

CONDITIONAL USE APPLICATION FOR
MOTOR VEHICLE, BOAT, RECREATIONAL VEHICLE OR TRAILER SALES AREAS
AND
STORAGE SHED OR BARN, CARPORT OR PLAY STRUCTURE SALES AREAS

A. Motor Vehicle, Boat, Recreational Vehicle or Trailer Sales Area

Definition: “Motor vehicle, boat, recreational vehicle or trailer sales area” means an open area used for the display, storage, sale, lease or rental of new or used motor vehicles, including motorcycles and motor scooters, boats, recreational vehicles or trailers in operable condition.

All applications must include a site plan - TO SCALE – that meets the requirements as stated in the application as well as the following items per Section 1165.02(1) of the Zoning Code (see attached).

1. Permitted only on lots with frontage on State Route 4 (Dixie Highway) and located northwest of the intersection of State Route 4 and Bypass 4/Ross Road. (see attached map)
2. Permitted only on lots with a minimum of one acre that have a minimum of 100 feet of street frontage on State Route 4.
3. Proposed curb-cut location(s) are not to be excessively wide. In addition, adequate internal circulation is necessary to allow emergency vehicles to easily maneuver on-site.
4. All areas used for sales, display, parking or storage must be paved and striped in accordance with Chapter 1183 of the Zoning Code.
5. The vehicles must be setback a sufficient distance in order to provide adequate site distance for pedestrians and motor vehicle operators and for vehicular ingress/egress to and from adjoining properties.
6. All vehicles must be set back a minimum of five (5) feet from the right-of-way, sidewalk or edge of roadway pavement, whichever is greater. The area within the setback is to be planted with aesthetically pleasing landscaping.
7. All paved areas must be edged in perimeter curbing in order to provide a separation between the vehicles and setback area.
8. Inoperable or junk motor vehicles are not permitted on site. All repair and detailing beyond washing the vehicles shall be completed in an enclosed building.
9. All other applicable zoning and other code requirements of the City of Fairfield shall apply.

* The term “Vehicle(s)” shall include motor vehicles, motorcycles, motor scooters, boats, recreational vehicles and trailers.

 Route 4 (Dixie Hwy)



