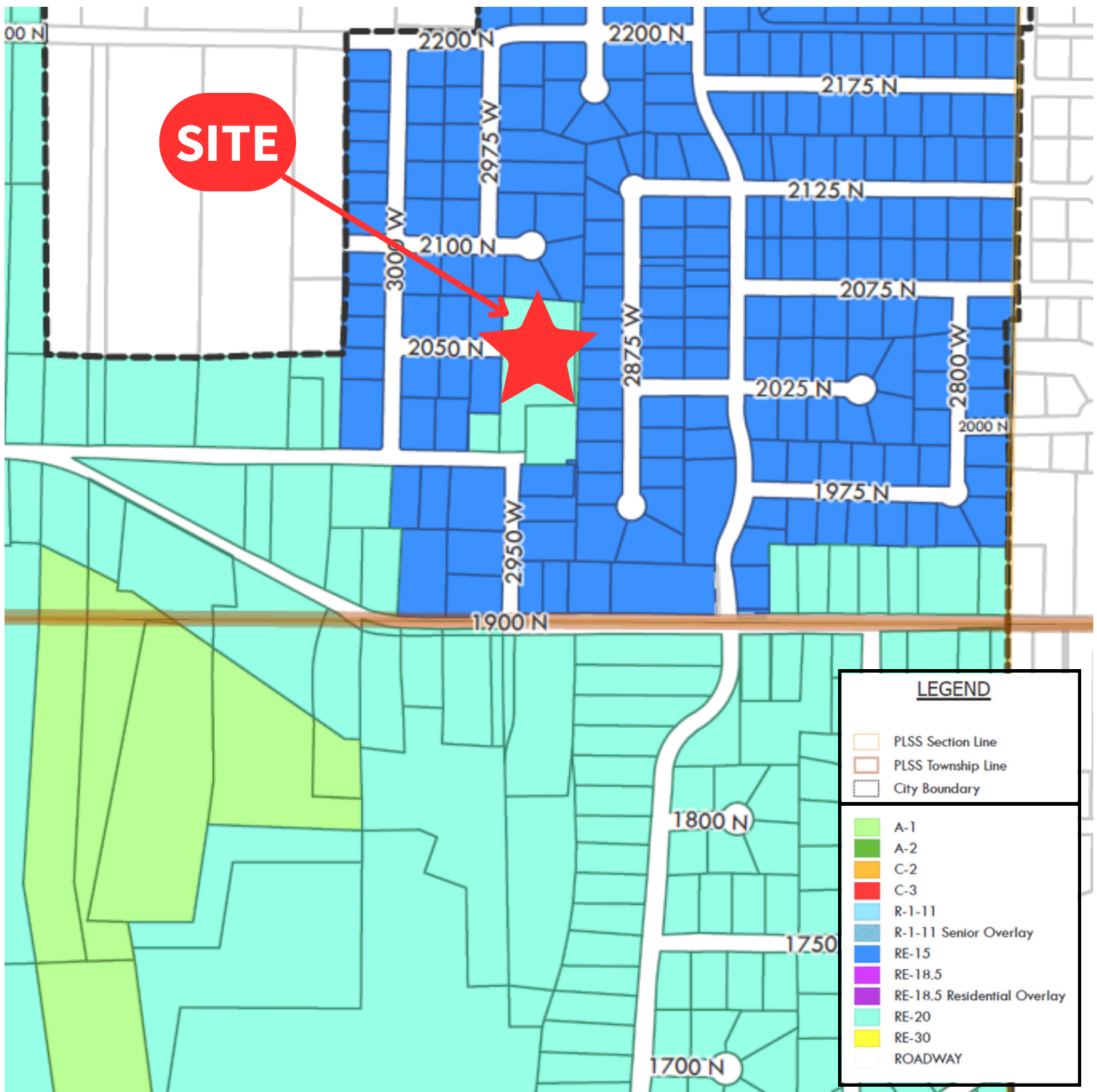


Plain City Zoning



* This graphic and zoning information is provided as a courtesy and remains the property of Plain City. User is advised to verify all information.

CHAPTER 3

ZONES ESTABLISHED

SECTION:

10-3-1: Establishment Of Zones

10-3-2: Boundaries Of Zones

10-3-3: Rules Applicable Where Boundaries Uncertain

10-3-1: ESTABLISHMENT OF ZONES:

For the purpose of this title, the City is divided into the following zones in which land uses shall be limited as specified in this title. Classification will be determined on the basis of location, topographic features and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the City.

