

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
ORDINANCE NO. 14-10

**AN ORDINANCE AMENDING SECTIONS 1276.15(f); 1280.06(b)(3);
1280.06(b)(5)(B)(5); 1280.08(g)(1), AND 1280.10(d)(1) OF THE
VANDALIA ZONING CODE**

WHEREAS, staff has determined that clarification was needed with respect to what the City considers a hard surface under its zoning code; and

WHEREAS, staff has identified several sections of the zoning code that deal with hard surfaces; and

WHEREAS, staff has recommended amendments be made to certain sections of Section 1276.15, Gasoline Filling Stations; 1280.06 Parking of Commercial and Recreational Vehicles and Trailers on Private Property in Residential Districts; 1280.08 Off-Street Parking Standards; and 1280.10 Off Street Loading as they relate to hard surface so that the provisions are consistent in the zoning code; and

WHEREAS, Planning Commission has reviewed the proposed changes and has recommended approval of the amendments; and

WHEREAS, it is determined by the Council of the City of Vandalia that the amendments would be in the best interest of the citizens of Vandalia.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. Part (f) of Section 1276.15, Gasoline Filling Stations, is hereby amended to read as follows:

1276.15 GASOLINE FILLING STATIONS

(f) Driveways and Parking Areas. Driveways and parking areas shall be **hard-surface (paved with concrete, asphaltic concrete or other hard surface not gravel)**, and properly drained. The landscaping of areas along the perimeter of the lot shall be as set forth in Chapter 1278, Landscaping and Screening.

Section 2. All other provisions of section 1276.15 shall remain in full force and effected.

Section 3. Parts (b)(3) and (b)(5)(B)(5) of Section 1280.06, Parking of Commercial and Recreational Vehicles and Trailers on Private Property in Residential Districts, Exceptions, is hereby amended to read as follows:

**1280.06 PARKING OF COMMERCIAL AND RECREATIONAL VEHICLES
AND TRAILERS ON PRIVATE PROPERTY IN RESIDENTIAL DISTRICTS**

(b) Exceptions.

(3) Commercial vehicles without motive power and licensed for operation on public thoroughfares, and not exceeding 22 feet in overall length, or seven feet in width, or eight feet in height, may be parked or stored in a residential district

only behind the existing front line of the building foundation furthest from the street right-of-way with wheels resting entirely upon **hard-surface (paved with concrete, asphaltic concrete or other hard surface not gravel)**.

(5) Recreational vehicles and trailers not exceeding 35 feet in length, may be parked in a Residential District subject to the following conditions:

B. Upon the premises of the owner, outside of an enclosed garage or permitted accessory building, provided that the following conditions are met;

5. All wheels of the recreational vehicle or trailer are resting entirely upon **hard-surface (paved with concrete, asphaltic concrete or other hard surface not gravel)**.

Section 4. All other provisions of section 1280.06 shall remain in full force and effected.

Section 5. Part (g)(1) of Section 1280.08, Off Street Parking Standards, Surface; Drainage is hereby amended to read as follows:

1280.08 OFF STREET PARKING STANDARDS

(g) Surface; Drainage.

(1) The surface of any parking area, aisle, driveway or maneuvering area shall be **hard-surface (paved with concrete, asphaltic concrete or other hard surface not gravel)**, and approved by the Administrative Officer.

Section 6. All other provisions of section 1280.08 shall remain in full force and effected.

Section 7. Part (d)(1) of Section 1280.10, Off Street Loading, Surface; Drainage is hereby amended to read as follows:

1280.10 OFF-STREET LOADING

(d) Surface; Drainage.

(1) All required loading spaces, together with driveways, aisles and other circulation areas, shall be **hard-surface (paved with concrete, asphaltic concrete or other hard surface not gravel)**, and approved by the Administrative Officer.

Section 7. All other provisions of Section 1280.10, shall remain in full force and effect.

Section 8. The Codified Ordinances of the City of Vandalia are hereby amended to reflect the aforementioned amendments.

Section 9. This Ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this day 17th day of March, 2014.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Douglas L. Knight
Interim Clerk of Council