Planning Commission

Meeting Date

10/07/2025

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Meeting Packet
Date: 09/30/2025

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LEGAL NOTICE

AGENDA

MEETING MINUTES
Meeting: 09/02/2025

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APPLICATION 2: Sections 1107.18 and Section 1107.19 - Reserved changing to Flood Areas and Flood Areas changing to Residential Architecture in SRD, VRD, HMD, UT, USF

APPLICATION 3: Section 1105.09 Residential Subdivision Lot Variability

APPLICATION 4: Section 1107.14 - Lots, Section 1107.14 - Lots Section 1121.07 - SRD, Section 1121.20 - VRD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT

APPLICATION 5: Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Landscaping, Section 1125.04 - Landscape Plan Requirements, Section 1125.06(b) - Foundation Planting, Section 1125.06(c) - Landscaped Area and Tree Planting and Section 1125.08 - Installation and Maintenance

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APPLICATION 6: Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Building Architecture, Facades, Section 1121.07 - SRD, Section 1121.20 - VRD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT and Appendix - Glossary of Terms

APPLICATION 7: Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Building Architecture, Roof Pitch, Section 1121.07 - SRD, Section 1121.09 ARD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT

APPLICATION 8: Section 1109.12 Reserved - Topsoil

APPLICATION 9: Section 1123.07 - Trash Enclosures, Section 1133.09(c) Trash Enclosures, Section 1133.10(c) Trash Enclosures, Section 1133.11(e) Trash Enclosures

APPLICATION 10: Section 1125.06 - Minimum Landscape Standards, Section 1125.06(b) - Foundation Planting Standards, Section 1125.06(d) - Landscape Requirements for Vehicular Use Areas

APPLICATION 11: Section 1133.10(a)(3) - Architectural and Design Features

APPLICATION 12: Section 1133.10(a)(5)(a) - Materials and Section 1133.10(a)(6) - Glass

APPLICATION 13: Section 1133.10(d) - Parking Lot Design

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on October 7, 2025 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

OLD BUSINESS:

1. To hear a proposed Zoning Code Amendment to Part Eleven – Zoning Code Section 1123.29 – Open Space Regulations.
2. To hear a proposed Zoning Code Amendment to Part Eleven – Zoning Code Section 1107.18 Reserved and Section 1107.19 – Flood Areas.

NEW BUSINESS:

1. To hear a proposed Zoning Code Amendment to Part Eleven – Zoning Code Section 1105.09 – Residential Subdivision Lot Variability.
2. To hear proposed Zoning Code Amendments to Part Eleven – Zoning Code Section 1107.19 – Flood Areas.
3. To hear a proposed Zoning Code Amendment to Part Eleven – Zoning Code Section 1109.12 – Reserved.
4. To hear a proposed Zoning Code Amendment to Part Eleven – Zoning Code Sections 1123.07 – Required Trash Areas, 1133.09 (c) – Trash Enclosures, 1133.10 (c) – Trash Enclosures, and 1133.11 (e) Trash Enclosures
5. To hear proposed Zoning Code Amendments to Part Eleven – Zoning Code Section 1125 – Landscape Requirements.
6. To hear a proposed Zoning Code Amendment to Part Eleven – Zoning Code Section1127 – Off-Street Parking and Loading Facilities.
7. To hear proposed Zoning Code Amendments to Part Eleven – Zoning Code Section 1133 – Design Review.

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission:
https://www.marysvilleohio.org/155/Planning-Commission

If you have any questions, you may contact the Marysville Planning and Zoning Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

PLANNING COMMISSION BOARD AGENDA
Tuesday, October 7, 2025, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

APPROVAL OF MINUTES:

September 2, 2025 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

OLD BUSINESS:

1. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1123.29 Open Space Regulations.

2. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Sections 1107.18 and Section 1107.19 - Reserved changing to Flood Areas and Flood Areas changing to Residential Architecture in SRD, VRD, HMD, UT, USF.

NEW BUSINESS:

1. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1105.09 - Residential Subdivision Lot Variability.
2. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.14 - Lots Section 1121.07 - SRD, Section 1121.20 - VRD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT.
3. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Landscaping, Section 1125.04 - Landscape Plan Requirements, Section 1125.06(b) - Foundation Planting, Section 1125.06(c) - Landscaped Area and Tree Planting and Section 1125.08 - Installation and Maintenance.
4. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Building Architecture, Facades, Section 1121.07 - SRD, Section 1121.20 - VRD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT and Appendix - Glossary of Terms
5. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Building Architecture, Roof Pitch, Section 1121.07 - SRD, Section 1121.09 ARD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT.
6. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1109.12 - Reserved - Topsoil.
7. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1123.07 - Trash Enclosures, Section 1133.09(c) Trash Enclosures, Section 1133.10(c) Trash Enclosures, Section 1133.11(e) Trash Enclosures.
8. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1125.06 - Minimum Landscape Standards, Section 1125.06(b) - Foundation Planting Standards, Section 1125.06(d) - Landscape Requirements for Vehicular Use Areas.
9. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1133.10(a)(3) - Architectural and Design Features.
10. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1133.10(a)(5)(a) - Materials and Section 1133.10(a)(6) - Glass.
11. To hear a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1133.10(d) - Parking Lot Design.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission

09/02/2025

PLANNING COMMISSION MEETING MINUTES
September 2, 2025
Council Chambers – 209 S. Main Street – 2nd Floor

The meeting was called to order by Chairman Nickoson at 6:32 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Paige Laub, Michael Nickoson, Robert Stillion (left early), Lesley Verbus, Matthew Fisher, Chad Wolniewicz and Bret Ingle.

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver and *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Kathy Young and Catherine Rolnicki.

APPROVAL OF MINUTES: Commissioner Laub moved to approve the August 5, 2025 Planning Commission Meeting Minutes as presented noting a typo correction; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may speak during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made by Chairman Nickoson.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: Mr. Beard requested to add a Code Amendment to 1141.27 regarding Conditional Uses. that was approved by City Council. Mr. Stillion motioned to add the agenda item; voice vote in favor was unanimous.

NEW BUSINESS:

- To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1141.27 Action of Planning Commission.

  Mr. Beard presented the application to the board. He gave a brief history how this was voted on by Planning Commission on August 5th with a vote of three to three, did not pass; City Council then passed a resolution on August 25th to initiate a Zoning Code Amendment to return to Planning Commission for a vote. This amendment pertains to Conditional Use voting at Planning Commission. The request is to change the vote of a Conditional Use application to a

super majority vote, affirmative vote from 2/3 of all Planning Commission Members would be required.

Commissioner Comments: Mr. Wolniewicz asked what the vote from City Council was on the item? City Council passed with a vote of 6 to 0, one member was absent. Mr. Stillion verifies that this only pertains to Conditional Use applications not all applications. Mr. Nickoson and Ms. Verbus does not understand the need to have a super majority vote. Mr. Nickoson stated a simple 4 – 3 vote for something that is already listed in the Zoning Code as a Conditional Use should be sufficient.

Citizen Comments: Ms. Young stated she told the City Council members that they were trying to steam roll the Planning Commission members with this amendment.

Response to Citizen Comments: None

Commissioner Wolniewicz moved to approved the application as discussed and the question put, stood:

Ms. Verbus NO;	Mr. Wolniewicz NO;	Mr. Ingle NO;	Mr. Fisher NO;
Ms. Laub NO;	Mr. Stillion NO;	Mr. Nickoson NO	

Vote 0 – 7; Motion was denied

- To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1123.29 Open Space Regulations.

  Mr. Beard presented the application to the board. Over a year ago the percentage of open space requirements was raised. With continual research and concern from Planning and Zoning Working Group, the request is to remove retention and detention basins from the green space and encourage a more natural variation for those basins. The amendment would also remove detention ponds from the open space calculations; recreational ponds would be included. There are additional design standards that could be met in order for the Planning Commission could allow these basins to be included in the calculations. For commercial developments, none of the retention or detention ponds will count toward the open space calculations.

Commissioner Comments: Mr. Wolniewicz and Ms. Laub are concerned with safety around these areas and think some type of fencing should be required. Mr. Stillion stated the fencing will take away from the intent of natural ponds. Ms. Verbus and Ms. Laub suggested to add a slope requirement or fencing. Mr. Beard stated that there are other communities that have a maximum slope percentage. Mr. Wolniewicz recommended to add a slope ratio, if the applicant can't meet those requirements then they would need to add a fence. Ms. Verbus questioned if there were any other safety measures to consider. Mr. Wolniewicz doesn't just want to guess on a slope ratio; staff will work with the City Engineer on these calculations.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Wolniewicz moved to table the application and the question put, stood:

Mr. Ingle YES; Mr. Fisher YES; Ms. Laub YES;
Mr. Nickoson YES; Ms. Verbus YES; Mr. Wolniewicz YES

Vote 6 - 0; Motion was tabled.

- To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Sections 1107.16 - Public Sites, Open Space and Natural Features and Section 1135.06 Common Open Space

  Mr. Beard presented the application to the board. He explained that there are two different regulations; one regarding subdivisions and planned unit developments. There was a Council work session last year regarding the increase of open space percentages. All residential developments would require a minimum of twenty percent open space and PUD's cannot include detention or retention ponds in their open space calculations.

Commissioner Comments: Mr. Nickoson stated this has been a topic of discussion for the Planning and Zoning working group for a while now; just trying to find a balance of increased standards but still requiring something that is achievable. Mr. Ingle questioned if the language needs to specifically say that retention and detention ponds do not count to eliminate confusion for applicants. Mr. Wolniewicz is in favor of removing the ponds from the PUD calculations entirely.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Laub moved to approve the application as discussed and the question put, stood:

Mr. Stillion YES; Mr. Nickoson YES; Ms. Verbus YES;
Mr. Wolniewicz YES; Mr. Ingle YES; Mr. Fisher YES

Vote 6 – 0; Motion carried

- To hear an application for multiple Zoning Code Amendments to Part Eleven – Appendix - Glossary of Terms - Pond and Recreational Pond Definitions.

  Mr. Beard explained the need to define a pond; recreational ponds were also added. Both of these terms are used in the open space regulations.

Commissioner Comments: Mr. Wolniewicz questioned what commercial recreational activities meant. Mr. Beard explained that would be something like kayak or jet ski rentals; personal use of said items would be permitted unless restricted by the property owner. Mr. Nickoson questioned the need to have *year-round* in the verbiage. Mr. Verbus commented on some grammatical changes so the definition reads better and to add kayaking to the list of uses. Several members questioned the need for the cap of ten percent overall parcel acreage; this will be removed from the definition.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Laub moved to approve the application as discussed and the question put, stood:

Ms. Laub YES;	Mr. Nickoson YES;	Ms. Verbus YES;
Mr. Wolniewicz YES;	Mr. Ingle YES;	Mr. Fisher YES

Vote 6 – 0; Motion carried

- To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Sections 1107.18 and Section 1107.19 - Reserved changing to Flood Areas and Flood Areas changing to Residential Architecture in SRD, VRD, HMD, UT, USF.

  Mr. Beard stated this has been discussed in the Planning and Zoning Working group. The desire is to increase baseline standards for architectural components. Garages will be required to be flush or behind the front façade; side or rear loaded garages are encouraged throughout developments. No more than three bays will be permitted to face any street with the exception of rear loaded garages. Front and side loaded garages will be required to have raised panel doors or similar and are required to have two design features; hardware, paint color, windows, significant architectural components determined by the Board or Commission.

Commissioner Comments: Ms. Verbus commented on the design feature requirements; the initial responsibility falls to the builder, after it's the responsibility of the homeowner. If the homeowner changes something it technically would be a code violation. Mr. Nickoson and Mr. Fisher discussed the intent of the Planning and Zoning meetings they attended; Mr. Nickoson would like to change the wording to allow garages to go beyond the main portion of the house but not past two feet behind the front of the porch. Ms. Laub suggested to table the garage requirement due to so many changes.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Laub moved to table the application as discussed and the question put, stood:

Mr. Nickoson YES;	Ms. Verbus YES;	Mr. Wolniewicz YES;
Mr. Ingle YES;	Mr. Fisher YES;	Ms. Laub YES

Vote 6 – 0; Motion carried

- To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1107.19 Flood Areas changing to Residential Architecture in SRD, VRD, HMD, UT, USF.

  Mr. Beard explained this is a continuation of the zoning code section from the previous agenda item regarding front porches. Front porches will now have a minimum requirement of six feet in depth and length. The front porch must be extended in front of or flush with the front façade of the home. Front porches will be covered; glass and screens are prohibited. A stoop could be approved by the board if they deem it compatible with the house or architecture.

Commissioner Comments: Mr. Wolniewicz and Ms. Laub questioned the requirement for a front porch; there could be several reasons a home doesn't have a front porch; ranch style homes are a major factor. Mr. Nickoson explained the intent was if there is a front porch, to expand the front porches to allow a more usable space; his house as an example has a three by four-foot front porch and is very difficult to actually use. There was much discussion of if this reads you must have a front porch or if you have a front porch these are the requirements. Ms. Laub does not like the restriction of glass and screens being prohibited. Mr. Fisher suggested to add board approval of enclosed front porches.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Wolniewicz moved to approve the application as discussed and the question put, stood:

Mr. Nickoson YES;	Ms. Verbus YES;	Mr. Wolniewicz YES;
Mr. Ingle YES;	Mr. Fisher YES;	Ms. Laub YES

Vote 6 – 0; Motion carried

DISCUSSION ITEMS: None.

DESIGN REVIEW BOARD LIAISON REPORT: Approval of the Liggett building window materials; Home Improvement Grants; Maple Meadows was tabled.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:

ADJOURN: There being no further business to bring before the Commission, Commissioner Laub moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 8:17 p.m.

Application 1

Section 1123.29

Open Space

Regulations

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1123.29.

Project History:

The code section listed above relates to the requirements for open space and retention/detention basin design. Members of City Council, Planning Commission, and Design Review Board requested retention/detention ponds be reconsidered as part of the open space calculation.

Proposed Text Amendment:

The amendment to Section 1123.29 would remove detention ponds as part of the open space calculation and allow retention ponds to be counted towards 30% of the open space requirement with additional requirements in Section 1123 as specified in “Exhibit A”. The Red Text is the updated language for the proposed text amendment.

Chapter 1123 - Generally Applicable Design Standards

Section 1123.29 - Open Space Regulations

(a) **Open-Space Requirements.** The required open space set forth under the applicable zoning regulations in Chapter 1121 shall comply with the following terms and conditions:

(i) The open space shall comprise an area or areas large enough to allow for the effective utilization of such space.

(ii) To the greatest extent possible, the design of the open space area or areas shall incorporate natural features pre-existing on the subject property.