A-1	Agricultural Zone
A-2	Agricultural Zone
RE-15	Residential Estate Zone
RE-18.5	Residential Estate Zone
RE-20	Residential Estate Zone
R-1-11	Single-Family Residential Zone
RE-30	Residential Zone
RE-40	Residential Zone
C-1	Neighborhood Commercial Zone
C-2	General Commercial Zone
C-3	Transitional Commercial and Manufacturing Zone
SHO	Senior Housing Overlay Zone
	Mixed Use Overlay Zone
	Residential Overlay Zone

(Ord. 2011-01, 1-6-2011, eff. 1-6-2011; amd. Ord. 2017-09, 7-20-2017, eff. 7-20-2017; Ord. 2019-01, 1-3-2019, eff. 1-4-2019; Ord. 2019-02, 1-3-2019, eff. 1-4-2019; Ord. 2019-04, 1-17-2019, eff. 1-17-2019)

10-3-2: BOUNDARIES OF ZONES:

The boundaries of each of the said zones are hereby established as described herein or as shown on the map entitled "zoning map of Plain City", or as hereafter amended, a copy of which is attached to the ordinance codified herein, and all boundaries, notations and other data shown on said maps are made by this reference as much a part of this title as if fully described and detailed herein. Said maps shall be filed in the custody of the City Recorder and may be examined by the public subject to any reasonable regulations established by the City Recorder. (Ord., 11-14-1974; amd. 2003 Code)

10-3-3: RULES APPLICABLE WHERE BOUNDARIES UNCERTAIN:

Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

A. Wherever the zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then unless otherwise definitely indicated on the map, the centerline of such street, alley or block, or such property line, shall be construed to be the boundary of such zone.

B. Wherever such boundary lines of such zone are indicated as being approximately at the line of any river, irrigation canal or other waterway, or railroad right-of-way, or public park or other public land, or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right-of-way, or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.

C. Where such zone boundary lines cannot be determined by the above rules, their location may be found by the use of the scale appearing upon the map.

D. Where the application of the above rules does not clarify the zone boundary location, the hearing officer shall interpret the map. (Ord., 11-14-1974; amd. Ord. 2020-09, 5-21-2020)

ARTICLE A. RESIDENTIAL ESTATE ZONES RE-15, RE-18.5, RE-20

SECTION:

10-5A-1: Purpose And Intent

10-5A-2: Permitted Uses

10-5A-3: Conditional Uses

10-5A-4: Site Development Standards

10-5A-5: Sign Regulations

10-5A-1: PURPOSE AND INTENT:

The major purpose of the RE-15, RE-18.5, and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities, on larger minimum lots, in conjunction with the primary residential nature of the zone. (Ord. 2019-01, 1-3-2019, eff. 1-4-2019)

10-5A-2: PERMITTED USES:

Accessory building or use customarily incidental to a permitted use.

Agriculture.

Animals and fowl kept for family food production.

Chinchilla raising.

Corral, stable or building for keeping of animals or fowl, provided such building shall be located not less than one hundred feet (100') from a public street.

Golf course, except miniature golf.

Greenhouse and nursery limited to sale of material produced on premises and with no retail shop operation.

Home occupation.

Horses, mules, donkeys, or llamas for private use only, provided that not more than two (2) of these animals may be kept for the first twenty thousand (20,000) square feet within any lot.

Household pets.

Livestock, horses, mules, donkeys, or llamas or fowl kept as per section 10-8-6 of this title.

Parking lot accessory to use permitted in this zone.

Private stables, provided they meet all setback requirements; horses, mules, donkeys, and llamas for private use only and provided that not more than two (2) of these animals may be kept for the first twenty thousand (20,000) square feet within any lot.

Residential facility for elderly persons.

Residential facility for persons with a disability.

Single-family dwelling.

Temporary building or use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.

