

2021 Charter Review Commission

Research RE: Zoning Timeline for Surrounding Communities

PICKERINGTON – great statement of intent

1272.07 TEXT AMENDMENTS AND CHANGES OF ZONING DISTRICTS.

It is the intention of Council that Zoning Map amendments be processed in the shortest time period consistent with thoughtful and appropriate land use decision making. The Development Services Director shall recommend hearing dates consistent with this policy.

(e) Council Action.

(2) Hearing date. The earliest City Council can hold a public hearing concerning a zoning change is the next scheduled public hearing after the Planning and Zoning Commission public hearing and Service Committee meeting. This public hearing can only occur if the public hearing was set not less than twenty-eight days prior to a scheduled City Council meeting.

(7) At the next regularly scheduled meeting, or within thirty days after the third required reading on the proposed change, Council shall either adopt, deny or remand for reconsideration the recommendation of the Commission.

(Ord. 2014-27. Passed 8-5-14.)

WHITEHALL – PC, not less than 60 days, no time period listed for Council to take action

1129.09 ACTION OF COUNCIL.

After receiving from the Planning Commission certification of the recommendations on the proposed amendment, and after holding the public hearing as described in Section [1129.07](#), Council shall consider such recommendations and vote on the passage of the proposed amendment to the text of the ordinance or the official zoning map. No such ordinance, measure or regulation which differs in substance from or departs from the plan or report submitted by the Planning Commission shall take effect unless passed or approved by not less than five members of Council. However, any action of Council which added greater safeguards to the integrity of the surrounding properties and which does not depart from the zoning recommended by the Commission, shall not be considered as differing or departing from the recommendations of the Commission.

(Ord. 68-70. Passed 6-2-70.)

1129.10 COUNCIL MAY INITIATE AMENDMENTS.

Council may amend or change the number, shape, area or regulations of or within any district, but no such amendment or change shall become effective unless the ordinance proposing it is first submitted to the Planning Commission for approval, disapproval or suggestions, and the

Commission is allowed a reasonable time, not less than sixty days, for consideration and report.
(Ord. 68-70. Passed 6-2-70.)

REYNOLDSBURG – PC has 30 days, Council – next meeting – no additional time listed

1109.23 ZONING MAP (REZONING) AND TEXT AMENDMENTS.

(e) In conformance with the Charter, subsequent to initiation by a member of Council of an ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code, the presiding officer of Council shall, immediately after the first reading of the ordinance or resolution, set a date for a public hearing before a joint meeting of Council and the Planning Commission, to be held not earlier than fifteen (15) days after the first reading.

(f) Immediately after the hearing, a copy of the ordinance or resolution establishing, amending, revising, changing, or repealing zoning districts, uses, regulations, or other provisions of this Zoning Code and, if applicable, the development plan, shall be referred to the Planning Commission. The Planning Commission shall recommend such conditions or amendments with respect to the ordinance or resolution and, if applicable, the development plan, as it deems reasonable and necessary. Within thirty (30) days of referral, the Planning Commission shall return to the Clerk of Council the written recommendations of a majority of the members of the Planning Commission.

(h) At the next meeting of Council subsequent to receiving the recommendations of the Commission, the ordinance or resolution shall be given its second reading.

(i) Council may adopt, deny, or adopt with modifications the recommendations of the Commission. A development plan, along with any conditions or amendments to the petition, shall, upon adoption by Council, become part of the district change and shall be deemed incorporated by reference into legislation amending the district. The development plan, conditions, and amendments shall bind any future development or use of the subject lots.

(j) A concurring vote of at least three fourths (3/4) of the membership of Council shall be necessary to pass any zoning ordinance or resolution which differs from the written recommendations of the Planning Commission, but in no event shall an ordinance or resolution be considered as having passed unless it receives at least a majority vote of the members of Council.

(k) After a proposed district change is denied by City Council, at least twelve (12) months shall elapse before another petition for a district change for the same lot(s) to the same district can be considered.

(m) The development plan as approved by Council, shall constitute an amendment of the official Zoning Map and a supplement to the Zoning Code as it applies to the land included in the

approved district amendment. The approval shall be for a period of two (2) years to allow the approval of a zoning certificate and building permit, if required.

(n) If a zoning certificate or building permit is not acquired within the two (2) year period, the approval shall become void and the lot or parcel shall revert to its last previous zoning district applied. (Ord. 33-2020. Passed 3-23-20.)

