



CITY OF

FINDLAY

Proposed Zoning Map Update 2019



PRESENTATION OVERVIEW

What is zoning?

Why does the zoning map need updated?

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Conditional Use Changes - Duplexes and Triplexes



What is zoning?

ZONING is the regulation of the use of land and buildings. Areas of land are divided into zones within which various uses are permitted.



What is zoning?

PURPOSE: The purpose of zoning is to preserve the health, safety, and welfare of the community.



What is zoning?

The City of Findlay has **15** different zoning classifications. Most properties being zoned within Residential or Commercial categories.



What is zoning?

RESIDENTIAL ZONING is determined based upon current land use, lot size and location. The zoning code then determines the required setbacks for any construction or renovations on the property.

Large Lot Residential, R-1
Front Setback: 30 feet
Side Setback: 5 feet
Rear Setback: 30 feet
Min. Lot Size: 10,000 sq. ft.
Max. Lot Coverage: 33%
Min. Lot Frontage: 65 feet
Uses: Single family

Medium Lot Residential, R-2
Front Setback: 25 feet
Side Setback: 5 feet
Rear Setback: 30 feet
Min. Lot Size: 7,500 sq. ft.
Max. Lot Coverage: 33%
Min. Lot Frontage: 50 feet
Uses: Single family

Small Lot Residential, R-3
Front Setback: 10 feet
Side Setback: 3 feet
Rear Setback: 15% of lot depth or 30 feet whichever is less
Min. Lot Size: 3,500 sq. ft.
Max. Lot Coverage: 50%
Min. Lot Frontage: 35 feet
Uses: Single family Conditional: duplex, triplex

Duplex / Triplex, R-4
Front Setback: 10 feet
Side Setback: 3 feet
Rear Setback: 30 feet
Min. Lot Size: 4,500 sq. ft.
Max. Lot Coverage: 50%
Min. Lot Frontage: 45 feet
Uses: Duplex, Triplex



What is zoning?

COMMERCIAL & INDUSTRIAL ZONING is determined based upon current land use, lot size, and location. The zoning code then determines the required setbacks for any construction or renovations on the property.

Local Commercial, C-1
Front Setback: 25 feet
Side Setback: 10 feet
Rear Setback: 20 feet
Min. Lot Size: N/A
Min. Lot Frontage: 75 feet
Uses: Small scale retail

General Commercial, C-2
Front Setback: 30 feet
Side Setback: 15 feet (25 feet if adjacent to residential)
Rear Setback: 30 feet
Min. Lot Size: 10,000 sq. ft.
Min. Lot Frontage: 100 feet
Uses: Large scale retail (Walmart)

Downtown Commercial, C-3
Front Setback: None
Side Setback: None
Rear Setback: Loading space at a ratio of 10 sq. ft per front foot of building
Min. Lot Size: N/A
Min. Lot Frontage: N/A
Uses: Residential, office, retail



Why does the zoning map need updated?

The City of Findlay Zoning Map needs updated to correct inconsistencies between the existing use of properties and their current zoning classification. These inconsistencies cause limitations on **property utilization** and cost property owners **time and money**.

The City of Findlay's Zoning Map was adopted in **1956** and has had limited changes since that time.



Why does the zoning map need updated?

When your zoning does not match the actual use of the property, it can cause unnecessary problems for the property owner. To be able to correct these issues you would have to seek a zoning amendment or a variance which costs you time and money.

- Zoning Amendment \$250 & 3 months
- Zoning Variance \$250 & 1 month



What will these changes do?- Scenario 1

SCENARIO 1: Mr. Hancock lives on 19th Street in a single family home. He wants to construct a sun room on the back of his house and put a shed in his backyard.



What will these changes do?

SCENARIO I Continued: Mr. Hancock's lot is 45 feet wide by 100 feet deep. His house is 1700 square feet and his lot is zoned large lot residential, R-1.

Unfortunately, because his lot is zoned large lot residential he cannot construct the sunroom or shed because his house already exceeds the maximum lot coverage.

In order to construct the sunroom and shed Mr. Hancock needs to seek a variance or get his property rezoned to small lot residential, R-3.



What will these changes do?- Scenario 1

SCENARIO I Continued: With the new zoning map update Mr. Hancock's home would be rezoned from large lot residential to small lot residential. This is appropriate because his property meets all the small lot standards but none of the large standards.

The map update would allow Mr. Hancock to construct the sunroom and shed without the need of a variance or rezoning.



What will these changes do? – Scenario 2

SCENARIO 2: Ms. Flag lives on a quiet residential street and is looking to sell her home. Unfortunately, the buyer interested in purchasing it is not able to secure lending because the property is zoned Commercial. Ms. Flag purchased the home 20 years ago and did not realize that her zoning could cause issues with mortgage companies.

