

# **BRUNSWICK CITY PLANNING & ZONING COMMITTEE**

## **Agenda APRIL 12, 2021 5:50 PM**

1. Discussion Items

**ORD. NO. 32-2021** - An ordinance repealing Chapter 1264 of the City of Brunswick Codified Ordinances and eliminating the I-D Industrial Distribution District. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

**ORD. NO. 33-2021** - An ordinance amending Chapter 1270 of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

**ORD. NO. 35-2021** - An ordinance amending Section 1280.06 of the City of Brunswick Codified Ordinances. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion

3. Adjournment

## PROPOSED LEGISLATION



**DATE:** 4/12/2021

**TO:** Vice Mayor Michael Abella Jr. and Members of City Council

**FROM:** Carl S. DeForest, City Manager  
Grant Aungst

**COPY:** Mayor Ron Falconi

**LEGISLATION:** **ORD. NO. 32-2021** - An ordinance repealing Chapter 1264 of the City of Brunswick Codified Ordinances and eliminating the I-D Industrial Distribution District. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

**BACKGROUND:** There is no property located in the City of Brunswick that is zoned in the I-D Industrial Distribution District, and it has been determined that this district is no longer necessary and shall be eliminated in its entirety.

**PURPOSE AND EXPLANATION:** Chapter 1264 entitled I-D Industrial Distribution District was established on June 11, 1997 when the current Zoning Code was adopted. To date, there are no instances of this zoning district in the city. Per the recommendations of the Advance Brunswick Comprehensive Plan 2020 Update, the I-D District is no longer necessary.

**IMPLEMENTATION SCHEDULE:**

Immediately.

**FINANCIAL INFORMATION:**

**FINANCIAL SUMMARY:**

**RECOMMENDED ACTION:**

|                     |     |
|---------------------|-----|
| One Reading         | No  |
| Two Readings        | No  |
| Three Readings      | Yes |
| Emergency           | No  |
| Suspension of Rules | No  |

If emergency or suspension of the rules, why the request?

First reading on April 12th; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL  
INFORMATION:**

CITY OF BRUNSWICK, OHIO  
ORDINANCE NO. 32-2021

BY: Mr. Delsanter, Mr. Hanek and Mr. Ousley

AN ORDINANCE REPEALING CHAPTER 1264 OF THE CITY OF  
BRUNSWICK CODIFIED ORDINANCES AND ELIMINATING THE I-D  
INDUSTRIAL DISTRIBUTION DISTRICT.

WHEREAS: There is no property located in the City that is zoned in the I-D Industrial  
Distribution District; and

WHEREAS: It has been determined that the I-D Industrial Distribution District is no longer  
necessary.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That Chapter 1264 of the City of Brunswick Codified Ordinances is hereby  
repealed in its entirety.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest  
period allowed by law.

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PASSED: 1<sup>st</sup> Reading\_\_\_\_\_

2<sup>nd</sup> Reading\_\_\_\_\_

3<sup>rd</sup> Reading\_\_\_\_\_

ADOPTED: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of Council  
Fijabi Julien-Gallam, CMC

## PROPOSED LEGISLATION



**DATE:** 4/12/2021

**TO:** Vice Mayor Michael Abella Jr. and Members of City Council

**FROM:** Carl S. DeForest, City Manager  
Grant Aungst

**COPY:** Mayor Ron Falconi

**LEGISLATION:** **ORD. NO. 33-2021** - An ordinance amending Chapter 1270 of the City of Brunswick Codified Ordinances.- **1st Reading** (To be brought from Planning & Zoning Committee, Administration/Grant Aungst)

**BACKGROUND:** Section 1270.05 - Tables A through C, Basic Design and Regulatory Elements of the Codified Ordinances, are hereby amended in accordance with attached Exhibit "A". These amendments state that Instructional Signs shall be permitted a maximum sign face area of four (4) square feet. Additionally, Section 1270.06(c) shall be repealed in its entirety, which shall eliminate the maximum two-inch height lettering on an instructional sign. Furthermore, Section 1270.10(a)(3) is amended to read "Temporary signs shall be removed with forty-eight (48) hours of expiration of the temporary sign permit. Temporary signs shall be permitted for not more than fifty (50) days per calendar year, except as otherwise provided by state and/or federal law."