(iii) The open space shall be easily accessible, and, as applicable, provide access to other open space areas in the vicinity of the development as well as the City's trail network.

(iv) The calculation of the open space requirement may include areas preserved as wetlands, woodlands, natural lakes or ponds, historic or archaeological sites, environmentally sensitive areas, or similar conservation-oriented areas.

(b) **Open-Space Designated for Recreational Activities.** Any open space area intended to be devoted to recreational activities, including recreational ponds, shall be of a usable size and shape for the intended purpose as determined by the designated Board or Commission. Recreation areas shall include parking in accordance with the applicable regulations of the zoning district.

(c) **Restrictions on Calculation of Open-Space.** Land area attributable to the following shall not be included as meeting the open space requirements:

(i) Public street rights-of-way, private roads, parking areas, and retention and detention areas.

a. Residential. Retention ~~and detention~~ areas may be calculated as open space, but shall not account for more than thirty percent (30%) of the required open space, ~~if it provides landscape areas, excluding natural turf, and usable amenities such as, but not limited, to a walking path around the retention/detention basin, seating areas, or other usable amenities as approved by a Board or Commission.~~ if all of the following are provided around or in the basin:

i) Walking path
ii) Seating areas
iii) Wildlife habitat
iv) Fountain
v) Enhanced landscape areas, excluding natural turf, along walking paths and retention basins which shall be 5% greater than the standard set forth in Section 1123.29(d).

~~b. Commercial. Retention and detention areas may be calculated as open space if a minimum of thirty percent (30%) of the basin perimeter includes landscape areas, excluding natural turf. The landscape areas may be constructed within the basin upon approval from the Division of Engineering.~~

(ii) Required setbacks or spacing whether between buildings, parking areas, different land uses or public and private streets, unless such required setback is contiguous to and incorporated in the proposed open space area.

(iii) Private yards within subdivided lots.

(iv) The land area within fifteen (15) feet of all dwelling units, whether included in a mandatory setback or not.

(d) **Retention/Detention Basin or Pond Design**

(i) The following shall apply to retention basins, detention basins, and man-made ponds. Basins or ponds shall be free form, gently curving with variable

contouring, following the natural landforms. If such forms do not exist, the basin or pond shall be shaped to emulate a naturally formed depression.

(1) Per the Division of Engineering's Stormwater Drainage Manual, basins or ponds shall have side slopes approved by the Division of Engineering

(2) Basins or ponds shall be landscaped so as to naturalize the area. Basins or ponds shall be planted with a mixture of wetland-based plantings native to Ohio, such as trees, native grasses, or wildflowers.

(3) A minimum of 30% of the basin or pond perimeter must include landscape areas, excluding natural turf and trees. Plantings shall be clustered around the basin or pond to achieve a variety of plant material in order to replicate a natural environment. Plants shall not be placed in a manner that interferes with the maintenance and serviceability of the basin or pond or its access.

(4) Trees shall be planted above the average water level of the basin or pond. Any plantings proposed below the average water level shall be tolerant of wet or moist soil conditions. The landscape areas may be constructed within the basin upon approval from the Division of Engineering.

a) All basin areas are to be landscaped with shade tree plantings at three (3) trees per one hundred (100) linear feet or fraction thereof and evergreen tree plantings at one (1) tree per 200 linear feet or fraction thereof around their entire perimeter.

(e) **Ownership and Ongoing Maintenance.** The ownership and maintenance obligations with respect to any open space area shall be established in a legal instrument or instruments reviewed and approved by the City Attorney and executed by the applicant, a homeowner's association or similar entity with authority.

(f) **Prohibition on further subdivision.** All required open space shall be prohibited from further subdivision, sale or development by a placement in a reserve and notation on the final plat and/or development agreement or similar agreement in a form acceptable to the City Attorney.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1123.29 - Open Space Regulations

(g) **Open-Space Requirements.** The required open space set forth under the applicable zoning regulations in Chapter 1121 shall comply with the following terms and conditions:

(i) The open space shall comprise an area or areas large enough to allow for the effective utilization of such space.

(ii) To the greatest extent possible, the design of the open space area or areas shall incorporate natural features pre-existing on the subject property.

(iii) The open space shall be easily accessible, and, as applicable, provide access to other open space areas in the vicinity of the development as well as the City's trail network.

(iv) The calculation of the open space requirement may include areas preserved as wetlands, woodlands, natural lakes or ponds, historic or archaeological sites, environmentally sensitive areas, or similar conservation-oriented areas.

(h) **Open-Space Designated for Recreational Activities.** Any open space area intended to be devoted to recreational activities, including recreational ponds, shall be of a usable size and shape for the intended purpose as determined by the designated Board or Commission. Recreation areas shall include parking in accordance with the applicable regulations of the zoning district.

(i) **Restrictions on Calculation of Open-Space.** Land area attributable to the following shall not be included as meeting the open space requirements:

(i) Public street rights-of-way, private roads, parking areas, and retention and detention areas.

a. Residential. Retention areas may be calculated as open space, but shall not account for more than thirty percent (30%) of the required open space, if all of the following are provided around or in the basin:

i) Walking path
ii) Seating areas
iii) Wildlife habitat
iv) Fountain

v) Enhanced landscape areas, excluding natural turf, along walking paths and retention basins which shall be 5% greater than the standard set forth in Section 1123.29(d).

(ii) Required setbacks or spacing whether between buildings, parking areas, different land uses or public and private streets, unless such required setback is contiguous to and incorporated in the proposed open space area.

(iii) Private yards within subdivided lots.

(iv) The land area within fifteen (15) feet of all dwelling units, whether included in a mandatory setback or not.

(j) **Retention/Detention Basin or Pond Design**

(i) The following shall apply to retention basins, detention basins, and man-made ponds. Basins or ponds shall be free form, gently curving with variable contouring, following the natural landforms. If such forms do not exist, the basin or pond shall be shaped to emulate a naturally formed depression.

(1) Per the Division of Engineering's Stormwater Drainage Manual, basins or ponds shall have side slopes approved by the Division of Engineering

(2) Basins or ponds shall be landscaped so as to naturalize the area. Basins or ponds shall be planted with a mixture of wetland-based plantings native to Ohio, such as trees, native grasses, or wildflowers.

(3) A minimum of 30% of the basin or pond perimeter must include landscape areas, excluding natural turf and trees. Plantings shall be clustered around the basin or pond to achieve a variety of plant material in order to replicate a natural environment. Plants shall not be placed in a manner that interferes with the maintenance and serviceability of the basin or pond or its access.

(4) Trees shall be planted above the average water level of the basin or pond. Any plantings proposed below the average water level shall be tolerant of wet or moist soil conditions. The landscape areas may be constructed within the basin upon approval from the Division of Engineering.

a) All basin areas are to be landscaped with shade tree plantings at three (3) trees per one hundred (100) linear feet or fraction thereof and evergreen tree plantings at one (1) tree per 200 linear feet or fraction thereof around their entire perimeter.

(k) **Ownership and Ongoing Maintenance.** The ownership and maintenance obligations with respect to any open space area shall be established in a legal instrument or instruments reviewed and approved by the City Attorney and executed by the applicant, a homeowner's association or similar entity with authority.

(l) **Prohibition on further subdivision.** All required open space shall be prohibited from further subdivision, sale or development by a placement in a reserve and notation on the final plat and/or development agreement or similar agreement in a form acceptable to the City Attorney.

Application 2

Section 1107.18 and Section 1107.19 -

Reserved changing to Flood Areas and

Flood Areas changing to Residential

Architecture in SRD, VRD, HMD, UT,USF

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1107.19.

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below are amendments for garage design guidelines.

Proposed Text Amendment:

The amendment to Section 1107 would provide an updated requirement for the placement, number, and design of garages as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

The Flood Areas Section was previously located at 1107.19. It was relocated to 1107.18 to input the Residential Architecture design guidelines at the end of the Section.

Section 1107.18 - ~~Reserved~~ Flood Areas

In order to protect the health, safety and general welfare of the people, the City Planning Commission shall reject any proposed subdivision located in an area subject to periodic flooding, as determined and illustrated in the current effective flood insurance rate maps (FIRM) as published by the Federal Emergency Management Agency, or other recognized documents or authorities. If the subdivision in whole or a portion thereof is located in flood area, the Commission may approve the subdivision provided the subdivider agrees to perform such improvements as required by Chapter 1113.

Section 1107.19 ~~Flood Areas~~ Residential Architecture in SRD, VRD, HMD, UT, USF

The purpose of this section is to apply standards that enhance the architectural integrity and exterior appearance of developments in the City of Marysville, and by doing so, promote and preserve the aesthetic character and economic vitality of the community.

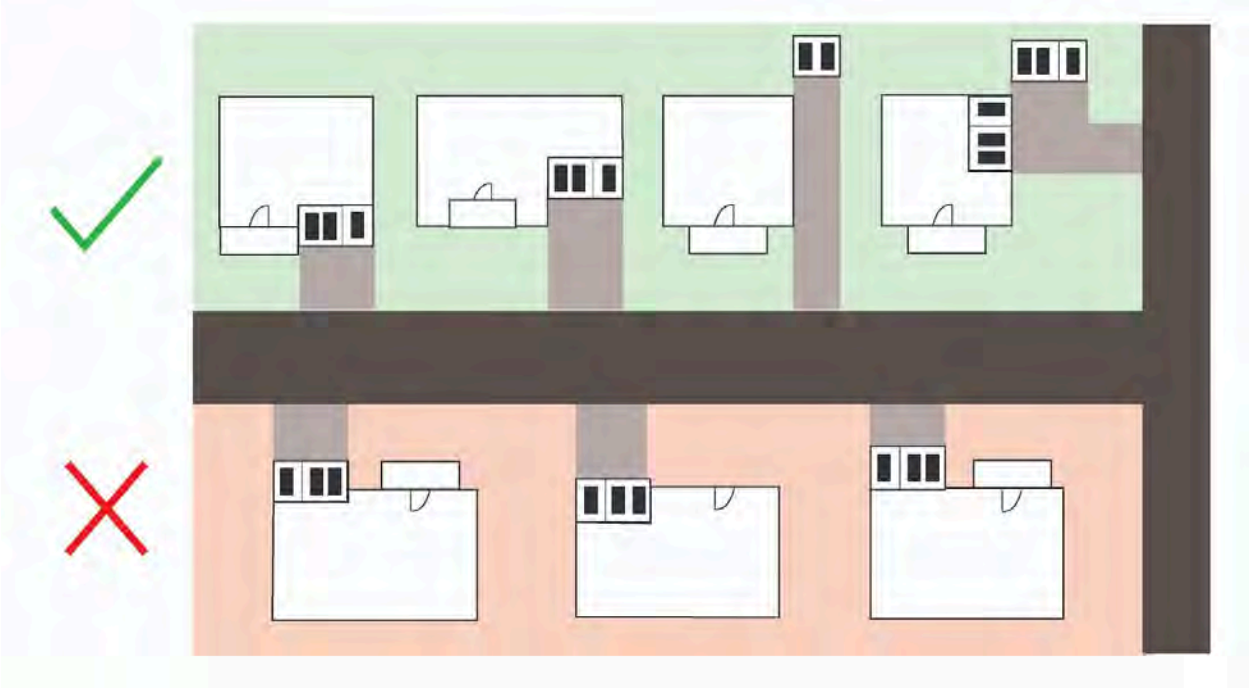
(a) Garages (Single Family Detached)

(1) **Purpose**. The purpose of the following design standards is to ensure residential garages are integrated and well-designed extensions of the home as it is not intended for the garages to be the most dominant feature of the house when seen from the street. Each house shall be designed to emphasize the house mass and entry, and garages shall be secondary in character. A mixture of front-loaded, side-loaded, and rear-loaded garage locations throughout a development is encouraged.

(2) **Garage Location.**

(A) Front-Loaded Garages: A garage with vehicular access doors oriented the same direction as the front facade of the principal structure. The garage shall be a minimum of two (2) feet behind the front edge of the porch, unless architecturally appropriate as determined by the Board or Commission. If no porch exists, the garage shall not be the most forward part of the house. See Figure 1107.19-1 Permitted and Prohibited Garage Location Examples - Front Loaded.

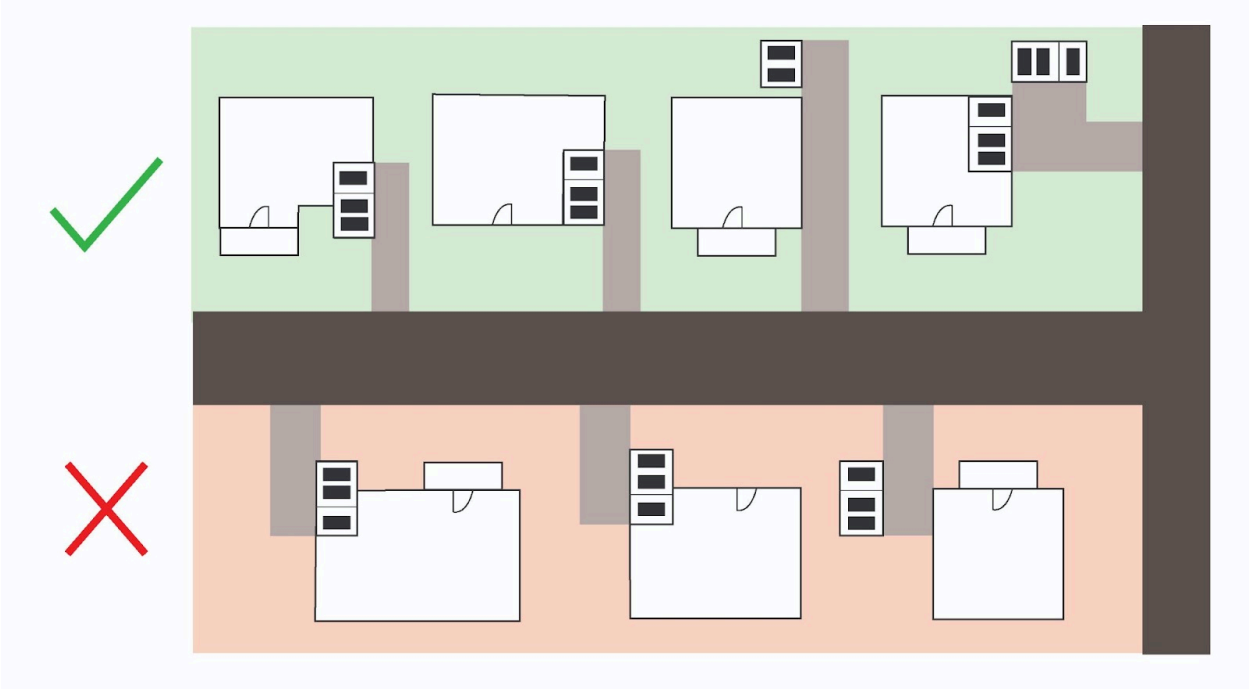
Figure 1107.19-1 - Permitted and Prohibited Garage Location Examples - Front Loaded



