ORDINANCES REGARDING THE ESTABLISHMENT OF FLEX BUILDINGS

**WHEREAS**, on March 17, 2014, the Tipp City Council approved Ordinance 05-14, which adopted replacement Chapter 154 (Zoning Code) of the Tipp City, Ohio Code of Ordinances; and

WHEREAS, the City received a request regarding the establishment of Flex Buildings; and

**WHEREAS**, on February 14, 2023, the Tipp City Planning Board held a Study Session on the addition of Flex Buildings to the Tipp City, Ohio Code of Ordinances; and

**WHEREAS**, on March 14, 2023, the Tipp City Planning Board conducted a Public Hearing and recommended approval of the proposed changes to the Tipp City, Ohio Code of Ordinances for Flex Buildings, and

## NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS THAT:

**SECTION 1.** The Code of Ordinances be amended as follows, with additions noted in <u>underlined</u> and deletions struck through.

SECTION 2. §154.04: BASE ZONING DISTRICTS AND PRINCIPAL USES

(A)-(F) SAME

(G) Use-Specific Standards

(1)-(43) SAME

(44): Flex Buildings

The following standards shall apply to any flex building:

- (a) Flex buildings shall abide by the Nonresidential Architecture standards set forth in code 154.08(C).
- (b) In a Highway Business zoned-district, a minimum of 20% of each individual building unit must be dedicated to retail space.
- (c) In a Light Industrial zoned-district, a maximum of 40% of each individual building unit may be dedicated to retail space.
- (d) Flex Buildings shall follow the parking standards set forth in Table 154.10-2: Off-Street Parking Standards for Selected Industrial Uses.

(H) SAME

**SECTION 3.** §154.04-2 PRINCIPALLY PERMITTED USES

That table 154.04-4 entitled "Principally Permitted Uses," attached hereto as Exhibit "A," is amended as noted in Section 1 above.

**SECTION 4.** 

§154.14(B) DEFINITIONS

That the list of definitions shall be updated alphabetically to include:

Flex Buildings

Any building that has some sort of combination of warehouse space and

retail space.

**SECTION 5.** 

This ordinance shall be in effect from and after the earliest date permitted by law.

PASSER: MOULL, 2023

President of Council

ATTEST.

APPROVED:

Clerk of Council

Director of Law

	TABLE Permitted PS = Permi	TABLE Permit	154.( ted w	)4-4:   ith Sta	TABLE 154.04-4: PRINCIPALLY PERMITTED USES Permitted with Standards S = Special Use	PALLY S	v Рекмттгер Usi S = Special Use	TTTED ecial	USES Use	Blan	k Cell	= Pro	Blank Cell = Prohibited	D.	
Use Category	Use Type	AI-Я	в-тв	В-1С	К-2	Е-Я	so	ев	ВН	ဘ	П	ап	19	CD	Use-Specific Standards
	Automotive Fuel Sales					Ì		SS	χ.		H	ı			§154.04(G)(25)
	Automotive Junk Yard or Salvage Center												S		\$154.04(G)(23)
Vehicle Sales	Automotive Repair (Heavy)								PS		PS	Z.	T		§154.04(G)(24)
and Services	Automotive Service Station and Parts Sales							ম	δ.						§154.04(G)(25)
	Vehicle Sales and Leasing							S	۵		S		S		
	Vehicle Washing Establishment							Z.	PS		S				§154.04(G)(26)
				=	INDUSTRIAL USES	AL USES									
	Building and Lumber Yards								S	-	S		S		§154.04(G)(27)
	Business and Industrial Sales/Service								χ.			S			§154.04(G)(28)
	Establishments										+		1		(V-)
	Chemical Processing or Manufacturing										S		S		§154.04(G)(29)
	Contractor Yards										S		<u>а</u>		§154.04(G)(27)
	Heavy Manufacturing Facilities												۵		
Industrial Uses	Light Manufacturing and Assembly Uses											_	۵		
aria services	Machinery and Heavy Equipment										S		S		
	Research and Development Facilities						۵				_	۵	_		
	Self-Storage Facilities									_	PS		PS		§154.04(G)(30)
	Warehouses and Distribution Centers										_ _		۵		
	Wholesale Businesses										<u>а</u>	_	۵		
	Flex Buildings								S		S				§154.04(G)(44)
Mining and Extraction	Soil and Mineral Extraction Activities													S	§154.04(G)(31)