

ORDINANCE NO. 10 -23

BY Mr. Slagel

**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 underlined 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.

PASSED:

May 1, 2023

President of Council

ATTEST:

Janice Bates  
Clerk of Council

APPROVED:

Director of Law