(B) Side-Loaded Garages: A garage with vehicular access doors oriented perpendicular to the front facade of the principal structure. The garage structure shall be a minimum of two (2) feet behind the front edge of the porch, unless

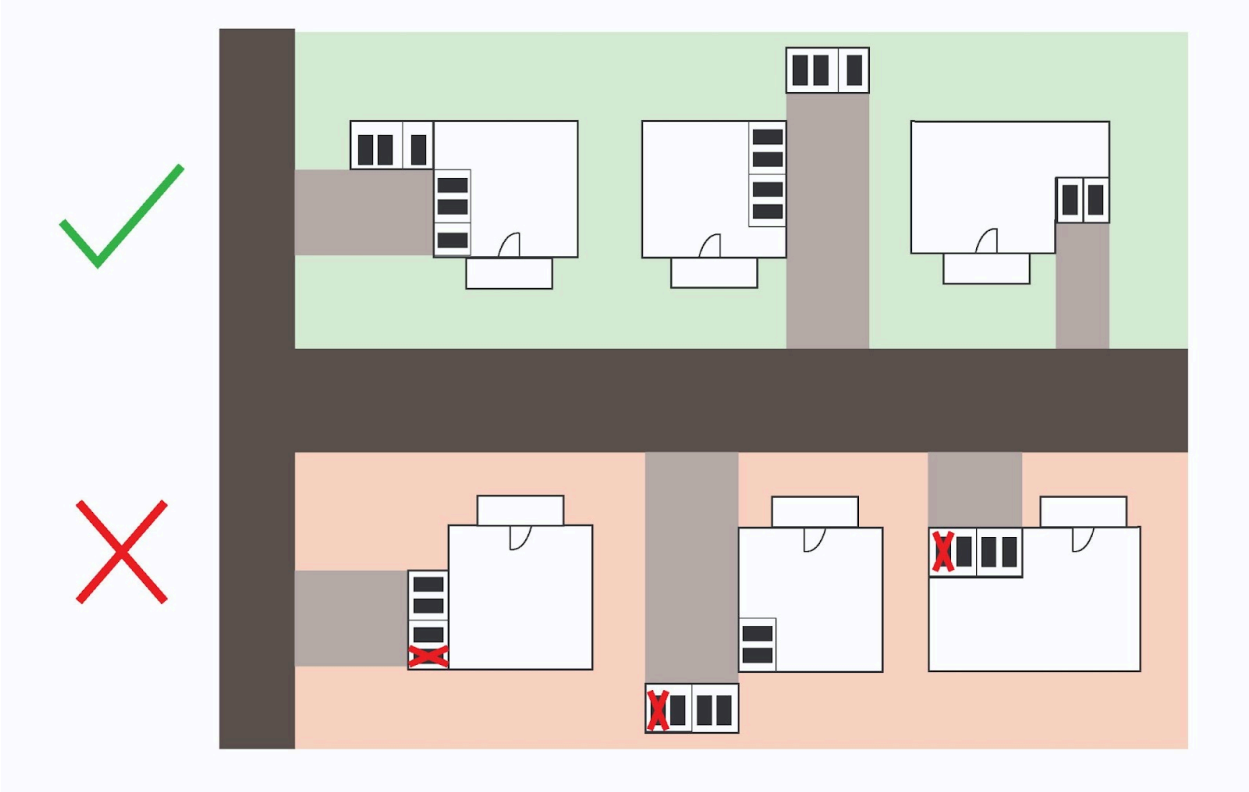
architecturally appropriate as determined by the Board or Commission. See Figure 1107.19-2 Permitted and Prohibited Garage Location Examples - Side Loaded.

Figure 1107.19-2 - Permitted and Prohibited Garage Location Examples - Side Loaded



(3) **Garage Bay Quantity.** No more than three (3) bays shall be permitted to face each street, except rear-loaded garages. This includes attached or detached garages. See Figure 1107.19-3 for Permitted and Prohibited Garage Quantity Examples.

Figure 1107.19 -3 - Permitted and Prohibited Garage Bay Quantity Examples



(4) **Garage Door Design**: Front-loaded, side-loaded, and rear-loaded garage doors shall have at least two (2) design features, unless architecturally appropriate as determined by the Board or Commission. Design features are as follows:

(A) Raised paneling or architectural relief feature

(B) Permanent hardware

(C) Paint color other than white

One or more panel rows of windows. If desired, vertical window designs will be considered by the Board or Commission.

(D) Other significant architectural components as determined by the Board or Commission.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1107.18 - Flood Areas

In order to protect the health, safety and general welfare of the people, the City Planning Commission shall reject any proposed subdivision located in an area subject to periodic flooding, as determined and illustrated in the current effective flood insurance rate maps (FIRM) as published by the Federal Emergency Management Agency, or other recognized documents or authorities. If the subdivision in whole or a portion thereof is located in flood area, the Commission may approve the subdivision provided the subdivider agrees to perform such improvements as required by Chapter 1113.

Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF

The purpose of this section is to apply standards that enhance the architectural integrity and exterior appearance of developments in the City of Marysville, and by doing so, promote and preserve the aesthetic character and economic vitality of the community.

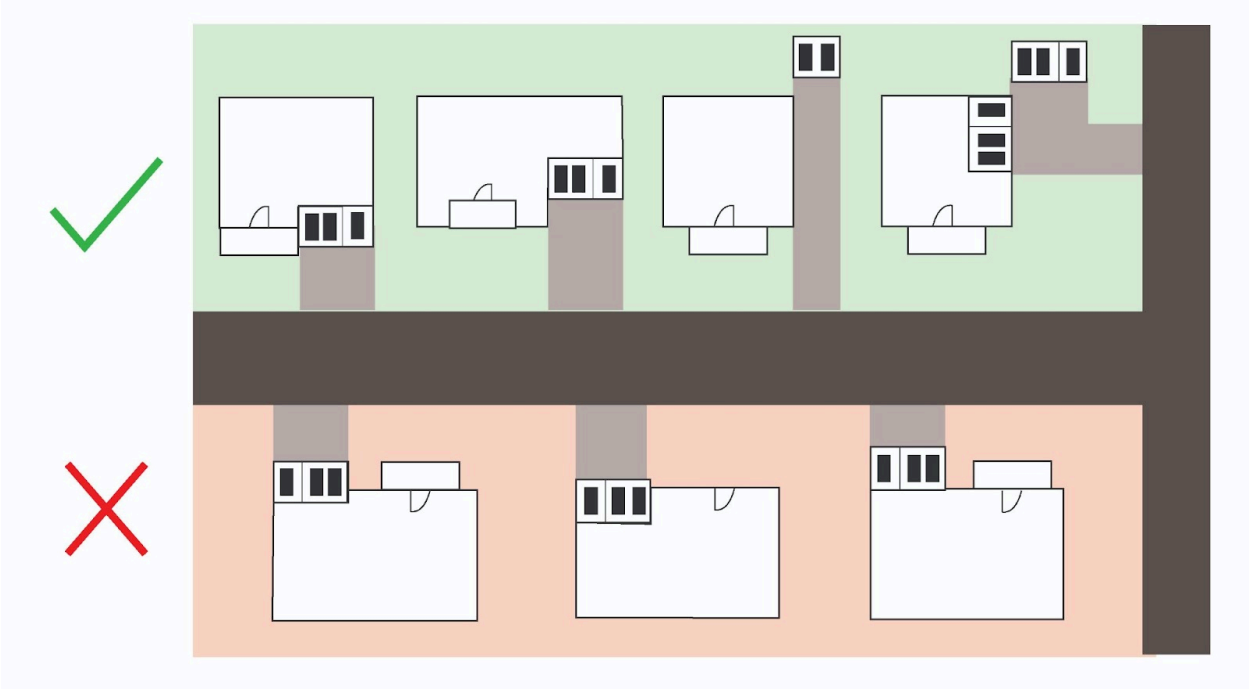
(a) Garages (Single Family Detached)

(5) **Purpose.** The purpose of the following design standards is to ensure residential garages are integrated and well-designed extensions of the home as it is not intended for the garages to be the most dominant feature of the house when seen from the street. Each house shall be designed to emphasize the house mass and entry, and garages shall be secondary in character. A mixture of front-loaded, side-loaded, and rear-loaded garage locations throughout a development is encouraged.

(6) **Garage Location.**

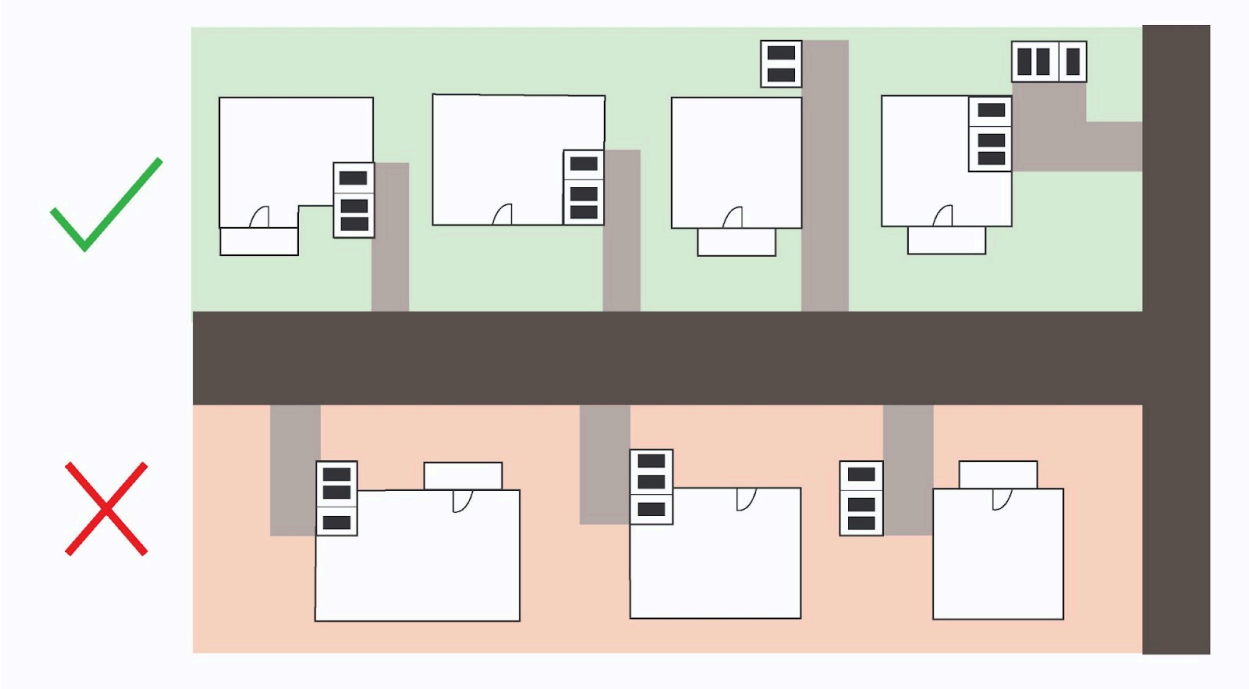
(C) Front-Loaded Garages: A garage with vehicular access doors oriented the same direction as the front facade of the principal structure. The garage shall be a minimum of two (2) feet behind the front edge of the porch, unless architecturally appropriate as determined by the Board or Commission. If no porch exists, the garage shall not be the most forward part of the house. See Figure 1107.19-1 Permitted and Prohibited Garage Location Examples - Front Loaded.

Figure 1107.19-1 - Permitted and Prohibited Garage Location Examples - Front Loaded



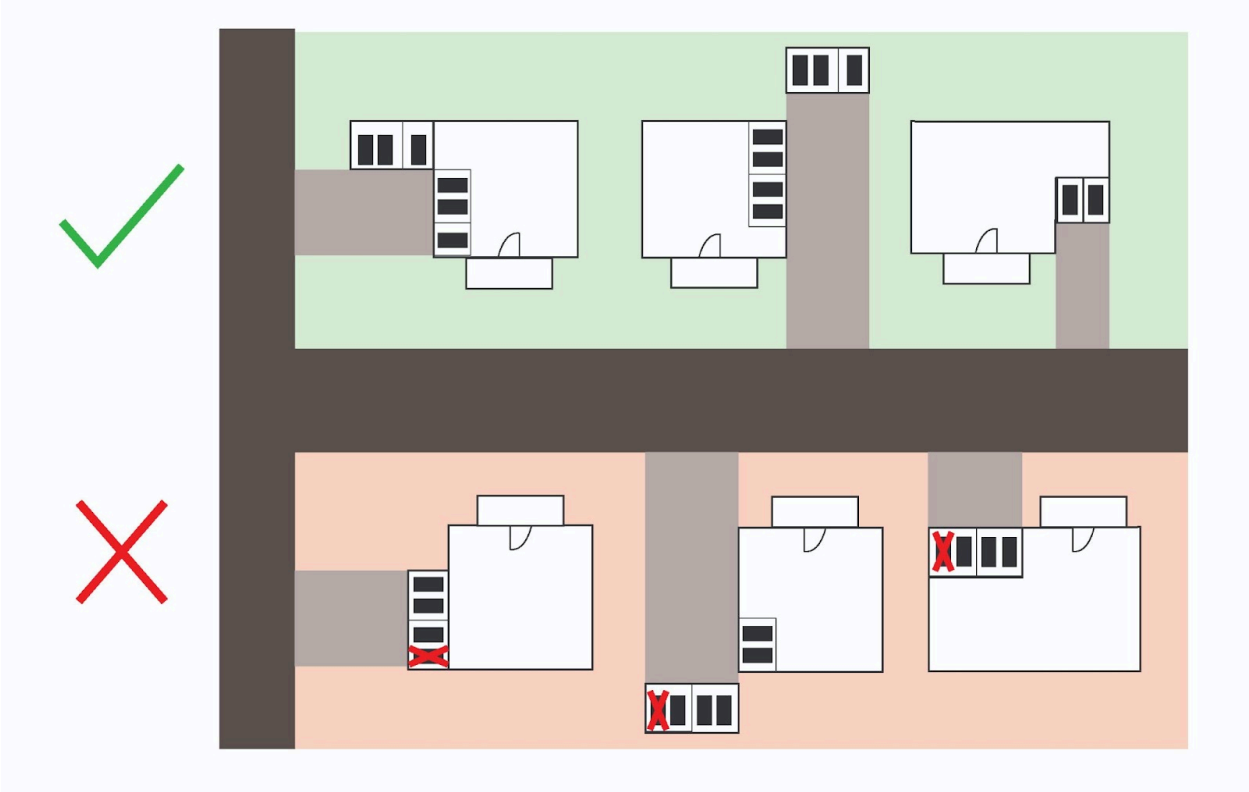
(D) Side-Loaded Garages: A garage with vehicular access doors oriented perpendicular to the front facade of the principal structure. The garage structure shall be a minimum of two (2) feet behind the front edge of the porch, unless architecturally appropriate as determined by the Board or Commission. See Figure 1107.19-2 Permitted and Prohibited Garage Location Examples - Side Loaded.

