

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-20**

**REPEALING SECTION 1250.03(a) "SPATIAL REQUIREMENTS: DIMENSIONAL
REQUIREMENTS: BUSINESS DISTRICTS" OF THE CODIFIED ORDINANCES OF
THE VILLAGE OF YELLOW SPRINGS, OHIO AND ENACTING A NEW SECTION
1250.03(a) "SPATIAL REQUIREMENTS: DIMENSIONAL REQUIREMENTS:
BUSINESS DISTRICTS"**

Whereas, Section 1250.03(a) "Spatial Requirements: Dimensional Requirements: Business Districts" of the Codified Ordinances of the Village of Yellow Springs, Ohio has an error in footnote 6 which notes a specific distance for a setback from a side yard; and

Whereas, footnote 6 should instead list a specific distance for a setback from a rear yard,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Chapter 1250.03(a) entitled "Spatial Requirements: Dimensional Requirements: Business Districts" of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Chapter 1250.03(a) entitled "Spatial Requirements: Dimensional Requirements: Business Districts" of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A with new language underlined and deleted language in ~~strike through~~, which is attached hereto and incorporated herein.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed: 5-21-18

Attest: _____
Patti Bates, Deputy Clerk of Council

ROLL CALL

Brian Housh __Y__ Marianne MacQueen __Y__ Judith Hempfling __Y__

Kevin Stokes __Y__ Lisa Kreeger __Y__

1250.03 SPATIAL REQUIREMENTS.

(a) All lots and buildings shall meet the minimum area and width requirements of [Table 1250.03](#). New lots shall not be created, except in conformance with these requirements.

<i>Table 1250.03 Lot and Width Requirements: Business Districts</i>		
Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)
B-1, Central Business	0	0
B-2, General Business	12,000	80

(b) All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in [Table 1250.03a](#).

Table 1250.03a Dimensional Requirements: Business Districts							
Zoning District	Maximum Building Height (Ft.)	Minimum Yard Setbacks (Ft.)					Lot Coverage (%)
		Front		Side		Rear	
		Parking	Building ¹	Total	Least		
B-1	35	0	1/10 ²	0	0 ³	5 ⁴	90
B-2	45	20	30	30	15 ⁵	25 ⁶	50

1 Average established setback shall apply, where applicable, in accordance with Section [1260.02\(a\)](#).

2 Buildings shall be set back at least one foot, but not more than ten feet, from the right-of-way line.

3 No side setback is required, unless the side yard abuts a Residential District in which case a minimum side yard of 15 feet shall be provided along that side.

4 If the rear yard abuts a Residential District, a setback of 15 feet shall be provided.

5 If the side yard abuts a Residential District or a Village boundary line, a setback of 30 feet shall be provided.

6 If the ~~side~~ rear yard abuts a Residential District or a Village boundary line, a setback of 35 feet shall be provided.