Symmes

Hicks

Donald

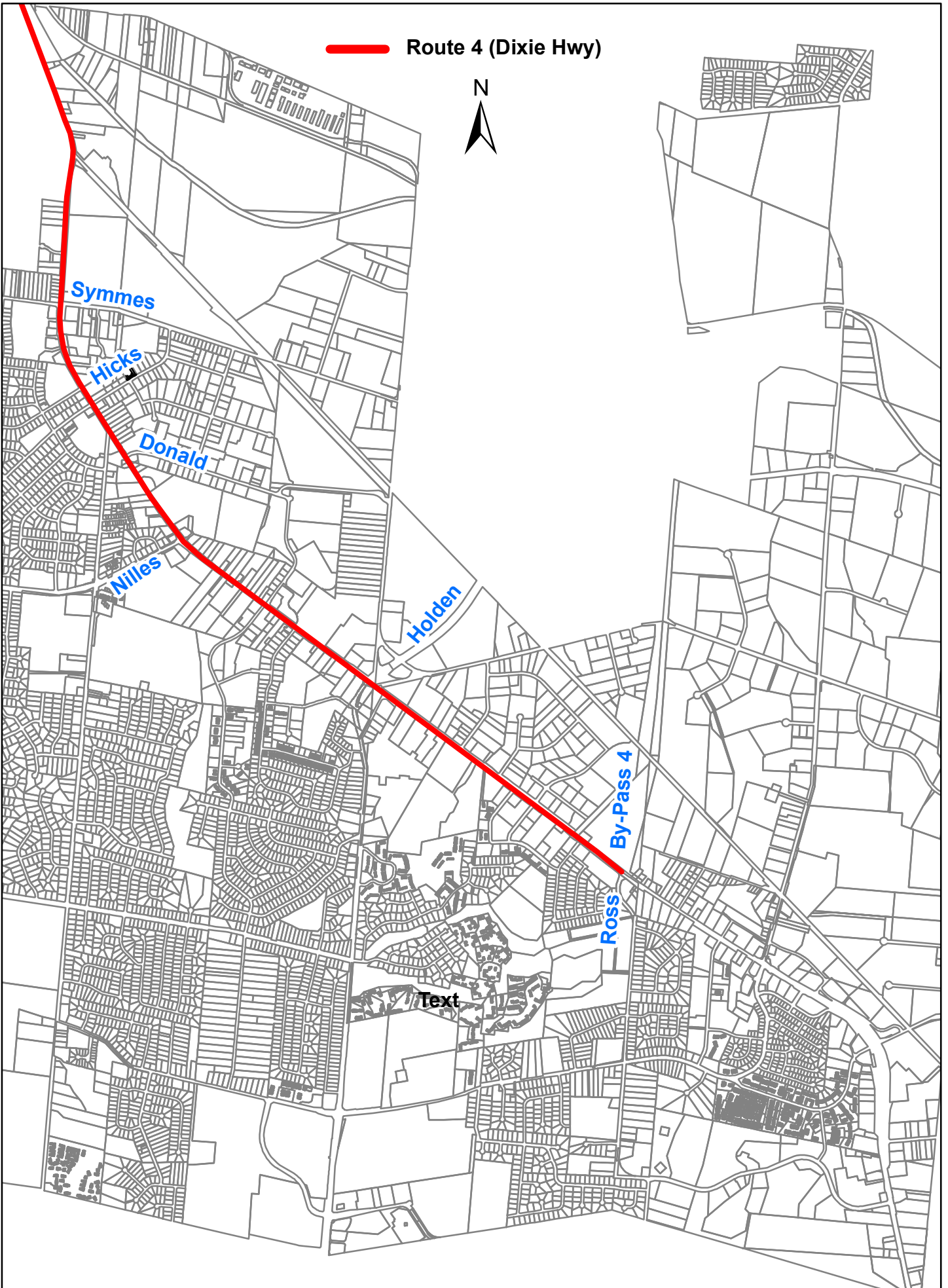
Nilles

Holden

By-Pass 4

Ross

Text



B. Storage Shed or Barn, Carport or Play Structures Sales Areas

All applications must include a site plan - TO SCALE – that meets the requirements as stated on page 3 as well as the following items, per Section 1165.02(m) of the Zoning Code (see attached).

1. Proposed curb-cut location(s) are not to be excessively wide. In addition, adequate internal circulation is necessary to allow emergency vehicles to easily maneuver on-site.
2. All areas used for sales, display or storage must be paved with asphalt or Portland cement binder pavement so as to provide a durable, dustless surface.
3. The structures for display or storage must be setback a sufficient distance in order to provide adequate site distance for pedestrians and motor vehicle operators and for vehicular ingress/egress to and from adjoining properties.
4. All structures must be set back a minimum of five (5) feet from the right-of-way, sidewalk or edge of roadway pavement, whichever is greater. The area within the setback is to be planted with aesthetically pleasing landscaping.
5. All paved areas must be edged in perimeter curbing in order to provide a separation between the structures and setback area.
6. All other applicable zoning and other code requirements of the City of Fairfield shall apply.



**APPLICATION FOR CONDITIONAL USE
FAIRFIELD PLANNING COMMISSION
CITY OF FAIRFIELD, OHIO
(REFERENCE CODIFIED ORDINANCE NO. 166-84)**

DATE: _____

SECTION I

The undersigned requests a Conditional Use for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Planning Commission.

The undersigned hereby applies for permission to:

in accordance with plans, application, and all information hereto attached and made a part of this application.

The **Property Owner, (if different than applicant)**, acknowledges by signature below, that he/she is aware of this application. Should this permit be approved, the undersigned does hereby covenant and agree to comply with all provisions and ordinances of the City of Fairfield, Ohio pertaining to same and to erect and/or modify the structure according to plans and specification, as approved by the Building Division.

Property Owner: _____

Signature: _____

Sworn to and subscribed before me, this _____ day of _____

Notary Public: _____

The **Applicant** hereby acknowledges that if this application is granted and this permit is approved, the undersigned does hereby covenant and agree to comply with all provisions and ordinances of the City of Fairfield, Ohio pertaining to same and to erect and/or modify the structure according to plans and specifications, as approved by the Building Division.

Applicant: _____

Signature: _____

Sworn to and subscribed before me, this _____ day of _____

Notary Public: _____

SECTION II

ADDRESS OF PROJECT: _____

Applicant Information

Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Information Required

1. Plans, drawn to scale, showing the floor plan, actual shape and dimensions of the lot, existing buildings, proposed and existing streets, existing and intended use of each building and/or proposed building, parking areas, walkways, curb cuts, and other such information with regard to the lot and adjacent lots as may be necessary to determine and provide for the proper hearing of the application.
2. Attach plans along with a \$50 filing fee or send electronically to development@fairfield-city.org.
3. Planning Commission meets the **second** and **fourth** Wednesday of every month. **The full application, including the filing fee, must be submitted at least 10 days prior to the meeting.** If you have any questions pertaining to your application, please contact the Development Services Department at (513) 867-5345 or development@fairfield-city.org.