Figure 1107.19-2 - Permitted and Prohibited Garage Location Examples - Side Loaded



(7) **Garage Bay Quantity.** No more than three (3) bays shall be permitted to face each street, except rear-loaded garages. This includes attached or detached garages. See Figure 1107.19-3 for Permitted and Prohibited Garage Quantity Examples.

Figure 1107.19 -3 - Permitted and Prohibited Garage Bay Quantity Examples



(8) **Garage Door Design**: Front-loaded, side-loaded, and rear-loaded garage doors shall have at least two (2) design features, unless architecturally appropriate as determined by the Board or Commission. Design features are as follows:

(E) Raised paneling or architectural relief feature

(F) Permanent hardware

(G) Paint color other than white

One or more panel rows of windows. If desired, vertical window designs will be considered by the Board or Commission.

(H) Other significant architectural components as determined by the Board or Commission.

Application 3

Section 1105.09

Residential

Subdivision Lot

Variability

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1105.09.

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below are amendments for garage loading variability.

Proposed Text Amendment:

The amendment to Section 1105.09 would add regulations for garage loading variability as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1105 - Subdivision Approval Procedure

Section 1105.09 - Residential Subdivision ~~Lot~~ Variability

For residential subdivisions of 20 acres or more, to the greatest extent practicable, the following shall apply:

(a) **Lot Variation.** The plat shall include for a minimum of 30% of lots in the residential subdivision: (i) a minimum lot area variation of at least 20% from the smallest to the largest lot, exclusive of corner lots, and (ii) a minimum frontage variation of at least 20% above the minimum frontage for the base zoning district, exclusive of corner lots.

(b) **Garage Loading Variation.** Of the lots for which single-family detached dwellings are proposed to be constructed, a minimum of 20% of the lots, exclusive of corner lots, shall be designated as lots for which any garage on the lot shall be side- or rear-loaded. Front loaded garages shall be prohibited on these lots (See Section 1107.19(a)(2)).

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1105.09 - Residential Subdivision Variability

For residential subdivisions of 20 acres or more, to the greatest extent practicable, the following shall apply:

(a) **Lot Variation.** The plat shall include for a minimum of 30% of lots in the residential subdivision: (i) a minimum lot area variation of at least 20% from the smallest to the largest lot, exclusive of corner lots, and (ii) a minimum frontage variation of at least 20% above the minimum frontage for the base zoning district, exclusive of corner lots.

(b) **Garage Loading Variation.** Of the lots for which single-family detached dwellings are proposed to be constructed, a minimum of 20% of the lots, exclusive of corner lots, shall be designated as lots for which any garage on the lot shall be side- or rear-loaded. Front loaded garages shall be prohibited on these lots (See Section 1107.19(a)(2)).

Application 4

Section 1107.14 - Lots
Section 1121.07 - SRD,
Section 1121.20 - VRD,
Section 1121.12 - HMD,
Section 1121.20 - USF
and Section 1121.21 UT

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1107.14(e), 1121.07, 1121.10, 1121.12, 1121.20, and 1121.21.

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below are amendments for loading requirements based on lot width.

Proposed Text Amendment:

The amendment to Section 1107.14 and 1121 would require lots 60' and under to be rear loaded as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1107 - Design Standards

Section 1107.14 - Lots

The following regulations shall govern the design and layout of lots:

(a) The lot arrangement and design shall be such that all lots shall provide satisfactory building sites, properly related to topography and the character of surrounding development.
(b) All lots shall conform to or exceed the requirements of these regulations or the zoning district in which they are located.
(c) All side lot lines should be at right angles to street lines and radial to curved street lines, except where the Commission determines that a variation to this rule would provide a better layout.
(d) Through lots shall be avoided except where the Commission determines that it is essential to provide separation of residential development from arterial streets.
(e) ~~Repealed~~. A lot shall only have vehicular access through a rear yard if required for the building typology per Chapter 1121.

(f) Every lot shall abut on a public street, and narrow reserve strips of land which are intended by the owner of a plat to prevent access to streets or the extension of sewer, water or storm drain lines from one plat to another are prohibited.

(g) No lots shall be formed or building permitted at the closed end of a temporary or stub-end street which would tend to prevent the appropriate extension of such road or street into an adjoining territory.

Section 1121.07 - The Suburban Residential District (SRD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the traditional suburban single-family typology within the SRD. This building typology features off-street parking in a side-loading or front-loading garage with a driveway entry.

PARKING REGULATIONS	PARKING LOCATION	Side Yard or Front Yard (attached Garage, only), or Rear
	PARKING TYPE	Garage (attached) or Garage (detached)
ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less
DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit Zoning Certificate

Section 1121.10 - Village Residential District (VRD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the predominant development typology in the VRD. The lot size and building placement requirements for this building typology reflect the historic lot sizes and dimensions in the district.

PARKING REGULATIONS	PARKING LOCATION	Side Yard, Rear Yard, or Front Yard (attached Garage, only)
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less

DEVELOPMENT REVIEW	REQUIREMENT	Design Review, Chapter 1133.12

Section 1121.12 - Hospital Mixed-Use District (HMD)

IV.Development Typologies

A. Buildings in the Hospital Mixed-Use District shall be developed in accordance with the following development typologies:

» **Single-Family (Attached) Building Typology**
» **Single-Family (Detached) Building Typology**
» **Mixed-Use Building Typology**
» **Multi-Family Typology**
» **Office Building Typology**

~~*(See Development Regulations for Single Family (detached) Building typology in Village Residential District (1121.10, Design Review does not apply))~~

A typology chart for Single-Family detached does not currently exist in 1121.12. Please reference Exhibit A for the proposed typology chart.

Section 1121.20 - Uptown Single-Family District (USF)

UPTOWN SINGLE-FAMILY DEVELOPMENT STANDARDS

PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Front Yard (attached Garage, only) or Side Yard
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development (Single-Family (detached)), access via rear yard if lot width is 60 feet or less

SUPPLEMENTAL REGULATIONS	REQUIREMENT	10% of lot to be dedicated to open space (See 1123.06(h))* *Not applicable to single-family detached

DEVELOPMENT REVIEW	REQUIREMENT	Design Review/Certificate of Appropriateness 1131; Zoning Permit/ Certificate

Supplemental Regulations:

*** Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.**

Section 1121.21 - Uptown Transitional District (UT)

UPTOWN TRANSITIONAL DEVELOPMENT STANDARDS

PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Side Yard or Interior
	PARKING TYPE	Garage (detached), Surface Parking Lot or Structured Parking Facility

ACCESS REGULATIONS	ACCESS LOCATION	For new development (Single-Family (detached)), access via rear yard if lot width is 60 feet or less

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1107.14 - Lots

The following regulations shall govern the design and layout of lots:

(a) The lot arrangement and design shall be such that all lots shall provide satisfactory building sites, properly related to topography and the character of surrounding development.
(b) All lots shall conform to or exceed the requirements of these regulations or the zoning district in which they are located.
(c) All side lot lines should be at right angles to street lines and radial to curved street lines, except where the Commission determines that a variation to this rule would provide a better layout.
(d) Through lots shall be avoided except where the Commission determines that it is essential to provide separation of residential development from arterial streets.
(e) A lot shall only have vehicular access through a rear yard if required for the building typology per Chapter 1121.
(f) Every lot shall abut on a public street, and narrow reserve strips of land which are intended by the owner of a plat to prevent access to streets or the extension of sewer, water or storm drain lines from one plat to another are prohibited.
(g) No lots shall be formed or building permitted at the closed end of a temporary or stub-end street which would tend to prevent the appropriate extension of such road or street into an adjoining territory.

Section 1121.07 - The Suburban Residential District (SRD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the traditional suburban single-family typology within the SRD. This building typology features off-street parking in a side-loading or front-loading garage with a driveway entry.

LOT DIMENSIONS	MIN. LOT SIZE	5,500 sq. feet
	MIN. LOT WIDTH	55 feet
	FRONT SETBACK	30 feet from lot line, easement line or Right-of-Way*

	SIDE SETBACK	7.5 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet from lot line, easement line or Right-of-Way*
	MAX. LOT COVERAGE	55%
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	>35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	1,200 sq. feet
	PERMITTED FRONTAGES	Residential collector street, Cul-de-sac Dead-end street Loop Street
	RESIDENTIAL ARCHITECTURE	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Swimming Pool (See 1123.03) Shed, Pool House (See 1123.19) Pergola, Patio, Fire Pit
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link (PVC Vinyl-Coated Chain-Link only) (4 ft. max; Rear and Side Yard), Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (3 ft.), Side Yard (6 ft.), Rear Yards (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129

PARKING REGULATIONS	PARKING LOCATION	Side Yard or Front Yard (attached Garage, only), or Rear
	PARKING TYPE	Garage (attached) or Garage (detached)
ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less
DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit Zoning Certificate

Section 1121.10 - Village Residential District (VRD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the predominant development typology in the VRD. The lot size and building placement requirements for this building typology reflect the historic lot sizes and dimensions in the district.

LOT DIMENSIONS	MIN. LOT SIZE	4,500 sq. feet
	MIN. LOT WIDTH	45 feet.
	FRONT SETBACK	The front setback shall be calculated as the distance from the right-of-way equal to the average setback from the right of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet from lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	65%
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	35 feet max.

	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MINIMUM FLOOR AREA PER UNIT	900 sq. feet
	PERMITTED FRONTAGES	Residential collector street, Dead-end street Trail, Local street, Loop street, Cul-de-sac
	ADDITIONAL STANDARDS	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, Patio, or Garage (detached) (See 1123.19) Swimming Pool (See 1123.03) Kennel, Pergola
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	20 feet max.
FENCE REGULATIONS (RESIDENTIAL)	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link (PVC Vinyl- Coated Chain-Link only) (4 ft. max; Rear and Side Yard), Vinyl (See 1123.19)
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Side Yard, Rear Yard, or Front Yard (attached Garage, only)
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less

DEVELOPMENT REVIEW	REQUIREMENT	Design Review, Chapter 1133.12

Section 1121.12 - Hospital Mixed-Use District (HMD)

IV.Development Typologies

A. Buildings in the Hospital Mixed-Use District shall be developed in accordance with the following development typologies:

- **Single-Family (Attached) Building Typology**
- **Single-Family (Detached) Building Typology**
- **Mixed-Use Building Typology**
- **Multi-Family Typology**
- **Office Building Typology**

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

LOT DIMENSIONS	MIN. LOT SIZE	4,500 sq. feet
	MIN. LOT WIDTH	45 feet.
	FRONT SETBACK	The front setback shall be calculated as the distance from the right-of-way equal to the average setback from the right of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet from lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	65%
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MINIMUM FLOOR AREA PER UNIT	900 sq. feet

	PERMITTED FRONTAGES	Residential collector street, Dead-end street Trail, Local street, Loop street, Cul-de-sac
	RESIDENTIAL ARCHITECTURE	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, Patio, or Garage (detached) (See 1123.19) Swimming Pool (See 1123.03) Kennel, Pergola
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	20 feet max.
FENCE REGULATIONS (RESIDENTIAL)	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link (PVC Vinyl- Coated Chain-Link only) (4 ft. max; Rear and Side Yard), Vinyl (See 1123.19)
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Side Yard, Rear Yard, or Front Yard (attached Garage, only)
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less

DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit Zoning Certificate

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.20 - Uptown Single-Family District (USF)

UPTOWN SINGLE-FAMILY DEVELOPMENT STANDARDS

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	MAX LOT WIDTH	The maximum lot width shall be no wider than the greater of (i) the average lot width of the first two existing buildings on each side of the subject property or (ii) ten (10) percent wider than an immediately adjacent parcel on the same side of the street. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the maximum lot width shall be 55 feet.
	FRONT SETBACK	The build-to line shall be calculated as the distance from the right-of-way equal to the average setback from the right-of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet min. from each side lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet min. from rear lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	None; provided however, all setbacks must be satisfied.
PRINCIPAL STRUCTURE REGULATIONS	DENSITY REGULATIONS	None
	PRINCIPAL STRUCTURE HEIGHT	35 feet

	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	900 sq. feet (Single-Family (attached)/(detached); 500 sq. ft. Multi-Family
	PERMITTED FRONTAGES	Residential collector street, Dead-end street, Trail, Local street, Loop street, Cul-de-sac
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, or Garage (detached) (See 1131) Pool (See 1123.03) Kennel, Pergola, or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (3 ft.), Side Yard (6 ft.), and Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Front Yard (attached Garage, only) or Side Yard
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development (Single-Family (detached)), access via rear yard if lot width is 60 feet or less

SUPPLEMENTAL REGULATIONS	REQUIREMENT	10% of lot to be dedicated to open space (See 1123.06(h))* *Not applicable to single-family detached
DEVELOPMENT REVIEW	REQUIREMENT	Design Review/Certificate of Appropriateness 1131; Zoning Permit/ Certificate

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.21 - Uptown Transitional District (UT)

UPTOWN TRANSITIONAL DEVELOPMENT STANDARDS

LOT DIMENSIONS	MIN. LOT SIZE	None; provided however, all lots must abut a public right-of-way.
	MIN. LOT WIDTH	None
	MAX. LOT WIDTH	The maximum lot width shall be no wider than the greater of (i) the average lot width of the of the first two existing buildings on each side of the subject property or (ii) ten (10) percent wider than an immediately adjacent parcel on the same side of the street. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the maximum lot width shall be 55 feet.
	FRONT SETBACK	The front setback shall be calculated as the distance from the right-of-way equal to the average setback from the right of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the

		front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet min. from each side lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet min. from rear lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	None; provided however, all setbacks must be satisfied.
PRINCIPAL STRUCTURE REGULATIONS	DENSITY	None
	PRINCIPAL STRUCTURE HEIGHT	The greater of (i) 36 feet or (ii) 10 percent higher than the immediately adjacent structure on the same side of the street.
	MIN. FLOOR AREA PER UNIT	900 sq. ft. (Single-Family (attached)/Single-Family (detached); 500 sq. ft. (Multi-Family)
	MAX. FLOOR AREA	The maximum floor area shall be no larger than the average floor area of the adjacent structures on the same block of the subject property or ten (10) percent larger than the immediately adjacent structure on the adjacent parcel on the same side of the street
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached) (See 1131) Pergola or Patio
	LOCATION	Rear Yard
	SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not-chain-link), Vinyl (See 1123.20)

	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Side Yard or Interior
	PARKING TYPE	Garage (detached), Surface Parking Lot or Structured Parking Facility

ACCESS REGULATIONS	ACCESS LOCATION	For new development (Single-Family (detached)), access via rear yard if lot width is 60 feet or less

DEVELOPMENT REVIEW	REQUIREMENT	Design Review/Certificate of Appropriateness, 1131 Zoning Permit/Certificate
SUPPLEMENTAL REGULATIONS	REQUIREMENT	Dwelling conversion permitted subject to regulations set forth in Chapter 1123 10% of lot to be dedicated to open space (See 1123.06(h))* *Not applicable to single-family detached

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Application 5

Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Landscaping, Section 1125.04 - Landscape Plan Requirements, Section 1125.06(b) - Foundation Planting, Section 1125.06(c) - Landscaped Area and Tree Planting and Section 1125.08 - Installation and Maintenance

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1105.09.