Since the 2007 economic downturn the mortgage companies are increasingly reviewing a property's zoning.



What will these changes do? – Scenario 2

SCENARIO 2 Continued: Unfortunately, Ms. Flag will need to rezone the property from commercial to residential in order to satisfy the potential buyers mortgage company. The rezoning will cost her \$250 and will take approximately three months. This delay may cause the potential buyer to not purchase the home.



What will these changes do? – Scenario 2

SCENARIO 2 Continued: With the zoning map update Ms. Flag's property would be rezoned from General Commercial to Small Lot Residential. This is determined based off of current use (residential) and lot size. With the correct zoning in place she will not have a zoning conflict with mortgage companies.



What will these changes do? – Scenario 3

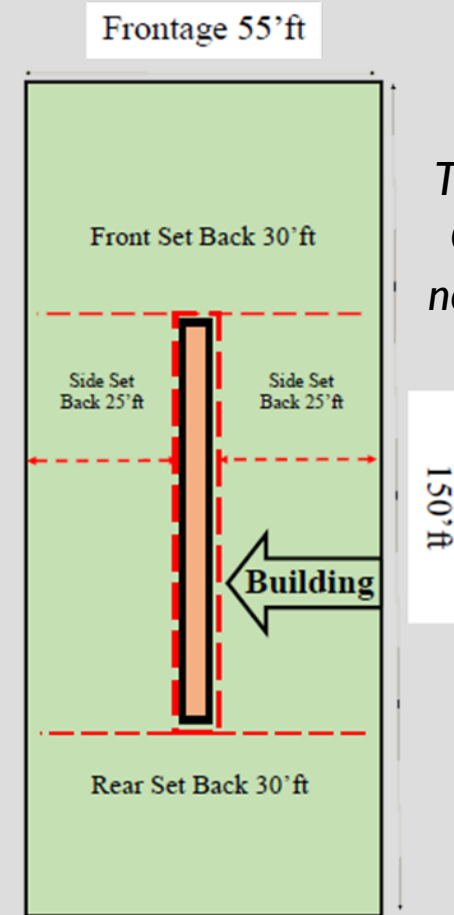
SCENARIO 3: Mr. Blanchard owns a small accounting firm on North Main Street. The business is located in a small building that was converted into a business from a single family home. His business is thriving and he wants to put a 500 square foot addition onto the building. The property is zoned commercial, C-2.



What will these changes do? – Scenario 3

SCENARIO 3: Unfortunately, Mr. Blanchard is unable to construct the addition because the commercial district, C-2 is designed for large scale development. His addition will not fit in the required setbacks.

In order to construct the addition to his business Mr. Blanchard needs to seek a variance or get his property rezoned to office or C-1 which have smaller required setbacks.



This drawing show how the C-2 district standards are not compatible with smaller lots.



What will these changes do? – Scenario 3

SCENARIO 3 Continued: With the zoning map update Mr. Blanchard's property would be rezoned from General Commercial to Office or Local Commercial. These zoning categories have smaller required building setbacks and will allow him to construct the addition to his small business.



How is my property affected?

Q: Is my zoning changing?

A: Not all properties are changing. Please visit the below link to check your individual parcel. <https://www.findlayohio.com/government/city-departments/zoning/parcel-search>

Q: Who should I contact if I have questions or concerns?

A: Please contact Hancock Regional Planning Commission. 419-424-7094
email: hrpc@findlayohio.com



How is my property affected?

Q: What do the map changes look like?

A: This and the following slide show actual examples of the proposed map changes.