Two-family dwellings (duplexes); provided, that:

A. The duplexes are constructed on a minimum lot area of one-half ($\frac{1}{2}$) acre (21,780 square feet);

B. The minimum frontage of said lot is one hundred fifty feet (150'); and

C. If the duplex is constructed in a subdivision, then lots utilized for the construction of duplexes do not exceed ten percent (10%) of the total lots in the subdivision. (Ord., 11-14-1974; amd. Ord. 81-2, 3-26-1981; Ord. 86-09, 11-13-1986; Ord. 88-01, 4-14-1988; 2003 Code; Ord. 2003-10, 11-20-2003, eff. 11-20-2003; Ord. 2009-08, 9-3-2009, eff. 9-3-2009; Ord. 2011-09, 8-4-2011, eff. 8-5-2011)

10-5A-3: CONDITIONAL USES:

The following uses shall be permitted only when authorized by a conditional use permit as provided in chapter 10 of this title:

Church, synagogue, or similar permanent building used for regular religious worship.

Cluster subdivision.

Educational institution.

Planned residential unit development.

Private park, playground or recreation area not open to the general public and to which no admission is made, and not including privately owned commercial amusement business.

Public building, public park, recreation grounds, and association buildings.

Public utility substation, utility lines, or water storage reservoir, or any other utility facility to be erected on the surface of the ground or over the ground developed by a public or private agency other than those to be located in the right-of-way of an existing street or highway. (Ord., 11-14-1974; amd. Ord. 2001-04, 5-3-2001, eff. 5-3-2001; Ord. 2002-13, 11-7-2002, eff. 11-7-2002; Ord. 2008-11, 9-6-2008, eff. retroactive to 9-5-2008; Ord. 2009-08, 9-3-2009, eff. 9-3-2009)

10-5A-4: SITE DEVELOPMENT STANDARDS:

		RE-15	RE-18.5	RE-20
		RE-15	RE-18.5	RE-20
A.	Minimum lot area	15,000 square feet	18,500 square feet	20,000 square feet
B.	Minimum lot width	100 feet	100 feet	100 feet
C.	Minimum yard setbacks:			
	1. Front	30 feet, except if 50 percent of approved subdivision/phase is completed, then not less than 40 feet		
	2. Side:			
	a. Dwelling	10 feet with total width of 2 side yards not less than 24 feet		
	b. Accessory building	10 feet, except 5 feet if located at least 6 feet in rear of main building		
	3. Side, facing street on corner lot	30 feet	30 feet	30 feet
	4. Rear:			
	a. Main building	30 feet	30 feet	30 feet
	b. Accessory building	5 feet, except 10 feet where accessory building rears on side yard of adjacent corner lot		
D.	Main building height:			
	1. Minimum	1 story	1 story	1 story
	2. Maximum	2 ¹ / ₂ stories or 35 feet		
E.	Accessory building height:	No dwelling shall be erected to a height less than ten feet (10'), and no accessory building in a residential zone shall be erected to a height greater than twenty-five feet (25'). See Examples (Figures #1, #2 and #3)		