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below are amendments for garage loading variability.

Proposed Text Amendment:

The amendment to Section 1105.09 would add regulations for garage loading variability as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1105 - Subdivision Approval Procedure

Section 1105.09 - Residential Subdivision ~~Lot~~ Variability

For residential subdivisions of 20 acres or more, to the greatest extent practicable, the following shall apply:

(a) **Lot Variation.** The plat shall include for a minimum of 30% of lots in the residential subdivision: (i) a minimum lot area variation of at least 20% from the smallest to the largest lot, exclusive of corner lots, and (ii) a minimum frontage variation of at least 20% above the minimum frontage for the base zoning district, exclusive of corner lots.

(b) **Garage Loading Variation.** Of the lots for which single-family detached dwellings are proposed to be constructed, a minimum of 20% of the lots, exclusive of corner lots, shall be designated as lots for which any garage on the lot shall be side- or rear-loaded. Front loaded garages shall be prohibited on these lots (See Section 1107.19(a)(2)).

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1105.09 - Residential Subdivision Variability

For residential subdivisions of 20 acres or more, to the greatest extent practicable, the following shall apply:

(a) **Lot Variation.** The plat shall include for a minimum of 30% of lots in the residential subdivision: (i) a minimum lot area variation of at least 20% from the smallest to the largest lot, exclusive of corner lots, and (ii) a minimum frontage variation of at least 20% above the minimum frontage for the base zoning district, exclusive of corner lots.

(b) **Garage Loading Variation.** Of the lots for which single-family detached dwellings are proposed to be constructed, a minimum of 20% of the lots, exclusive of corner lots, shall be designated as lots for which any garage on the lot shall be side- or rear-loaded. Front loaded garages shall be prohibited on these lots (See Section 1107.19(a)(2)).

Application 6

Section 1107.19 - Residential Architecture in SRD,

VRD, HMD, UT, USF - Building Architecture, Facades,

Section 1121.07 - SRD, Section 1121.20 - VRD,

Section 1121.12 - HMD, Section 1121.20 - USF and

Section 1121.21 UT and Appendix - Glossary of Terms

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Thirteen - Building and Property Regulations / Part Eleven - Zoning Ordinance

To hear an application for an amendment to the Appendix - Glossary of Terms and a Zoning Amendment to Section 1107.19, 1121.07, 1121.09, 1121.12, 1121.20, and 1121.21

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below are amendments for residential architecture features.

Proposed Text Amendment:

The amendment to the Glossary of Terms would add definitions for typical architectural details as specified in "Exhibit A". The amendment to Section 1107.19 and 1121 would add regulations for facade details as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Appendix - Glossary of Terms

Glossary of Terms

BALCONY means a covered or uncovered unenclosed exterior platform, designed as an architectural feature or for outdoor use, projecting or recessed from a façade on the upper floor of a building.

CHIMNEY means a structure projecting from the facade and enclosing or appearing to enclose a flue that carries off smoke.

CORBEL means a structural or non-structural projection of stone, wood, or metal protruding from a façade that carries or appears to carry superincumbent weight.

DECK means a ground-level structural platform that is uncovered, unenclosed, and projects from a facade.

DORMER means a structure projecting from a sloping roof, usually housing a window, typically used to provide light, ventilation, or more livable space.

GABLE means a wall that comes to a point at its intersection with the ridge of two sloping roof planes.

GABLE VENT means a decorative or non-decorative vent placed within a gable.

PORCH means a ground-level structural platform that is covered, unenclosed, and projects or is recessed from a façade. Wraparound porches extend outdoor space, partially or fully, across at least two facades.

PORTICO means a ground level porch supported by columns, often leading to the entrance of a building.

WATER TABLE means a projecting brick or stone stringcourse, molding, or ledge placed near the base of a building that is designed or appears to divert water from a building.

Chapter 1107 - Design Standards

Section 1107.19 - Residential Architecture in SRD, VRD, HMD, ARD, UT, USF

(d) **Building Architecture (Single Family Detached).** The following standards apply to the principal building on a lot in the SRD, HMD, and ARD zoning districts:

(1) **Facades.** A newly constructed single-family detached dwelling shall include at least three (3) architectural features on the facade facing the front yard, at least two (2) architectural features on a façade facing a side yard (including a side yard adjacent to a street on a corner lot), and at least one (1) architectural treatment on all other facades.

A. The following architectural features shall be used to satisfy the requirements of Section 1107.19 (d)(1):

1. A door at least twenty-eight (28) square feet in area;
2. A window at least six (6) square feet in area. Windows located less than six (6) feet from another window shall be considered one (1) design feature. A set of adjacent windows, such as double or bay windows, shall be considered one (1) design feature. Each window on a facade visible from a street shall include a decorative window head or windowsill;
3. Decorative shutters on the majority of windows on a single façade;
4. A chimney, functional or simulated;

5. Masonry used on at least twenty (20) percent of a single facade;
6. An architectural feature located within a gable, such as an articulated gable vent at least four (4) square feet in area;
7. A dormer;
8. Corbels placed within the eave of a gable or roof overhang;
9. Decorative trim on rooflines or overhangs;
10. A deck, balcony, or porch, including wraparound porches, where each facade that the porch extends onto is considered a distinct architectural feature, and porticos; and
11. Decorative, permanently installed styled lighting, such as carriage lighting or similar styles.

B. The following architectural features shall not be used to satisfy the requirements of Section 1107.19 (d)(1):
1. Foundation cladding;
2. Water table;
3. Side of porches, not including wraparound porches; and
4. Rooflines

Section 1121.07 - The Suburban Residential District (SRD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the traditional suburban single-family typology within the SRD. This building typology features off-street parking in a side-loading or front-loading garage with a driveway entry.

PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	>35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	1,200 sq. feet
	PERMITTED FRONTAGES	Residential collector street, Cul-de-sac Dead-end street Loop Street

	RESIDENTIAL ARCHITECTURE	See Section 1107.19

Section 1121.09 - The Agricultural Residential District (ARD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the predominant development typology in the Agricultural Residential District. The configuration of the lots within the ARD promotes open space consistent with the rural development pattern throughout the district.

PRINCIPAL STRUCTURE REGULATIONS	DENSITY	1 dwelling unit per gross acre
	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	MINIMUM FLOOR AREA PER UNIT	1,800 sq. feet
	PERMITTED FRONTAGES	Arterial Street
	RESIDENTIAL ARCHITECTURE	See Section 1107.19

Section 1121.12 - Hospital Mixed-Use District (HMD)

A typology chart for Single-Family detached does not currently exist in 1121.12. Please reference Exhibit A for the proposed typology chart.

Section 1121.20 - Uptown Single-Family District (USF)

UPTOWN SINGLE-FAMILY DEVELOPMENT STANDARDS

PRINCIPAL STRUCTURE REGULATIONS	DENSITY REGULATIONS	None
	PRINCIPAL STRUCTURE HEIGHT	35 feet

	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	900 sq. feet (Single-Family (attached)/(detached); 500 sq. ft. Multi-Family
	PERMITTED FRONTAGES	Residential collector street, Dead-end street, Trail, Local street, Loop street, Cul-de-sac
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.21 - Uptown Transitional (UT)

UPTOWN TRANSITIONAL DEVELOPMENT STANDARDS

PRINCIPAL STRUCTURE REGULATIONS	DENSITY	None
	PRINCIPAL STRUCTURE HEIGHT	The greater of (i) 36 feet or (ii) 10 percent higher than the immediately adjacent structure on the same side of the street.
	MIN. FLOOR AREA PER UNIT	900 sq. ft. (Single-Family (attached)/Single-Family (detached); 500 sq. ft. (Multi-Family)
	MAX. FLOOR AREA	The maximum floor area shall be no larger than the average floor area of the adjacent structures on the same block of the subject property or ten (10) percent larger than the immediately adjacent structure on the adjacent parcel on the same side of the street
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Glossary of Terms

BALCONY means a covered or uncovered unenclosed exterior platform, designed as an architectural feature or for outdoor use, projecting or recessed from a façade on the upper floor of a building.

CHIMNEY means a structure projecting from the facade and enclosing or appearing to enclose a flue that carries off smoke.

CORBEL means a structural or non-structural projection of stone, wood, or metal protruding from a façade that carries or appears to carry superincumbent weight.

DECK means a ground-level structural platform that is uncovered, unenclosed, and projects from a facade.

DORMER means a structure projecting from a sloping roof, usually housing a window, typically used to provide light, ventilation, or more livable space.

GABLE means a wall that comes to a point at its intersection with the ridge of two sloping roof planes.

GABLE VENT means a decorative or non-decorative vent placed within a gable.

PORCH means a ground-level structural platform that is covered, unenclosed, and projects or is recessed from a façade. Wraparound porches extend outdoor space, partially or fully, across at least two facades.

PORTICO means a ground level porch supported by columns, often leading to the entrance of a building.

WATER TABLE means a projecting brick or stone stringcourse, molding, or ledge placed near the base of a building that is designed or appears to divert water from a building.

Section 1107.19 - Residential Architecture in SRD, VRD, HMD, ARD, UT, USF

(d) Building Architecture (Single Family Detached). The following standards apply to the principal building on a lot in the SRD, HMD, and ARD zoning districts:

(1) Facades. A newly constructed single-family detached dwelling shall include at least three (3) architectural features on the facade facing the front yard, at least two (2) architectural features on a façade facing a side yard (including a side yard adjacent to a street on a corner lot), and at least one (1) architectural treatment on all other facades.

A. The following architectural features shall be used to satisfy the requirements of Section 1107.19 (d)(1):
   1. A door at least twenty-eight (28) square feet in area;
   2. A window at least six (6) square feet in area. Windows located less than six (6) feet from another window shall be considered one (1) design feature. A set of adjacent windows, such as double or bay windows, shall be considered one (1) design feature. Each window on a facade visible from a street shall include a decorative window head or windowsill;
   3. Decorative shutters on the majority of windows on a single façade;
   4. A chimney, functional or simulated;
   5. Masonry used on at least twenty (20) percent of a single facade;
   6. An architectural feature located within a gable, such as an articulated gable vent at least four (4) square feet in area;
   7. A dormer;
   8. Corbels placed within the eave of a gable or roof overhang;
   9. Decorative trim on rooflines or overhangs;
   10. A deck, balcony, or porch, including wraparound porches, where each facade that the porch extends onto is considered a distinct architectural feature, and porticos; and
   11. Decorative, permanently installed styled lighting, such as carriage lighting or similar styles.

B. The following architectural features shall not be used to satisfy the requirements of Section 1107.19 (d)(1):
   1. Foundation cladding;
   2. Water table;
   3. Side of porches, not including wraparound porches; and
   4. Rooflines

Section 1121.07 - The Suburban Residential District (SRD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the traditional suburban single-family typology within the SRD. This building typology features off-street parking in a side-loading or front-loading garage with a driveway entry.

LOT DIMENSIONS	MIN. LOT SIZE	5,500 sq. feet
	MIN. LOT WIDTH	55 feet
	FRONT SETBACK	30 feet from lot line, easement line or Right-of-Way*
	SIDE SETBACK	7.5 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet from lot line, easement line or Right-of-Way*
	MAX. LOT COVERAGE	55%
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	>35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	1,200 sq. feet
	PERMITTED FRONTAGES	Residential collector street, Cul-de-sac Dead-end street Loop Street
	RESIDENTIAL ARCHITECTURE	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Swimming Pool (See 1123.03) Shed, Pool House (See 1123.19) Pergola, Patio, Fire Pit
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line

		5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link (PVC Vinyl-Coated Chain-Link only) (4 ft. max; Rear and Side Yard), Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (3 ft.), Side Yard (6 ft.), Rear Yards (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Side Yard or Front Yard (attached Garage, only), or Rear
	PARKING TYPE	Garage (attached) or Garage (detached)
ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less
DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit Zoning Certificate

Section 1121.09 - The Agricultural Residential District (ARD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the predominant development typology in the Agricultural Residential District. The configuration of the lots within the ARD promotes open space consistent with the rural development pattern throughout the district.

