

Zoning Map Update

Changes Proposed for City of Findlay Zoning Map

Why Parcels Changed

Why: To correct inconsistencies between the existing use of properties and the zoning map. Inconsistencies can cause property owners to go through unnecessary steps when trying to utilize their property.

- Parcel rezoned to allow more lot/setback flexibility for the property owner.
- Parcel rezoned to match existing use.
- Parcel rezoned to a larger lot standard to match the existing size of the lot.

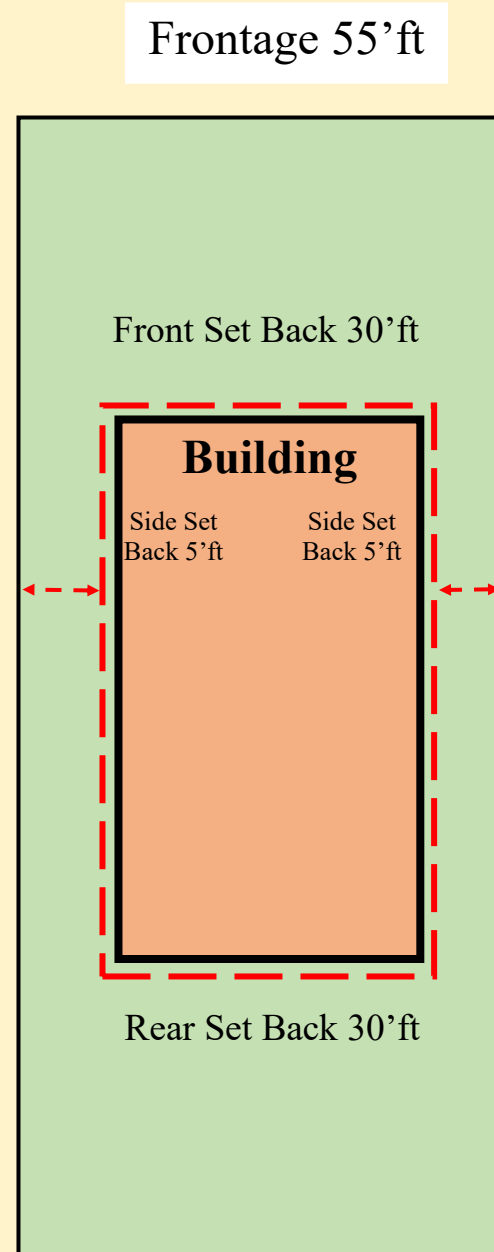
Zoned to R1	
R2 -> R1	
R3 -> R1	
C2 -> R1	
I1 -> R1	
Zoned to R2	
R1 -> R2	
R3 -> R2	
C1 -> R2	
C2 -> R2	
O1 -> R2	
I1 -> R2	
PO -> R2	
Zoned to R3	
R1 -> R3	
R2 -> R3	
C1 -> R3	
C2 -> R3	
O1 -> R3	
I1 -> R3	
I2 -> R3	
Zoned to M2	
R1 -> M2	
R2 -> M2	
R3 -> M2	
R4 -> M2	
C2 -> M2	
I1 -> M2	

Zoned to C1	
R2 -> C1	
R3 -> C1	
C2 -> C1	
I1 -> C1	
Zoned to C2	
R1 -> C2	
R2 -> C2	
I1 -> C2	
I2 -> C2	
Zoned to C3	
R3 -> C3	
C1 -> C3	
C2 -> C3	
I1 -> C3	
Zoned to O1	
R1 -> O1	
R2 -> O1	
R3 -> O1	
C1 -> O1	
C2 -> O1	
I1 -> O1	

Zoned to MH	
M2 -> MH	
I1 -> MH	
Zoned to I1	
C2 -> I1	
Zoned to I2	
C2 -> I2	
I1 -> I2	
Zoned to PO	
R1 -> PO	
R2 -> PO	
R3 -> PO	
C1 -> PO	
C2 -> PO	
O1 -> PO	
I1 -> PO	