CITY OF FAIRFIELD

RECEIPT

Date Received: _____

Received By: _____

FILING FEE: \$50.00

Paid by: CHECK _____ CASH _____ (CHECK ONE)

Check No.: _____

DATE OF PLANNING COMMISSION MEETING

Planning Commission meets the second and fourth Wednesday of every month. The full application, including the filing fee, must be submitted at least 10 days prior to the meeting.

If you have any questions pertaining to your application, please contact the Development Services Department at (513) 867-5345 or development@fairfield-city.org.

ORDINANCE NO. 1 dtS - , - ,

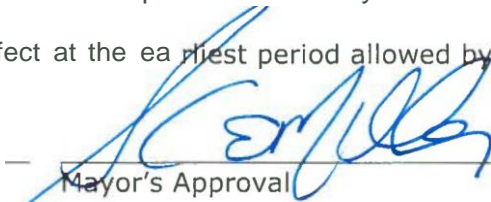
ORDINANCE TO AMEND VARIOUS SECTION OF THE ZONING CODE OF ORDINANCE NO. 166-84, THE CODIFIED ORDINANCES OF FAIRFIELD, OHIO.

BE IT ORDAINED by the Council of the City of Fairfield, Ohio, that:


Section 1. Sections 1133.01, 1165.02 and 1187 .02 of the Zoning Code of Ordinance No. 166-84, The Codified Ordinances of Fairfield, Ohio, are hereby amended to read as follows:

See Attached Exhibit "A" which is incorporated herein by reference.

Section 2. This Ordinance shall take effect at the earliest period allowed by law.

Passed _____ 10/23/17 _____ Mayor's Approval 
Posted _____ 10/23/17 _____
First Reading 9/11/17 Rules Suspended _____
Second Reading 10/11/17
Third Reading _____ 10/23/17 _____

ATTEST:


Clerk of Council

This is to certify that this Ordinance has been duly published by posting and summary publication as provided by Charter.

10/23/17 *4...L:=0...
Clerk of Council

Exhibit "A"

1133.01 DEFINITIONS

[NO CHANGES UNTIL PARAGRAPH (62).]

(62) "Motor vehicle, boat, recreational vehicle or trailer sales area" means an open area used for the display, storage, sale, lease or rental of new or used motor vehicles, **INCLUDING MOTORCYCLES AND MOTOR SCOOTERS**, boats, recreational vehicles or trailers in operable condition.

(Ord. 96-14. Passed 10-27-14.)

[NO FURTHER CHANGES TO THIS SECTION.]

1165.02

[NO CHANGES UNTIL PARAGRAPH (I).]

(I) Motor Vehicle. Boat. Recreational Vehicle or Trailer Sales Areas. **MAY BE LOCATED ONLY ON PROPERTIES WITH PRINCIPAL STREET FRONTAGE ON STATE ROUTE 4 AND LOCATED NORTHWEST OF THE INTERSECTION OF STATE ROUTE 4/BYPASS 4/ROSS ROAD, AND** [S]subject to additional conditions as determined by the Planning Commission including, but not limited to:

- (1) ingress, egress and internal circulation.
- (2) Sight distance and visibility.
- (3) Setback of displays or storage from right-of-way, sidewalk or edge of pavement.
- (4) Perimeter curbing, buffering, landscaping, parking lot striping and other similar aesthetic and/or safety requirements.
- (5) MINIMUM LOT SIZE OF ONE (1) ACRE AND MINIMUM PRINCIPAL STREET FRONTAGE ON STATE ROUTE 4 OF 100 FEET.**
- (6) INOPERABLE OR JUNK MOTOR VEHICLES, BOATS, RECREATIONAL VEHICLES AND TRAILERS ARE NOT PERMITTED ON SITE. ALL REPAIR AND DETAILING BEYOND WASHING SHALL BE COMPLETED IN AN ENCLOSED BUILDING.**

(m) Storage Shed or Barn. Carport or Play Structure Sales Areas. Subject to additional conditions as determined by the Planning Commission including, but not limited to:

- (1) ingress, egress and internal circulation.
 - (2) Sight distance and visibility.
 - (3) Setback of displays or storage from right-of-way, sidewalk or edge of pavement.
 - (4) Perimeter curbing, buffering, landscaping, lot coverage and other similar aesthetic and/or safety requirements.
- (Ord. 96-14. Passed 10-27-14.)

- (5) COVERAGE OF ALL OUTDOOR DISPLAY AREAS WITH AN ASPHALT OR PORTLAND CEMENT BINDER PAVEMENT SO AS TO PROVIDE A DURABLE, DUSTLESS SURFACE.**