**PURPOSE AND EXPLANATION:** In order to provide a more business-friendly approach to instructional signs and temporary signs, the above amendments are proposed.

**IMPLEMENTATION SCHEDULE:**

Immediately,

**FINANCIAL INFORMATION:**

**FINANCIAL SUMMARY:**

**RECOMMENDED ACTION:**

|                |     |
|----------------|-----|
| One Reading    | No  |
| Two Readings   | No  |
| Three Readings | Yes |

|                     |    |
|---------------------|----|
| Emergency           | No |
| Suspension of Rules | No |

If emergency or suspension of the rules, why the request?

First reading on April 12, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL  
INFORMATION:**

1  
CITY OF BRUNSWICK, OHIO  
ORDINANCE NO. 33-2021

BY: Mr. Delsanter, Mr. Hanek and Mr. Ousley

AN ORDINANCE AMENDING CHAPTER 1270 OF THE CITY OF  
BRUNSWICK CODIFIED ORDINANCES.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That Tables A through C, Basic Design and Regulatory Elements, of Codified Ordinance Chapter 1270 are hereby amended in accordance with Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 2: That Section 1270.06(c) of the Codified Ordinances is hereby repealed in its entirety.

SECTION 3: That Section 1270.10(a)(3) of the Codified Ordinances is hereby amended to read as follows:

“Temporary signs ~~that are erected in order to announce or advertise a specific event~~ shall be removed within forty-eight (48) hours of expiration of the temporary sign permit~~seven (7) days after the close of such event, except as otherwise provided by state and/or federal law.~~ Temporary signs shall be permitted for ~~a maximum of fifteen (15) consecutive days and~~ not more than a total of fifty (50) ~~seventy-five (75)~~ days per calendar year, except as otherwise provided by state and/or federal law.”

SECTION 4: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

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PASSED: 1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

3<sup>rd</sup> Reading \_\_\_\_\_

ADOPTED: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of Council  
Fijabi Julien-Gallam, CMC

## EXHIBIT A

| Table A: R-R, R-L, R-M Residential Districts<br>Basic Design and Regulatory Elements                   |                           |                          |                           |                         |                                                   |                 |                    |                                             |
|--------------------------------------------------------------------------------------------------------|---------------------------|--------------------------|---------------------------|-------------------------|---------------------------------------------------|-----------------|--------------------|---------------------------------------------|
| Type of Sign Permitted                                                                                 | Number of Signs Permitted | Maximum Sign Face (S.F.) | Minimum ROW Setback (ft.) | Side Line Setback (ft.) | Maximum Height (ft.)                              | Permit Required | Lighting Permitted | Other Special Requirements                  |
| Ground (multi-family, residential development and conditional uses permitted in Residential Districts) | 1/entrance                | 25                       | 10                        | 15                      | 7' for sign face and maximum 2' high exposed base | Yes             | Yes                |                                             |
| Wall                                                                                                   | 1                         | One times wall width     | Building                  | Building                | ---                                               | Yes             | Yes                |                                             |
| Temporary                                                                                              | 4                         | 32 sq. ft. /property     | Height of sign            | 15                      | 5                                                 | Yes             | No                 | See Sections 1270.10 and 1216.08            |
| Inflatable                                                                                             | 1                         | Not to exceed height     | Equal to height           | Equal to height         | 30                                                | Yes             | Yes<br>Int./Ext.   | See Sections 1270.10 (duration) and 1270.13 |
| <u>Instructional</u>                                                                                   | See Section 1270.06       | <del>24</del>            | 1                         | 5                       | 2                                                 | Yes             | Yes                | See Section 1270.06                         |