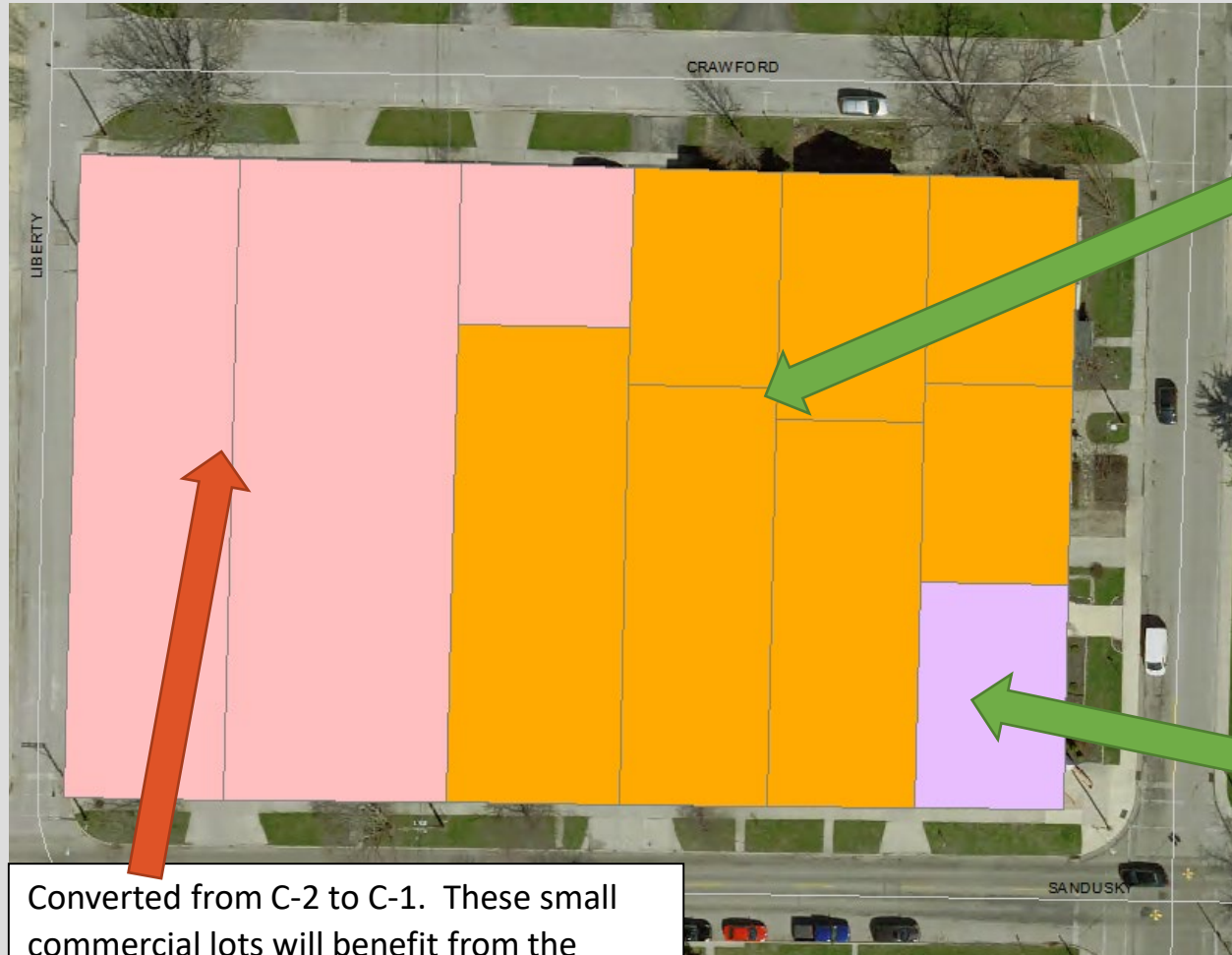
Currently these parcels are zoned C-2 Commercial. In the next slide we will explain what and why they are changed.



How is my property affected?

Q: What do the map changes look like?

A: This and the following slide show actual examples of the proposed map changes.



Converted from C-2 to C-1. These small commercial lots will benefit from the smaller lot standards in the C-1 District.

Converted from C-2 to Small Lot Residential (R-3) because the actual use of the property is residential. Small Lot Residential was chosen because of the lot size. Property owners will benefit when trying to sell or expand their house, or constructing an accessory structure.

Converted from C-2 to C-3 Downtown Zoning. The property is very small and will benefit from the small setbacks and parking standards within district. The zoning is appropriate because of its close proximity to downtown.



Conditional Use Change

As part of the map update, a text amendment making duplexes and triplexes a conditional use in the R-3 District, is proposed.

PURPOSE: To bring existing duplexes and triplexes into conformance with the zoning code.



Conditional Use Change

PROBLEM: There are approximately 700 duplexes and triplexes that are legal nonconforming.

This may cause unnecessary zoning problems for these properties.



Conditional Use Change

Solution:

STEP 1 - Change the zoning ordinance to make duplexes and triplexes a conditional use in the R-3 District.



Conditional Use Change

Solution:

STEP 2 – Planning Commission grants a conditional use to all duplexes and triplexes that have been legally established.

- Existed as a duplex before 1956 or have a permit on file with the city.



CONTACT US

The City of Findlay is working in conjunction with Hancock Regional Planning on this project. Please contact them with questions.

On the Web: <http://hancockrpc.org/>

By Email: hrpc@findlayohio.com

By Phone: 419-424-7094

By Mail: 318 Dorney Plaza, Room 304, Findlay, OH 45840