

Old Town Rezoning Handout

Overview and Purpose

The City of Canal Winchester has initiated a process to create Old Town Zoning Districts for properties within the Historic District and Preservation Area. The Old Town Zoning Districts, described below, intend to establish standards to accommodate existing and future development in Old Town. The districts allow more development standard flexibility and address appropriate uses for properties in Old Town.

Old Town Residential Single Family (OT-SF) – Italics differ from Low Density Residential (R-3)

Uses

- Permitted Uses: Single family detached dwellings, accessory buildings, and home occupations
- Conditional Uses (Require approval from the Planning & Zoning Commission): Churches, parks, schools, home occupations daycares, and bed and breakfasts
- *Kennels and agricultural operations are not permitted*

Development Standards

- Setbacks are reduced from the Single Family Residential District (R-3): Front yard *build to line is the avg. of the side of the street*, side setback is 5 ft., and rear setback is 20 ft.
- Building height is no more than 35 ft, 2 stories, or *10% higher than adjacent structures*

Old Town Residential Multi Family (OT-MF) – Italics differ from Multi Family (MF)

Uses

- Permitted Uses: Multi family dwellings (no more than 6 units per acre or 12 units per building) and accessory buildings
- Conditional Uses (Require approval from the Planning & Zoning Commission): Churches, parks and schools
- *Kennels are not permitted*

Development Standards -See OT-SF

Old Town Commercial (OT-C) – Italics differ from General Commercial (GC)

Uses

- Permitted Uses: Retail, offices, services and *residential*. Residential uses must meet OT-SF/OT-MF standards.
- Conditional Uses (Require approval from the Planning & Zoning Commission): Open display of materials, recreation, convenient markets, bed and breakfasts, licensed massage parlors, animal grooming, and *Other compatible uses not expressly prohibited*
- *Prohibited Uses: Fast food, misc. automobile related uses, fuel stations, hotels, recreational uses except parks, veterinarians, kennels, drive thrus, pool halls, outdoor lumberyards, exterminators, liquor stores, pawn shops, check cashing, drug/alcohol rehab centers, and the sale of firearms*

Development Standards

- Setbacks are reduced from the General Commercial District (GC): Front yard *build to line is the avg. of the side of the street*, side setback is 0 ft., and rear setback is 20 ft.
- Building height is no more than 38 ft., 3 stories, or *10% higher than adjacent structures*