LOT DIMENSIONS	MIN. LOT SIZE	1 acre
	MIN. LOT WIDTH	150 feet
	FRONT SETBACK	60 feet from lot line, easement line or Right-of-Way*
	SIDE SETBACK	20 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	60 feet from lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	35%
PRINCIPAL STRUCTURE REGULATIONS	DENSITY	1 dwelling unit per gross acre
	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	MINIMUM FLOOR AREA PER UNIT	1,800 sq. feet
	PERMITTED FRONTAGES	Arterial Street
	RESIDENTIAL ARCHITECTURE	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, Garage (detached), or Pole Barn (See 1123.19) Swimming Pool (See 1123.03) Kennel, Pergola, Patio
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear lot line or easement line

	ACCESSORY STRUCTURE HEIGHT	20 feet max.
FENCE REGULATIONS (RESIDENTIAL USES)	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link, Vinyl (See 1123.19)
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
FENCE REGULATIONS (AGRICULTURAL USES)	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link, Electric with applicable governmental approvals, Vinyl
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (10 ft.); Rear Yard (10 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Side Yard, Front Yard (attached Garage, only), Rear Yard
	PARKING TYPE	Garage (attached) or Garage (detached)
DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit/Zoning Certificate

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.12 - Hospital Mixed-Use District (HMD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

LOT DIMENSIONS	MIN. LOT SIZE	4,500 sq. feet
	MIN. LOT WIDTH	45 feet.
	FRONT SETBACK	The front setback shall be calculated as the distance from the right-of-way equal to the average setback from the right of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet from lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	65%
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MINIMUM FLOOR AREA PER UNIT	900 sq. feet
	PERMITTED FRONTAGES	Residential collector street, Dead-end street Trail, Local street, Loop street, Cul-de-sac
	RESIDENTIAL ARCHITECTURE	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, Patio, or Garage (detached) (See 1123.19) Swimming Pool (See 1123.03) Kennel, Pergola

	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	20 feet max.
FENCE REGULATIONS (RESIDENTIAL)	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link (PVC Vinyl- Coated Chain-Link only) (4 ft. max; Rear and Side Yard), Vinyl (See 1123.19)
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Side Yard, Rear Yard, or Front Yard (attached Garage, only)
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less

DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit Zoning Certificate

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.20 - Uptown Single-Family (USF)

UPTOWN SINGLE-FAMILY DEVELOPMENT STANDARDS

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	MAX LOT WIDTH	The maximum lot width shall be no wider than the greater of (i) the average lot width of the first two existing buildings on each side of the subject property or (ii) ten (10) percent wider than an immediately adjacent parcel on the same side of the street. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the maximum lot width shall be 55 feet.
	FRONT SETBACK	The build-to line shall be calculated as the distance from the right-of-way equal to the average setback from the right-of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet min. from each side lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet min. from rear lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	None; provided however, all setbacks must be satisfied.
PRINCIPAL STRUCTURE REGULATIONS	DENSITY REGULATIONS	None
	PRINCIPAL STRUCTURE HEIGHT	35 feet
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.

	MIN. FLOOR AREA PER UNIT	900 sq. feet (Single-Family (attached)/(detached); 500 sq. ft. Multi-Family
	PERMITTED FRONTAGES	Residential collector street, Dead-end street, Trail, Local street, Loop street, Cul-de-sac
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, or Garage (detached) (See 1131) Pool (See 1123.03) Kennel, Pergola, or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (3 ft.), Side Yard (6 ft.), and Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Front Yard (attached Garage, only) or Side Yard
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development (Single-Family (detached)), access via rear yard if lot width is 60 feet or less

SUPPLEMENTAL REGULATIONS	REQUIREMENT	10% of lot to be dedicated to open space (See 1123.06(h))* *Not applicable to single-family detached
DEVELOPMENT REVIEW	REQUIREMENT	Design Review/Certificate of Appropriateness 1131; Zoning Permit/ Certificate

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.21 - Uptown Transitional (UT)

UPTOWN TRANSITIONAL DEVELOPMENT STANDARDS

LOT DIMENSIONS	MIN. LOT SIZE	None; provided however, all lots must abut a public right-of-way.
	MIN. LOT WIDTH	None
	MAX. LOT WIDTH	The maximum lot width shall be no wider than the greater of (i) the average lot width of the of the first two existing buildings on each side of the subject property or (ii) ten (10) percent wider than an immediately adjacent parcel on the same side of the street. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the maximum lot width shall be 55 feet.
	FRONT SETBACK	The front setback shall be calculated as the distance from the right-of-way equal to the average setback from the right of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet min. from each side lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet min. from rear lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	None; provided however, all setbacks must be satisfied.
PRINCIPAL STRUCTURE REGULATIONS	DENSITY	None
	PRINCIPAL STRUCTURE HEIGHT	The greater of (i) 36 feet or (ii) 10 percent higher than the immediately adjacent structure on the same side of the street.
	MIN. FLOOR AREA PER UNIT	900 sq. ft. (Single-Family (attached)/Single-Family (detached); 500 sq. ft. (Multi-Family)
	MAX. FLOOR AREA	The maximum floor area shall be no larger than the average floor area of the adjacent structures on the same block of the subject property or ten (10) percent larger than the immediately adjacent structure on the adjacent parcel on the same side of the street
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)

ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached) (See 1131) Pergola or Patio
	LOCATION	Rear Yard
	SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not-chain-link), Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Side Yard or Interior
	PARKING TYPE	Garage (detached), Surface Parking Lot or Structured Parking Facility

ACCESS REGULATIONS	ACCESS LOCATION	For new development (Single-Family (detached)), access via rear yard if lot width is 60 feet or less

DEVELOPMENT REVIEW	REQUIREMENT	Design Review/Certificate of Appropriateness, 1131 Zoning Permit/Certificate
SUPPLEMENTAL REGULATIONS	REQUIREMENT	Dwelling conversion permitted subject to regulations set forth in Chapter 1123 10% of lot to be dedicated to open space (See 1123.06(h))* *Not applicable to single-family detached

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Application 7

Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF - Building Architecture, Roof Pitch, Section 1121.07 - SRD, Section 1121.09 ARD, Section 1121.12 - HMD, Section 1121.20 - USF and Section 1121.21 UT

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1107.19, 1121.07, 1121.09, and 1121.12

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below are amendments for roof pitch.

Proposed Text Amendment:

The amendment to Section 1107.19 and 1121 would add regulations for roof pitch variation as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1107 - Design Standards

Section 1107.19 - Residential Architecture in SRD, VRD, HMD, ARD, UT, USF

(d) **Building Architecture (Single Family Detached).**

(2) **Roof Pitch.** All roofs for newly constructed single-family detached dwellings shall have a pitch of 6:12 rise:run (six (6) inches vertical rise for twelve (12) inches horizontal run) or greater on the primary roof.

Section 1121.07 - The Suburban Residential District (SRD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the traditional suburban single-family typology within the SRD. This building typology features off-street parking in a side-loading or front-loading garage with a driveway entry.

PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	>35 feet max.

	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	1,200 sq. feet
	PERMITTED FRONTAGES	Residential collector street, Cul-de-sac Dead-end street Loop Street
	RESIDENTIAL ARCHITECTURE	See Section 1107.19

Section 1121.09 - The Agricultural Residential District (ARD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the predominant development typology in the Agricultural Residential District. The configuration of the lots within the ARD promotes open space consistent with the rural development pattern throughout the district.

PRINCIPAL STRUCTURE REGULATIONS	DENSITY	1 dwelling unit per gross acre
	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	MINIMUM FLOOR AREA PER UNIT	1,800 sq. feet
	PERMITTED FRONTAGES	Arterial Street
	RESIDENTIAL ARCHITECTURE	See Section 1107.19

Section 1121.12 - Hospital Mixed-Use District (HMD)

A typology chart for Single-Family detached does not currently exist in 1121.12. Please reference Exhibit A for the proposed typology chart.

Section 1121.20 - Uptown Single-Family (USF)

UPTOWN SINGLE-FAMILY DEVELOPMENT STANDARDS

PRINCIPAL STRUCTURE REGULATIONS	DENSITY REGULATIONS	None
	PRINCIPAL STRUCTURE HEIGHT	35 feet
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	900 sq. feet (Single-Family (attached)/(detached); 500 sq. ft. Multi-Family
	PERMITTED FRONTAGES	Residential collector street, Dead-end street, Trail, Local street, Loop street, Cul-de-sac
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.21 - Uptown Transitional (UT)

UPTOWN TRANSITIONAL DEVELOPMENT STANDARDS

PRINCIPAL STRUCTURE REGULATIONS	DENSITY	None
	PRINCIPAL STRUCTURE HEIGHT	The greater of (i) 36 feet or (ii) 10 percent higher than the immediately adjacent structure on the same side of the street.
	MIN. FLOOR AREA PER UNIT	900 sq. ft. (Single-Family (attached)/Single-Family (detached); 500 sq. ft. (Multi-Family)

	MAX. FLOOR AREA	The maximum floor area shall be no larger than the average floor area of the adjacent structures on the same block of the subject property or ten (10) percent larger than the immediately adjacent structure on the adjacent parcel on the same side of the street
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1107.19 - Residential Architecture in SRD, VRD, HMD, ARD, UT, USF

(d) **Building Architecture (Single Family Detached).**

(2) **Roof Pitch.** All roofs for newly constructed single-family detached dwellings shall have a pitch of 6:12 rise:run (six (6) inches vertical rise for twelve (12) inches horizontal run) or greater on the primary roof.

Section 1121.07 - The Suburban Residential District (SRD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the traditional suburban single-family typology within the SRD. This building typology features off-street parking in a side-loading or front-loading garage with a driveway entry.

LOT DIMENSIONS	MIN. LOT SIZE	5,500 sq. feet
	MIN. LOT WIDTH	55 feet
	FRONT SETBACK	30 feet from lot line, easement line or Right-of-Way*
	SIDE SETBACK	7.5 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet from lot line, easement line or Right-of-Way*
	MAX. LOT COVERAGE	55%
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	>35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MIN. FLOOR AREA PER UNIT	1,200 sq. feet

	PERMITTED FRONTAGES	Residential collector street, Cul-de-sac Dead-end street Loop Street
	RESIDENTIAL ARCHITECTURE	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Swimming Pool (See 1123.03) Shed, Pool House (See 1123.19) Pergola, Patio, Fire Pit
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link (PVC Vinyl-Coated Chain-Link only) (4 ft. max; Rear and Side Yard), Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (3 ft.), Side Yard (6 ft.), Rear Yards (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Side Yard or Front Yard (attached Garage, only), or Rear
	PARKING TYPE	Garage (attached) or Garage (detached)
ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less
DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit Zoning Certificate

Section 1121.09 - The Agricultural Residential District (ARD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

The Single-Family (detached) Building Typology is the predominant development typology in the Agricultural Residential District. The configuration of the lots within the ARD promotes open space consistent with the rural development pattern throughout the district.

LOT DIMENSIONS	MIN. LOT SIZE	1 acre
	MIN. LOT WIDTH	150 feet
	FRONT SETBACK	60 feet from lot line, easement line or Right-of-Way*
	SIDE SETBACK	20 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	60 feet from lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	35%
PRINCIPAL STRUCTURE REGULATIONS	DENSITY	1 dwelling unit per gross acre
	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	MINIMUM FLOOR AREA PER UNIT	1,800 sq. feet
	PERMITTED FRONTAGES	Arterial Street
	RESIDENTIAL ARCHITECTURE	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, Garage (detached), or Pole Barn (See 1123.19) Swimming Pool (See 1123.03) Kennel, Pergola, Patio
	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear lot line or easement line

	ACCESSORY STRUCTURE HEIGHT	20 feet max.
FENCE REGULATIONS (RESIDENTIAL USES)	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link, Vinyl (See 1123.19)
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
FENCE REGULATIONS (AGRICULTURAL USES)	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link, Electric with applicable governmental approvals, Vinyl
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (10 ft.); Rear Yard (10 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Side Yard, Front Yard (attached Garage, only), Rear Yard
	PARKING TYPE	Garage (attached) or Garage (detached)
DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit/Zoning Certificate

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.12 - Hospital Mixed-Use District (HMD)

SINGLE-FAMILY (DETACHED) BUILDING TYPOLOGY

LOT DIMENSIONS	MIN. LOT SIZE	4,500 sq. feet
	MIN. LOT WIDTH	45 feet.
	FRONT SETBACK	The front setback shall be calculated as the distance from the right-of-way equal to the average setback from the right of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet from lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet from lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	65%
PRINCIPAL STRUCTURE REGULATIONS	PRINCIPAL STRUCTURE HEIGHT	35 feet max.
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.
	MINIMUM FLOOR AREA PER UNIT	900 sq. feet
	PERMITTED FRONTAGES	Residential collector street, Dead-end street Trail, Local street, Loop street, Cul-de-sac
	RESIDENTIAL ARCHITECTURE	See Section 1107.19
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, Patio, or Garage (detached) (See 1123.19) Swimming Pool (See 1123.03) Kennel, Pergola

	ACCESSORY STRUCTURE SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear lot line or easement line
	ACCESSORY STRUCTURE HEIGHT	20 feet max.
FENCE REGULATIONS (RESIDENTIAL)	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal, Chain-Link (PVC Vinyl- Coated Chain-Link only) (4 ft. max; Rear and Side Yard), Vinyl (See 1123.19)
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Side Yard, Rear Yard, or Front Yard (attached Garage, only)
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development, access via rear yard if lot width is 60 feet or less

DEVELOPMENT REVIEW	REQUIREMENT	Zoning Permit Zoning Certificate

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.20 - Uptown Single-Family (USF)

UPTOWN SINGLE-FAMILY DEVELOPMENT STANDARDS

LOT DIMENSIONS	MIN. LOT SIZE	None
	MIN. LOT WIDTH	None
	MAX LOT WIDTH	The maximum lot width shall be no wider than the greater of (i) the average lot width of the first two existing buildings on each side of the subject property or (ii) ten (10) percent wider than an immediately adjacent parcel on the same side of the street. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the maximum lot width shall be 55 feet.
	FRONT SETBACK	The build-to line shall be calculated as the distance from the right-of-way equal to the average setback from the right-of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet min. from each side lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet min. from rear lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	None; provided however, all setbacks must be satisfied.
PRINCIPAL STRUCTURE REGULATIONS	DENSITY REGULATIONS	None
	PRINCIPAL STRUCTURE HEIGHT	35 feet
	BUILDING ORIENTATION	Buildings shall be oriented to face the primary street right-of-way.

	MIN. FLOOR AREA PER UNIT	900 sq. feet (Single-Family (attached)/(detached); 500 sq. ft. Multi-Family
	PERMITTED FRONTAGES	Residential collector street, Dead-end street, Trail, Local street, Loop street, Cul-de-sac
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed, Pool House, or Garage (detached) (See 1131) Pool (See 1123.03) Kennel, Pergola, or Patio
	ACCESSORY STRUCTURE LOCATION	Rear Yard
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not chain-link), Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (3 ft.), Side Yard (6 ft.), and Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Front Yard (attached Garage, only) or Side Yard
	PARKING TYPE	Garage (attached) or Garage (detached)

ACCESS REGULATIONS	ACCESS LOCATION	For new development (Single-Family (detached)), access via rear yard if lot width is 60 feet or less

SUPPLEMENTAL REGULATIONS	REQUIREMENT	10% of lot to be dedicated to open space (See 1123.06(h))* *Not applicable to single-family detached
DEVELOPMENT REVIEW	REQUIREMENT	Design Review/Certificate of Appropriateness 1131; Zoning Permit/ Certificate

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Section 1121.21 - Uptown Transitional (UT)

UPTOWN TRANSITIONAL DEVELOPMENT STANDARDS

LOT DIMENSIONS	MIN. LOT SIZE	None; provided however, all lots must abut a public right-of-way.
	MIN. LOT WIDTH	None
	MAX. LOT WIDTH	The maximum lot width shall be no wider than the greater of (i) the average lot width of the of the first two existing buildings on each side of the subject property or (ii) ten (10) percent wider than an immediately adjacent parcel on the same side of the street. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the maximum lot width shall be 55 feet.
	FRONT SETBACK	The front setback shall be calculated as the distance from the right-of-way equal to the average setback from the right of-way of the first two existing buildings on each side of the subject property. Where there is not an existing structure within 2 parcels on each side of the proposed principal structure, the front setback shall be between 5 feet and 10 feet from the right-of-way.
	SIDE SETBACK	5 feet min. from each side lot line, easement line or Right-of-Way*
	REAR SETBACK	20 feet min. from rear lot line, easement line or Right-of-Way*
	MAX LOT COVERAGE	None; provided however, all setbacks must be satisfied.
PRINCIPAL STRUCTURE REGULATIONS	DENSITY	None
	PRINCIPAL STRUCTURE HEIGHT	The greater of (i) 36 feet or (ii) 10 percent higher than the immediately adjacent structure on the same side of the street.