WORTHINGTON- Action of Council no timeline listed

1145.02 PROCEDURE FOR CHANGE IN ZONING DISTRICTS.

(e) Public Hearing by Council. The report of the Commission shall be made within thirty days after the first regular Commission meeting following introduction of the ordinance by Council, and shall include a recommendation either:

That the proposed amendment be adopted as submitted, or

That the proposed amendment be revised in a specified manner and adopted, or

That the proposed amendment be rejected.

If the Commission makes no report within thirty days, Council may proceed without such report. Upon receipt of the report of the Commission, Council shall fix a date for a public hearing on the amendment. Such hearing may be held on but not before the fourteenth day following the fixing of the date or on any day thereafter. Notice of the public hearing shall be published in the same manner as notices are published for public hearings on Council ordinances. If the amendment involves the zoning or rezoning of property, the notice of the public hearing shall be posted on the property to be zoned, or rezoned, at least ten days prior to the date of the City Council public hearing. During the period between the fixing of the date of the hearing and the date of the hearing, the text of the proposed amendment, together with any maps or diagrams referred to therein, shall be kept on file in the office of the Planning and Building Department for public examination during regular office hours. The availability of such materials shall be indicated in the published notice of the hearing.

(Ord. 01-2017. Passed 1-17-17.)

(g) Action of Council. After receiving from the Commission certification of the recommendations on the proposed amendment and after holding the above public hearing, the Council shall consider such recommendations and vote on the passage of the proposed amendment to the text of the Zoning Ordinance or the Zoning Map. The Council may, by a majority of all its members, adopt or reject the proposed amendment, with or without change. (Ord. 59-80. Passed 9-8-80.)

WESTERVILLE – Council must vote at conclusion of public hearing

1109.04 ACTION OF COUNCIL ON AMENDMENTS.

At the conclusion of public hearings, the roll shall be called of members of Council on the passage of the amending ordinance. The votes of a majority of the members elected to Council shall be required for passage.

(Ord. 95-36. Passed 6-20-95; Ord. 2015-05. Passed 2-17-15.)

NEW ALBANY - Action of Council no timeline listed

1111.05 - RECOMMENDATION BY THE PLANNING COMMISSION.

Within sixty (60) days after the first regular meeting of the Planning Commission after the receipt of the proposed amendment or unless extended by majority vote of the Commission, the Commission shall recommend to Council that the amendment be approved as requested; recommend the application be granted with modifications; or recommend denial of the request for amendment consideration. A public hearing shall be held by the Planning Commission for consideration of the proposed amendment to the Zoning Ordinance or Map. In accordance with the Ohio Revised Code, notice of the time, place and purpose of such hearing shall be published once at least seven (7) days before the hearing in a newspaper of general circulation in the Municipality. In addition, advertisement of the public hearing shall also be published in a local community publication that is issued weekly.

(Ord. 23-98. Passed 9-1-98.)

1111.07 - ACTION BY COUNCIL.

(a)Public Hearing. Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing that may be held as part of the second reading of the ordinance.

(b)Public Notice. Notice of the public hearing shall be given by the Clerk of Council to at least one newspaper of general circulation in the Municipality. The notice shall be published at least seven (7) days before the date of the hearing. The published notice shall set the time and place of the public hearing and a summary of the proposed amendment. If the proposed ordinance intends to rezone or redistrict ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be made to all applicants, all owners of the parcel or parcels proposed to be rezoned and all owners of neighboring properties as set out in the applicant's affidavit, by the Clerk of Council by first class mail at least seven (7) days before the date of the public hearing. The failure of delivery of such notice shall not invalidate such proposed ordinance.

(Ord. 21-2003. Passed 9-16-03; Ord. 53-2009. Passed 12-1-09; ; Ord. [O-12-2014](#). Passed 6-3-14.)

NEWARK – Council has 60 days to vote after public hearing

1236.02 PROCEDURE FOR CHANGE.

(l) Council shall complete all public hearings within thirty days after receipt of Planning Commission's written recommendation.

(m) Within sixty days after receipt of Planning Commission's written recommendation, Council shall vote on the application. An affirmative vote of at least six Council members shall be necessary to adopt or defeat a zoning ordinance as to which the Planning Commission has recommended approval as submitted or approval as modified or restricted. An affirmative vote of at least seven Council members shall be necessary to adopt a zoning ordinance which Planning Commission has recommended against.

(Ord. 08-33. Passed 5-4-09.)