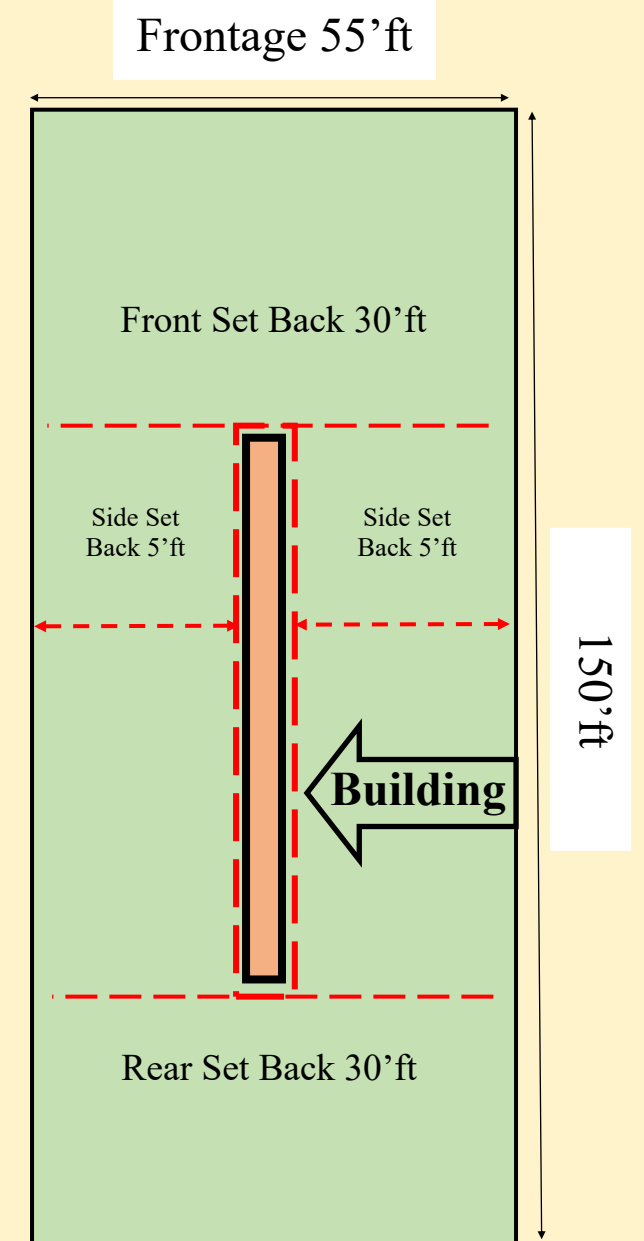
Building Setbacks and Zoning

Typical Residential Lot



Above is a typical residential lot with proper residential zoning. The size of the lot does not conflict with the zoning setbacks.

Typical Residential Lot with Commercial Zoning



This is the same typical residential lot with C-2 commercial zoning. C-2 zoning is design for large scale commercial projects like Wal-Mart. When applied to small lots the zoning requirements leave little or no room for a structure. The solution is to give the parcel the appropriate zoning category, allowing the property owner to utilize the property.

Zoning District Reference Guide

The charts below are meant as a reference for citizens when comparing the differences in development standards between the districts.

Residential

R1: Single Family, Low Density	R2: Single Family, Medium Density	R3: Single Family, High Density	R4: Two Family, High Density
Front Setback: 30 feet	Front Setback: 25 feet	Front Setback: 10 feet	Front Setback: 10 feet
Side Setback: 5 feet	Side Setback: 5 feet	Side Setback: 3 feet	Side Setback: 3 feet
Rear Setback: 30 feet	Rear Setback: 30 feet	Rear Setback: 15% of lot depth or 30 feet whichever is less	Rear Setback: 30 feet
Min. Lot Size: 10,000 sq. ft.	Min. Lot Size: 7,500 sq. ft.	Min. Lot Size: 3,500 sq. ft.	Min. Lot Size: 4,500 sq. ft.
Max. Lot Coverage: 33%	Max. Lot Coverage: 33%	Max. Lot Coverage: 50%	Max. Lot Coverage: 50%
Min. Lot Frontage: 65 feet	Min. Lot Frontage: 50 feet	Min. Lot Frontage: 35 feet	Min. Lot Frontage: 45 feet
Uses: Single family	Uses: Single family	Uses: Single family Conditional: duplex, triplex	Uses: Duplex

Commercial & Industrial

C1: Local Commercial District	C2: General Commercial District	C3: Downtown Commercial District	O1: Institutions & Offices	I1: Light Industrial
Front Setback: 25 feet	Front Setback: 30 feet	Front Setback: None	Front Setback: 25, 40, 55 feet	Front Setback: 50 feet
Side Setback: 10 feet	Side Setback: 15 feet (25 feet if adjacent to residential)	Side Setback: None	Side Setback: 5, 20, 20 feet	Side Setback: 30, 75 feet
Rear Setback: 20 feet	Rear Setback: 30 feet	Rear Setback: Loading space at a ratio of 10 sq. ft per front foot of building	Rear Setback: 20, 20, 40 feet	Rear Setback: 30, 75 feet
Min. Lot Size: N/A	Min. Lot Size: 10,000 sq. ft.	Min. Lot Size: N/A	Min. Lot Size: N/A	Min. Lot Size: N/A
Min. Lot Frontage: 75 feet	Min. Lot Frontage: 100 feet	Min. Lot Frontage: N/A	Max. Lot Coverage: See Landscape Requirements	Max. Lot Coverage: N/A
Uses: Small scale retail	Uses: Large scale retail (Walmart)	Uses: Residential, office, retail	Min. Lot Frontage: 50 feet	Min. Lot Frontage: 100 feet
			Uses: Offices, medical	Uses: Light manufacturing

**Color of chart title corresponds with zoning district on map*