	MIN. FLOOR AREA PER UNIT	900 sq. ft. (Single-Family (attached)/Single-Family (detached); 500 sq. ft. (Multi-Family)
	MAX. FLOOR AREA	The maximum floor area shall be no larger than the average floor area of the adjacent structures on the same block of the subject property or ten (10) percent larger than the immediately adjacent structure on the adjacent parcel on the same side of the street
	RESIDENTIAL ARCHITECTURE	Single-Family (detached) (See Section 1107.19)
ACCESSORY STRUCTURE REGULATIONS	PERMITTED ACCESSORY STRUCTURES	Shed or Garage (detached) (See 1131) Pergola or Patio
	LOCATION	Rear Yard
	SETBACKS	5 feet min. from each side lot line or easement line 5 feet min. from rear line or easement line
	ACCESSORY STRUCTURE HEIGHT	15 feet max.
FENCE REGULATIONS	FENCE MATERIALS	Wood, Brick, Iron, Stone, Metal (not-chain-link), Vinyl (See 1123.20)
	FENCE LOCATION	Front Yard (3 ft.); Side Yard (6 ft.); Rear Yard (6 ft.)
SIGN REGULATIONS	PERMITTED SIGN TYPES	See Chapter 1129
PARKING REGULATIONS	PARKING LOCATION	Rear Yard, Side Yard or Interior
	PARKING TYPE	Garage (detached), Surface Parking Lot or Structured Parking Facility

ACCESS REGULATIONS	ACCESS LOCATION	For new development (Single-Family (detached)), access via rear yard if lot width is 60 feet or less

DEVELOPMENT REVIEW	REQUIREMENT	Design Review/Certificate of Appropriateness, 1131 Zoning Permit/Certificate
SUPPLEMENTAL REGULATIONS	REQUIREMENT	Dwelling conversion permitted subject to regulations set forth in Chapter 1123 10% of lot to be dedicated to open space (See 1123.06(h))* *Not applicable to single-family detached

Supplemental Regulations:

* Determination of the setback line starting point, as it relates to the right-of-way line, lot line or easement line, shall be at the discretion of the Division of Engineering.

Application 8

Section 1109.12 Reserved -

Topsoil

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1109.12.

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below are amendments for topsoil requirements

Proposed Text Amendment:

The amendment to Section 1109.12 would add regulations for topsoil/sod inspections and a minimum requirement for depth of topsoil required as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1109 - Construction of Improvements

Section 1109.12- ~~Reserved~~ Topsoil

Topsoil shall comply with the following standards:

(a) Furnished topsoil shall:
1. Consist of loose, friable, loamy material, without admixture of subsoil or refuse, where the fraction passing the No. 10 (2.00 mm) sieve does not contain more than forty percent (40%) clay;
2. Consist of at least four percent (4%) but not more than twenty percent (20%) organic matter, as determined by loss on ignition of samples oven dried to constant weight at 212 °F (100 °C); and
3. Be free of grass, brush, and roots.

(b) Topsoil shall be installed in accordance with the following:
1. Prior to placing any topsoil, all foreign material one (1) inch or larger in any dimension and any rocks shall be removed from the area.
2. Topsoil shall be placed in loose lifts that construct a four (4) inch compacted depth.

3. After topsoil is placed, the area shall be finished in a manner such that installing sod, seed, or other landscaping material does not require additional soil preparation.

(c) The Division of Engineering shall conduct pre- and post-material installation site inspections.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1109.12 - Topsoil

Topsoil shall comply with the following standards:

(a) Furnished topsoil shall:
1. Consist of loose, friable, loamy material, without admixture of subsoil or refuse, where the fraction passing the No. 10 (2.00 mm) sieve does not contain more than forty percent (40%) clay;
2. Consist of at least four percent (4%) but not more than twenty percent (20%) organic matter, as determined by loss on ignition of samples oven dried to constant weight at 212 °F (100 °C); and
3. Be free of grass, brush, and roots.

(b) Topsoil shall be installed in accordance with the following:

1. Prior to placing any topsoil, all foreign material one (1) inch or larger in any dimension and any rocks shall be removed from the area.
2. Topsoil shall be placed in loose lifts that construct a four (4) inch compacted depth.
3. After topsoil is placed, the area shall be finished in a manner such that installing sod, seed, or other landscaping material does not require additional soil preparation.

(c) The Division of Engineering shall conduct pre- and post-material installation site inspections.

Application 9

Section 1123.07 - Trash

Enclosures, Section

1133.09(c) Trash Enclosures,

Section 1133.10(c) Trash

Enclosures, Section

1133.11(e) Trash Enclosures

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1123.07, 1133.09(c) and 1133.10(c), and 1133.11(c).

Project History:

The Planning and Zoning Working Group has been discussing dumpster enclosure style and below is an amendment for dumpster enclosures requirements.

Proposed Text Amendment:

The amendments to Sections 1123.07, 1133.09, 1133.10, and 1133.11 would update material and height requirements for dumpster enclosures as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1123 - Generally Applicable District Regulations

Section 1123.07 - Required Trash Areas

~~(a) All commercial, industrial, and multi-family residential uses that provide trash and/or garbage collection areas shall be enclosed on four (4) sides by a solid wall or fence with a gate a minimum of four (4) feet in height or one (1) foot higher than the receptacles therein if such area is not within an enclosed building or structure.~~

~~(b)~~ Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Division of Engineering shall be required.

Chapter 1133 - Design Review

Section 1133.09(c) - Trash Enclosures

(c) **Trash Enclosures.** Except for single-family attached dwellings that do not have centralized refuse areas and notwithstanding anything to the contrary in this Zoning Code, trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure meeting the following criteria:

(1) Trash Containers, service areas and loading zones shall be located at the rear of the building. Trash containers, service areas and loading zones may be permitted on the side of a building if not oriented towards a public or private street and properly screened from public or private streets and residential zoning districts.
(2) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.
(3) The building materials used for the trash enclosure shall be compatible with the building materials used on the principal building. Except for gates and doors providing access to the trash enclosure, the trash enclosure shall be constructed of ~~a wooden or~~ metal, vinyl ~~fence structure, or a~~, masonry ~~wall, in each case, with~~ other durable materials, but shall not be constructed of wood, and shall have an opacity of one hundred percent (100 %) and a height of ~~one (1) foot~~ two (2) feet above the top of the tallest container. The gates and doors providing access to the trash enclosure shall consist of steel bollards and steel-framed doors constructed of wood, vinyl, hardiplank, metal, or other material of similar durability.
(4) The trash enclosure shall be constructed so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.
(5) ~~The building materials used for the trash enclosures shall be compatible with the building materials used on the principal building.~~ A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosed area.
~~(6) Gates and doors on the enclosure shall be of a wood, vinyl, hardiplank, metal or any alternative material the Board deems suitable.~~
~~(7)~~ (6) The location of enclosures shall be as inconspicuous as possible.

Section 1133.10(c) - Trash Enclosures

(c) **Trash Enclosures.** Trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure meeting the following criteria:

(1) Trash Containers, service areas and loading zones shall be located at the rear of the building. Trash containers, service areas and loading zones may be permitted on the side of a building if not oriented towards a public or private street and properly screened from public or private streets and residential zoning districts.
(2) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.
(3) The ~~trash~~ building materials used for the trash enclosure shall be compatible with the building materials used on the principal building. Except for gates and doors providing access to the trash enclosure, the trash enclosure shall be constructed of ~~a wooden or~~ metal, vinyl ~~fence structure or a,~~ masonry ~~wall, in each case, with,~~ or other durable materials, but shall not be constructed of wood, and shall have an opacity of one

hundred percent (100%) and a height of ~~one (1) foot~~ two (2) feet above the top of the tallest container. The gates and doors providing access to the trash enclosure shall consist of steel bollards and steel-framed doors constructed of wood, vinyl, hardiplank, metal, or other material of similar durability.

(4) The trash enclosure shall be constructed so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.

(5) ~~The building materials used for the trash enclosures shall be compatible with the building materials used on the principal building.~~ A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosed area.

~~(6) Gates and doors on the enclosure shall be of a wood, vinyl, hardiplank, metal or any alternative material the Board deems suitable.~~

~~(7)~~ (6) The location of enclosures shall be as inconspicuous as possible.

Section 1133.11(e) - Trash Enclosures

(e) **Trash Enclosures.** Trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure meeting the following criteria.

(1) Trash Containers, service areas and loading zones shall be located at the rear of the building. Trash containers, service areas and loading zones may be permitted on the side of a building if not oriented towards a public or private street and properly screened from public or private streets and residential zoning districts.

(2) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.

(3) The ~~trash~~ building materials used for the trash enclosure shall be compatible with the building materials used on the principal building. Except for gates and doors providing access to the trash enclosure, the trash enclosure shall be constructed of ~~a wooden or~~ metal, vinyl ~~fence structure, or a ,~~ masonry ~~wall, in each case, with,~~ or other durable materials, but shall not be constructed of wood, and shall have an opacity of one hundred percent (100%) and a height of ~~one (1) foot~~ two (2) feet above the top of the tallest container. The gates and doors providing access to the trash enclosure shall consist of steel bollards and steel-framed doors constructed of wood, vinyl, hardiplank, metal, or other material of similar durability.

(4) The trash enclosure shall be constructed so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.

(5) ~~The building materials used for the trash enclosures shall be compatible with the building materials used on the principal building.~~ A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosed area.

~~(6) Gates and doors on the enclosure shall be of a wood, vinyl, hardiplank, metal or any alternative material the Board deems suitable.~~

~~(7)~~ (6) The location of enclosures shall be as inconspicuous as possible.

~~(8)~~ (7) The trash enclosure shall not be required if the trash containers or receptacles are otherwise screened or enclosed from public view as determined by the Design Review Board.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1123.07 - Required Trash Areas

Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Division of Engineering shall be required.

Section 1133.09(c) - Trash Enclosures

(c) **Trash Enclosures.** Except for single-family attached dwellings that do not have centralized refuse areas and notwithstanding anything to the contrary in this Zoning Code, trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure meeting the following criteria:

(1) Trash Containers, service areas and loading zones shall be located at the rear of the building. Trash containers, service areas and loading zones may be permitted on the side of a building if not oriented towards a public or private street and properly screened from public or private streets and residential zoning districts.
(2) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.
(3) The building materials used for the trash enclosure shall be compatible with the building materials used on the principal building. Except for gates and doors providing access to the trash enclosure, the trash enclosure shall be constructed of metal, vinyl, masonry, other durable materials, but shall not be constructed of wood, and shall have an opacity of one hundred percent (100 %) and a height of two (2) feet above the top of the tallest container. The gates and doors providing access to the trash enclosure shall consist of steel bollards and steel-framed doors constructed of wood, vinyl, hardiplank, metal, or other material of similar durability.
(4) The trash enclosure shall be constructed so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.
(5) A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosed area.
(6) The location of enclosures shall be as inconspicuous as possible.

Section 1133.10(c) - Trash Enclosures

(c) **Trash Enclosures.** Trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure meeting the following criteria:

(1) Trash Containers, service areas and loading zones shall be located at the rear of the building. Trash containers, service areas and loading zones may be permitted on the side of a building if not oriented towards a public or private street and properly screened from public or private streets and residential zoning districts.
(2) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.
(3) The building materials used for the trash enclosure shall be compatible with the building materials used on the principal building. Except for gates and doors providing access to the trash enclosure, the trash enclosure shall be constructed of metal, vinyl, masonry or other durable materials, but shall not be constructed of wood, and shall have an opacity of one hundred percent (100%) and a height of two (2) feet above the top of the tallest container. The gates and doors providing access to the trash enclosure shall consist of steel bollards and steel-framed doors constructed of wood, vinyl, hardiplank, metal, or other material of similar durability.
(4) The trash enclosure shall be constructed so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.
(5) A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosed area.
(6) The location of enclosures shall be as inconspicuous as possible.

Section 1133.11(e) - Trash Enclosures

(e) **Trash Enclosures.** Trash containers or receptacles (including recycling containers) shall be screened or enclosed with a trash enclosure meeting the following criteria.

(1) Trash Containers, service areas and loading zones shall be located at the rear of the building. Trash containers, service areas and loading zones may be permitted on the side of a building if not oriented towards a public or private street and properly screened from public or private streets and residential zoning districts.
(2) The trash enclosure shall have four (4) sides with opening doors for the purpose of trash removal.
(3) The building materials used for the trash enclosure shall be compatible with the building materials used on the principal building. Except for gates and doors providing access to the trash enclosure, the trash enclosure shall be constructed of metal, vinyl, masonry or other durable materials, but shall not be constructed of wood, and shall have an opacity of one hundred percent (100%) and a height of two (2) feet above the top of the tallest container. The gates and doors providing access to the trash enclosure shall consist of

steel bollards and steel-framed doors constructed of wood, vinyl, hardiplank, metal, or other material of similar durability.

(4) The trash enclosure shall be constructed so that the opening doors are wide enough to accommodate a garbage truck emptying and replacing the trash container or receptacle.

(5) A reinforced concrete pad and approach apron shall be constructed under and in front of the enclosed area.

(6) The location of enclosures shall be as inconspicuous as possible.

(7) The trash enclosure shall not be required if the trash containers or receptacles are otherwise screened or enclosed from public view as determined by the Design Review Board.

Application 10

Section 1125.06 - Minimum Landscape Standards, Section 1125.06(b) - Foundation Planting Standards, Section 1125.06(d) - Landscape Requirements for Vehicular Use Areas

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1125.04(b)(3) 1125.06, 1125.06(b), and 1125.06(d)(1)(b).

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below is an amendment for landscaped planting beds and parking lot screening.