**Table B: C-N, C-G, GW-C, C-O, and C-H Commercial Districts  
Basic Design and Regulatory Elements**

| <b>Type of Sign Permitted</b>                                                                    | <b>Number of Signs Permitted</b> | <b>Maximum Sign Face (sq. ft.)</b> | <b>Minimum R.O.W. Setback (ft.)</b> | <b>Side Line Setback (ft.)</b> | <b>Maximum Height (ft.)</b>                       | <b>Permit Required</b> | <b>Lighting Permitted</b>   | <b>Other Special Requirements</b>                                                                                                                      |
|--------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------|-------------------------------------|--------------------------------|---------------------------------------------------|------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wall: C-N, C-G, GW-C, and C-H                                                                    | 1 per street frontage/tenant     | 2 times wall Width                 | Building                            | Building                       | ---                                               | Yes                    | Yes                         | Maximum area: 250 sq. ft. See Section 1270.07                                                                                                          |
| Wall: C-O                                                                                        | 1 per street frontage/tenant     | 1 times wall width                 | Building                            | Building                       | ---                                               | Yes                    | External only               | Limited to either wall or ground. See Section 1262.06(e)                                                                                               |
| Ground                                                                                           | 1 per street frontage            | 40                                 | 2                                   | 15                             | 7' for sign face and maximum 2' high exposed base | Yes                    | Yes<br>Back lit or Internal | 25 ft. from Residential District. See Section 1270.17 for electronic moving message/digital display requirements. 500' minimum distance between signs. |
| Monument - Unified Site with minimum of five (5) tenants and 15,000 square feet gross floor area | 1 per street frontage            | 90                                 | 2                                   | 15                             | 20                                                | Yes                    | Yes<br>Back lit or Internal | 25 ft. from Residential District. 500' minimum distance between signs.                                                                                 |
| Monument – Unified Site with minimum ten (10) tenants and 60,000 square feet gross floor area    | 1 per street frontage            | 160                                | 2                                   | 15                             | 40                                                | Yes                    | Yes<br>Back lit or Internal | 25 ft. from Residential District. 500' minimum distance between signs.                                                                                 |
| Pole                                                                                             | ---                              | ---                                | ---                                 | ---                            | ---                                               | ---                    | ---                         | Pole signs are prohibited. See Sections 1270.11.                                                                                                       |

**Table B: C-N, C-G, GW-C, C-O, and C-H Commercial Districts (Continued)**  
**Basic Design and Regulatory Elements**

| <b>Type of Sign Permitted</b> | <b>Number of Signs Permitted</b> | <b>Maximum Sign Face (sq. ft.)</b>               | <b>Minimum R.O.W. Setback (ft.)</b>                                                   | <b>Side Line Setback (ft.)</b>                                                        | <b>Maximum Height (ft.)</b>                                       | <b>Permit Required</b> | <b>Lighting Permitted</b> | <b>Other Special Requirements</b>                                                                         |
|-------------------------------|----------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------|
| High Rise                     | 1                                | 120                                              | Located within 900' of the I-71 centerline & within 50' of the principal parking area | Located within 900' of the I-71 centerline & within 50' of the principal parking area | 55' above the pavement elevation of I-71 at the S.R. 303 overpass | Yes                    | Yes                       | See Section 1270.08<br>Permitted in C-H District or conditionally permitted use under Section 1266.04(d). |
| Inflatable                    | 1                                | Not to exceed height                             | Equal to height                                                                       | Equal to height                                                                       | 30                                                                | Yes                    | Yes Int./Ext.             | See Sections 1270.10 (duration) and 1270.13                                                               |
| Murals                        | 1 per building                   | Entire area of bldg. wall on uninterrupted plane | ---                                                                                   | ---                                                                                   | ---                                                               | Yes                    | Yes                       | See Section 1270.16                                                                                       |
| Temporary                     | 4                                | 32/property                                      | Height of sign                                                                        | 15                                                                                    | 5                                                                 | Yes                    | No                        | See Sections 1270.10 and 1216.08                                                                          |
| Instructional                 | See Section 1270.06              | 24                                               | 1                                                                                     | 5                                                                                     | 2                                                                 | Yes                    | Yes                       | See Section 1270.06                                                                                       |