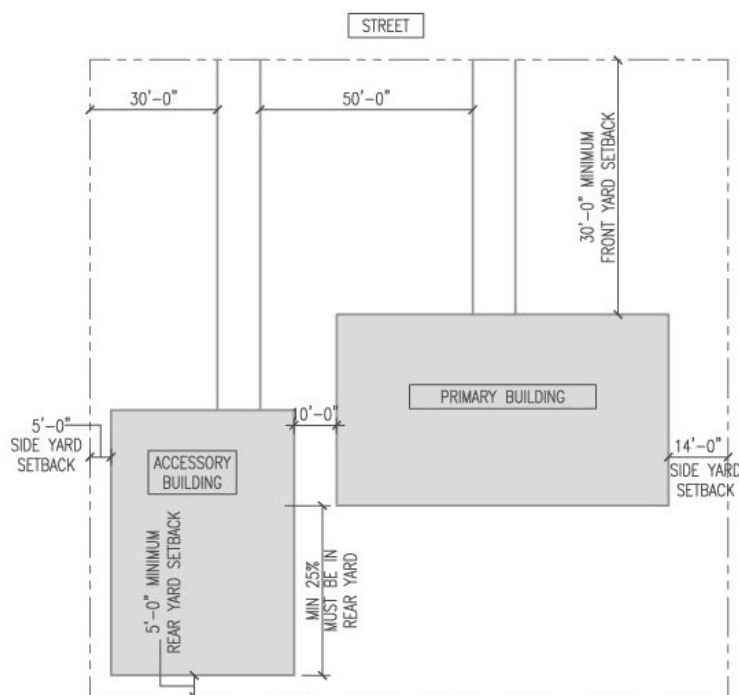


FIGURE 1: DETACHED ACCESSORY BUILDING EXAMPLE 1

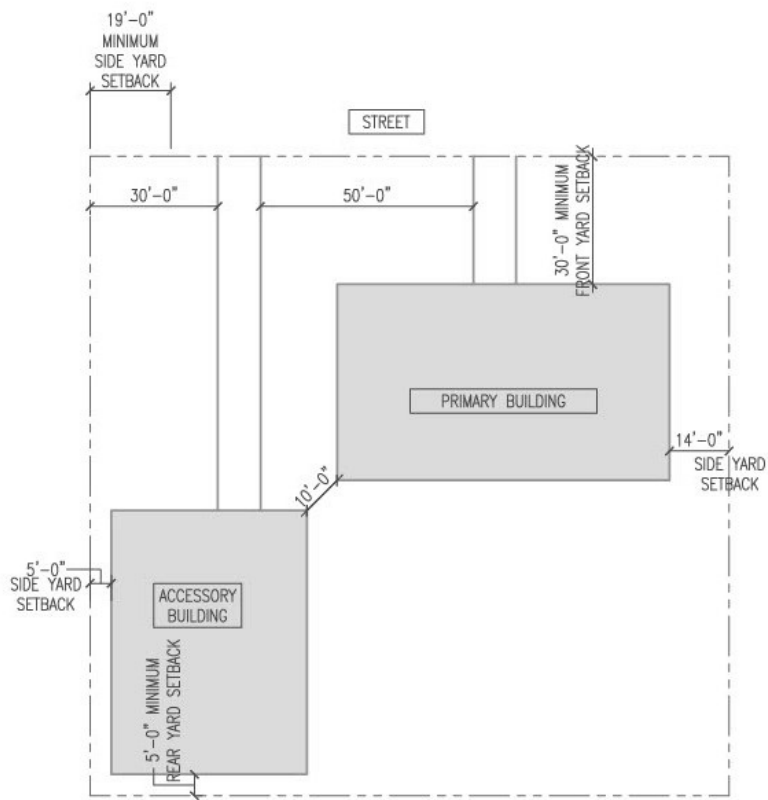


FIGURE 2: DETACHED ACCESSORY BUILDING EXAMPLE 2

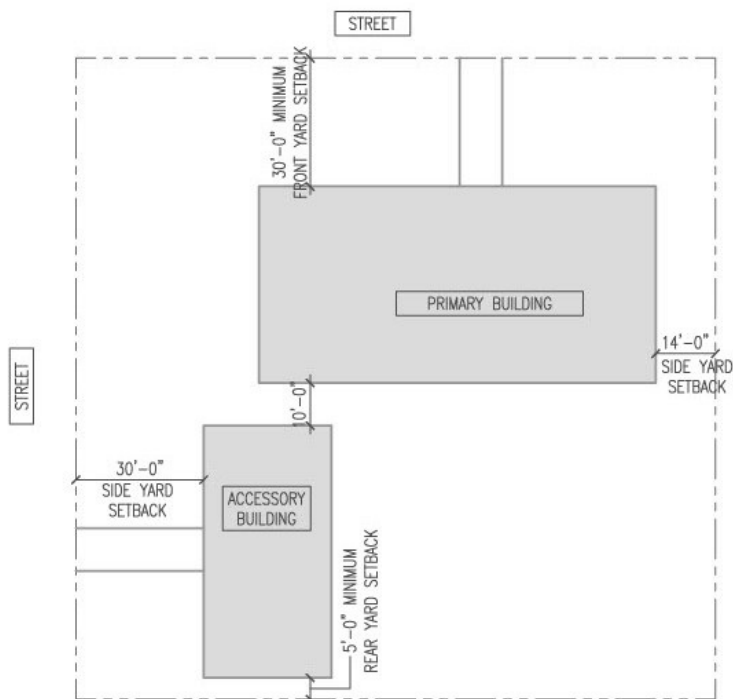


FIGURE 3: DETACHED ACCESSORY BUILDING EXAMPLE 3

(Ord. 2019-01, 1-3-2019, eff. 1-4-2019; amd. Ord. 2023-18, 12-7-2023)

10-5A-5: SIGN REGULATIONS:

The type, height, size and location of signs shall be in accordance with the regulations as set forth in chapter 12 of this title. (Ord., 11-14-1974)