Proposed Text Amendment:

The amendments to Sections 1125 would update landscaped beds size requirements, perimeter planting opacity requirements, and plant installation size specifications as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1125 - Landscape Requirements

Section 1125.04 - Landscape Plan requirements

(b) **Landscaping Plan Requirements.** Any landscape plan required hereunder shall include the following:

(1) The name and address of the property owner and applicant.
(2) The zoning and specific land use for the subject property and for immediately adjacent properties.
(3) A Site Plan to an appropriate scale showing:
   a. All existing and proposed buildings, structures, overhead and underground utilities, vehicular use areas, service structures, fences, mounds, storm water detention areas, drainage swales, or any other site feature.
   b. Existing major trees and vegetation or landscape features. Major trees are to be located, identified, and health condition noted.
   c. Existing major trees, vegetation, or landscape features to be removed.

d. New landscaping to be installed as part of the project. The plan shall include a plant list that identifies all plants by species, common name, and size to be installed.

   Materials and vegetation shall be identified for all proposed landscaping.

e. Dimensions of all planting areas and typical mulch type.
f. Dimensions of the perimeter distance of the vehicular use area.
g. Location and plant name(s) of existing landscaping on any shared property line.

Section 1125.06 - Minimum Landscape Standards

The following landscape standards are required for new structures or substantial expansions unless the DRB or Planning Commission determines that the landscape standards are not practical due to topographic conditions or physical site limitations allowing the landscape materials to be planted in different locations on the site as approved by the DRB or Planning Commission.

For the purpose of this section, property lines along a public alley shall be considered a side or rear lot line.

Section 1125.06(b) - Foundation Planting Standards

(b) **Foundation Planting Standards**. Foundation planting or screening shall be provided in accordance with the following:

1. Foundation planting in beds with topsoil at least five feet in width shall be required along all elevations of new structures and structures undergoing substantial expansions, except single-family detached dwellings, with not less than forty percent (40%) of the length of each elevation being planted with landscape material, which shall be spaced as evenly as practicable taking into consideration entryways, outdoor display areas and such other building features as may prevent the location of landscape material. Notwithstanding anything to the contrary herein, in the event an applicant cannot strictly adhere to the requirements set forth hereunder, the applicant may request a distribution adjustment or request to relocate the foundation planting to other areas between parking

areas and building facades to accommodate outdoor displays, dining areas, or other building features, in accordance with this chapter.

Section 1125.06(d) - Landscape Requirements for Vehicular Use Areas

(1) Vehicular use area perimeter requirements.

B. **Screening Requirements**. Vehicular use areas adjacent to a public street or private roadway shall be ~~developed~~ screened with ~~plant, mounding,~~ evergreen plantings to conceal the view of parked cars from the street. The evergreen plantings shall be at least two (2) feet in height at installation and ~~/or fence material~~ planted to develop a continuous hedge at least three (3) feet in height within two (2) years of installation, except in line of sight triangles at ~~driveway~~ driveways and street intersections where the height ~~limit is two (2) feet, to conceal the view of parked cars from the street. Landscape materials shall achieve the three (3) foot height within two (2) years of installation.~~ shall be limited to two (2) feet. All screening shall have a minimum opacity of ~~eighty (80~~) one hundred (100) percent at all times. Height of plantings required in this paragraph shall be measured from grade.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1125.04 - Landscape Plan requirements

(b) **Landscaping Plan Requirements.** Any landscape plan required hereunder shall include the following:

(1) The name and address of the property owner and applicant.
(2) The zoning and specific land use for the subject property and for immediately adjacent properties.
(3) A Site Plan to an appropriate scale showing:
    a. All existing and proposed buildings, structures, overhead and underground utilities, vehicular use areas, service structures, fences, mounds, storm water detention areas, drainage swales, or any other site feature.
    b. Existing major trees and vegetation or landscape features. Major trees are to be located, identified, and health condition noted.
    c. Existing major trees, vegetation, or landscape features to be removed.
    d. New landscaping to be installed as part of the project. The plan shall include a plant list that identifies all plants by species, common name, and size to be installed.

       Materials and vegetation shall be identified for all proposed landscaping.

    e. Dimensions of all planting areas and typical mulch type.
    f. Dimensions of the perimeter distance of the vehicular use area.
    g. Location and plant name(s) of existing landscaping on any shared property line.

Section 1125.06 - Minimum Landscape Standards

The following landscape standards are required for new structures or substantial expansions unless the DRB or Planning Commission determines that the landscape standards are not practical due to topographic conditions or physical site limitations allowing the landscape materials to be planted in different locations on the site as approved by the DRB or Planning Commission.

For the purpose of this section, property lines along a public alley shall be considered a side or rear lot line.

Section 1125.06(b) - Foundation Planting Standards

(b) **Foundation Planting Standards**. Foundation planting or screening shall be provided in accordance with the following:

1. Foundation planting in beds with topsoil at least five feet in width shall be required along all elevations of new structures and structures undergoing substantial expansions, except single-family detached dwellings, with not less than forty percent (40%) of the length of each elevation being planted with landscape material, which shall be spaced as evenly as practicable taking into consideration entryways, outdoor display areas and such other building features as may prevent the location of landscape material. Notwithstanding anything to the contrary herein, in the event an applicant cannot strictly adhere to the requirements set forth hereunder, the applicant may request a distribution adjustment or request to relocate the foundation planting to other areas between parking areas and building facades to accommodate outdoor displays, dining areas, or other building features, in accordance with this chapter.

2. Single-family detached dwellings in the SRD, VRD, HMD, ARD, UT, and USF zoning districts shall provide foundation landscaping in accordance with Section 1107.19(c)(1).

Section 1125.06(d) - Landscape Requirements for Vehicular Use Areas

(1) Vehicular use area perimeter requirements.

B. **Screening Requirements**. Vehicular use areas adjacent to a public street or private roadway shall be screened with evergreen plantings to conceal the view of parked cars from the street. The evergreen plantings shall be at least two (2) feet in height at installation and planted to develop a continuous hedge at least three (3) feet in height within two (2) years of installation, except in line of sight triangles at driveways and street intersections where the height shall be limited to two (2) feet. All screening shall have a minimum opacity of one hundred (100) percent at all times. Height of plantings required in this paragraph shall be measured from grade.

Application 11

Section 1133.10(a)(3) -

Architectural and Design

Features

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1133.10(a)(3) and 1133.10(a)(3.1)

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below is an amendment for new commercial building design standards.

Proposed Text Amendment:

The amendments to Section 1133 would create new standards for new commercial buildings as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1133 - Design Review

Section 1133.10(a) - Building Architecture

(3) **Architectural and Design Features.** The purpose of requiring four-sided architecture is to avoid large areas of blank exterior. ~~For~~ For single-story buildings, along every one hundred (100) feet of elevation width, each side and rear elevation must contain at least two (2) architectural and design features and each front elevation must contain at least three (3) architectural and design features. For multi-story buildings, along every one hundred (100) feet of elevation width, each story on a single elevation shall contain at least two (2) architectural and design features. Typical architectural and design features are as follows:

(A) A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Design Review Board.
(B) A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) design feature. A set of adjacent windows, such as double or bay windows, shall be considered as one (1) design feature
(C) A chimney.
(D) An articulated Gable Vent of at least four (4) square feet in area.
(E) Porches, decks or similar structures.

(F) Canopies or porticos, integrated with buildings massing and style.
(G) Overhangs a minimum of three (3) feet wide.
(H) Arcades a minimum of six (6) feet wide.
(I) Ornamental material and structural details that are integrated into the building structure.
(J) Artwork (excluding corporate logos), including murals.
(K) A similar significant permanent architectural or design consistent with the style of the building upon approval by the Design Review Board.

(3.1) **Multi-Tenant Entrance Features**. Buildings serving more than one tenant are recommended to delineate individual entrances with awnings, columns, canopies or porticoes, arches, or similar architectural features. These elements shall not count towards the architectural and design features required in Section 1133.10(a)(3).

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1133.10(a) - Building Architecture

(3) **Architectural and Design Features.** The purpose of requiring four-sided architecture is to avoid large areas of blank exterior. For single-story buildings, along every one hundred (100) feet of elevation width, each side and rear elevation must contain at least two (2) architectural and design features and each front elevation must contain at least three (3) architectural and design features. For multi-story buildings, along every one hundred (100) feet of elevation width, each story on a single elevation shall contain at least two (2) architectural and design features. Typical architectural and design features are as follows:

(A) A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Design Review Board.
(B) A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) design feature. A set of adjacent windows, such as double or bay windows, shall be considered as one (1) design feature
(C) A chimney.
(D) An articulated Gable Vent of at least four (4) square feet in area.
(E) Porches, decks or similar structures.
(F) Canopies or porticos, integrated with buildings massing and style.
(G) Overhangs a minimum of three (3) feet wide.
(H) Arcades a minimum of six (6) feet wide.
(I) Ornamental material and structural details that are integrated into the building structure.
(J) Artwork (excluding corporate logos), including murals.
(K) A similar significant permanent architectural or design consistent with the style of the building upon approval by the Design Review Board.

(3.1) **Multi-Tenant Entrance Features**. Buildings serving more than one tenant are recommended to delineate individual entrances with awnings, columns, canopies or porticoes, arches, or similar architectural features. These elements shall not count towards the architectural and design features required in Section 1133.10(a)(3).

Application 12

Section 1133.10(a)(5)(a) -

Materials and Section

1133.10(a)(6) - Glass

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1133.10(a)(5)(a) and 1133.10(a)(6).

Project History:

The Planning and Zoning Working Group has been discussing architectural style for commercial properties and below is an amendment for spandrel glass.

Proposed Text Amendment:

The amendment to Section 1133.10 would allow spandrel glass as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1133 - Design Review

Section 1133.10(a)(5)

(5) Materials. A minimum of eighty (80) percent of each and every facade, visible from a street or right-of-way as determined by the Design Review Board, exclusive of windows, doors, and garage doors shall be constructed of permitted primary materials as determined by the Design Review Board. All portions of a facade not otherwise constructed of primary materials, exclusive of windows, doors, and garage doors shall be constructed of permitted secondary materials as determined by the Design Review Board. Other facades shall use a combination of permitted primary and permitted secondary materials, as determined by the Design Review Board.

Use of a permitted secondary material for an entire facade is not permitted.

A. Permitted primary building materials shall be high quality, durable materials as determined by the Design Review Board. Permitted primary building materials may include, but are not limited to brick, fiber cement siding, glass (glazed aluminum or steel curtain walls), stone, manufactured stone, and wood siding. Spandrel glass is not a permitted primary building material.

B. Permitted secondary building materials shall be determined by the Design Review Board. Permitted secondary building materials may include, but are not limited to stucco, metal, and split faced concrete block.
C. Aluminum and/or vinyl shall be allowed for trim details, such as soffits, gutters, shutters, etc., and shall not be used as a permitted primary material.
D. Minimum butt thickness of clapboard siding shall be a quarter of an inch.
E. Permitted Secondary materials may be used as Primary building materials as determined and approved by the Design Review Board.
F. Other High quality durable materials may be approved as permitted primary or secondary materials by the Design Review Board with examples of successful, high quality installations in similar construction applications.

Section 1133.10(a)(6)

(6) Glass. Elevations facing the primary street shall be a minimum of forty (40) percent glass between the height of two (2) feet and ten (10) feet and have an unobstructed view of the building interior to a depth of four (4) feet. The use of black, gold, green, silver, or any other reflective colored glass on a building is prohibited. ~~The use of~~ Spandrel glass is ~~also prohibited~~ permitted but shall not be used to meet the minimum forty (40) percent glass requirement of this paragraph. Frosted glass may be permitted in some cases, subject to approval of the Design Review Board.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1133.10(a)(5)

(5) Materials. A minimum of eighty (80) percent of each and every facade, visible from a street or right-of-way as determined by the Design Review Board, exclusive of windows, doors, and garage doors shall be constructed of permitted primary materials as determined by the Design Review Board. All portions of a facade not otherwise constructed of primary materials, exclusive of windows, doors, and garage doors shall be constructed of permitted secondary materials as determined by the Design Review Board. Other facades shall use a combination of permitted primary and permitted secondary materials, as determined by the Design Review Board.

Use of a permitted secondary material for an entire facade is not permitted.

G. Permitted primary building materials shall be high quality, durable materials as determined by the Design Review Board. Permitted primary building materials may include, but are not limited to brick, fiber cement siding, glass (glazed aluminum or steel curtain walls), stone, manufactured stone, and wood siding. Spandrel glass is not a permitted primary building material.
H. Permitted secondary building materials shall be determined by the Design Review Board. Permitted secondary building materials may include, but are not limited to stucco, metal, and split faced concrete block.
I. Aluminum and/or vinyl shall be allowed for trim details, such as soffits, gutters, shutters, etc., and shall not be used as a permitted primary material.
J. Minimum butt thickness of clapboard siding shall be a quarter of an inch.
K. Permitted Secondary materials may be used as Primary building materials as determined and approved by the Design Review Board.
L. Other High quality durable materials may be approved as permitted primary or secondary materials by the Design Review Board with examples of successful, high quality installations in similar construction applications.

Section 1133.10(a)(6)

(6) Glass. Elevations facing the primary street shall be a minimum of forty (40) percent glass between the height of two (2) feet and ten (10) feet and have an unobstructed view of the building interior to a depth of four (4) feet. The use of black, gold, green, silver, or any other reflective colored glass on a building is prohibited. Spandrel glass is permitted but shall not be

used to meet the minimum forty (40) percent glass requirement of this paragraph. Frosted glass may be permitted in some cases, subject to approval of the Design Review Board.

Application 13

Section 1133.10(d) - Parking

Lot Design

October 7, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1133.10(d)(4).

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below is an amendment for maximum parking requirements.

Proposed Text Amendment:

The amendments to Section 1133 would remove the capability to add additional landscaping to get more parking as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Chapter 1133 - Design Review

Section 1133.10(d) - Parking Lot Design

(4) **Maximum Number of Parking Spaces.** Off street parking areas shall only be permitted to have twenty-five (25) percent more spaces than stated as the applicable minimum in Chapter 1127 of this Planning and Zoning Ordinance.

~~a. Parking spaces above the maximum shall be permitted with an additional sixty (60) square feet of landscaping provided for every one (1) additional parking spaces. The provided additional landscaping shall be in addition to the minimum landscaping required in Chapter 1125.~~

~~b. Additional landscaping shall include a mix of trees and shrubs and be clearly identified as additional landscaping on the site's landscape plan.~~

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1133.10(d) - Parking Lot Design

(4) **Maximum Number of Parking Spaces.** Off street parking areas shall only be permitted to have twenty-five (25) percent more spaces than stated as the applicable minimum in Chapter 1127 of this Planning and Zoning Ordinance.