**Table C: I-L and I-D Industrial Districts  
Basic Design and Regulatory Elements**

| Type of Sign Permitted | Number of Signs Permitted      | Maximum Sign Face (S.F.) | Minimum ROW Setback (ft.) | Side Line Setback (ft.) | Maximum Height (ft.)                              | Permit Required | Lighting Permitted | Other Special Requirements                                                             |
|------------------------|--------------------------------|--------------------------|---------------------------|-------------------------|---------------------------------------------------|-----------------|--------------------|----------------------------------------------------------------------------------------|
| Wall                   | 1 per street frontage/tenant   | 3 times the wall width   | Building                  | Building                | --                                                | Yes             | Yes                | See Section 1270.07                                                                    |
| Ground                 | 1 per street frontage/entrance | 40                       | 5                         | 15                      | 7' for sign face and maximum 2' high exposed base | Yes             | Yes                | More than 200 ft. from a residential district.<br>500' minimum distance between signs. |
| Pole Sign              | ---                            | ---                      | ---                       | ---                     | ---                                               | ---             | ---                | Pole signs are prohibited.<br>See Sections 1270.11.                                    |
| Temporary              | 4                              | 32/property              | Height of sign            | 15                      | 5                                                 | Yes             | No                 | See Sections 1270.10 and 1216.08                                                       |
| Inflatable             | 1                              | Not to exceed height     | Equal to height           | Equal to height         | 30                                                | Yes             | Yes Int./Ext.      | See Sections 1270.10 (duration) and 1270.13                                            |
| Instructional          | See Section 1270.06            | 24                       | 1                         | 5                       | 2                                                 | Yes             | Yes                | See Section 1270.06                                                                    |

## PROPOSED LEGISLATION



**DATE:** 4/12/2021

**TO:** Vice Mayor Michael Abella Jr. and Members of City Council

**FROM:** Carl S. DeForest, City Manager  
Grant Aungst

**COPY:** Mayor Ron Falconi

**LEGISLATION:** **ORD. NO. 35-2021** - An ordinance amending Section 1280.06 of the City of Brunswick Codified Ordinances. - **1st Reading** (To be brought from Planning & Zoning Committee, Administration/Grant Aungst)

**BACKGROUND:** Section 1280.06(c) of the Codified Ordinances is hereby amended to read as follows: "Detached Buildings. In residential districts, detached accessory buildings, including private garages, shall be located between the front of the dwelling and the rear lot line. Detached accessory buildings shall be located a minimum of 10 feet from the side and rear property lines and a minimum of 15 feet from the rear of the principal building." Additionally, Section 1280.06(f) of the Codified Ordinances is hereby amended to read as follows: Commercial or Industrial Districts. Accessory buildings in commercial or industrial districts shall be located in compliance with the minimum side and rear yard setbacks established for the principal building."

**PURPOSE AND EXPLANATION:** The above proposed amendments will allow residents with smaller yards to have sufficient space to construct an accessory building, while maintaining adequate distance between adjacent residential properties. Additionally, increasing the setbacks for commercial and industrial accessory buildings will provide greater protection for adjacent residential properties.

**IMPLEMENTATION SCHEDULE:** Immediately.

**FINANCIAL INFORMATION:**

**FINANCIAL SUMMARY:**

**RECOMMENDED ACTION:**

|             |    |
|-------------|----|
| One Reading | No |
|-------------|----|

|                     |     |
|---------------------|-----|
| Two Readings        | No  |
| Three Readings      | Yes |
| Emergency           | No  |
| Suspension of Rules | No  |

If emergency or suspension of the rules, why the request?

First reading on April 12, 2021; then refer back to the Planning Commission for a public hearing.

**ADDITIONAL  
INFORMATION:**

1  
CITY OF BRUNSWICK, OHIO  
ORDINANCE NO. 35-2021

BY: Mr. Delsanter, Mr. Hanek, and Mr. Ousley

AN ORDINANCE AMENDING SECTION 1280.06 OF THE CITY OF BRUNSWICK CODIFIED ORDINANCES.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That Section 1280.06(c) of the Codified Ordinances is hereby amended to read as follows:

“(c) Detached Buildings. In residential districts, detached accessory buildings, including private garages, shall be located between the front of the dwelling and the rear lot line. Detached accessory buildings shall ~~comply with all side and rear yard requirements. However, no more than one such building per lot may be located 5 feet from a side and/or rear property line, provided it is located at least 20 feet from the principal building~~ be located a minimum of 10 feet from the side and rear property lines and a minimum of 15 feet from the rear of the principal building.”

SECTION 2: That Section 1280.06(f) of the Codified Ordinances is hereby amended to read as follows:

“(f) Commercial or Industrial Districts. Accessory buildings in commercial or industrial districts shall be located ~~a minimum of five feet from a side or rear property line~~ in compliance with the minimum side and rear yard setbacks established for the principal building.”

SECTION 3: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

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PASSED: 1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

3<sup>rd</sup> Reading \_\_\_\_\_

ADOPTED: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of Council

