



Agenda
Athens Planning Commission
Wednesday, January 21, 2026 at 12:00PM

Streaming is available <https://www.ci.athens.oh.us/video>

Establish Quorum

Disposition of Minutes

- Consideration and Approval of the Minutes from the December 17, 2025, Meeting

Cases

- Case 26-01 – Hugh White Honda Annexation – Recommended Zoning
- Case 25-08 – Neighborhood Corridor Overlay Zone- Updates Language

Communications

- Dairy Lane Rezoning for Ridges Redevelopment / 317 Board
- Zoning text amendment to address Residential Facilities as defined in ORC 5119.34

Reports

Opportunity for Citizens to Speak About Items Not Covered on the Agenda

Announcements & Other Business

- Next Meeting Is February 4, 2025

Adjournment

The City of Athens supports the Americans with Disabilities Act. Requests for reasonable accommodation may be made with the ADA Coordinator in the City Building or by calling 592-3367.

Athens City Planning Commission

A regular meeting of the Athens City Planning Commission was held in the City Council Chambers, third floor of City Hall, on December 17, 2025, at 12:00 PM

1. Call to Order

Chair John Kotowski called the meeting to order at 12:00 PM and administered the oath to those in the audience intending to speak before the Commission. A quorum was established.

Planning Commission Members

- Chris Knisely-Present
- John Kotowski, Chair-Present
- Steve Patterson, Mayor-Absent
- Andy Stone, Service-Safety Director-Present
- Ally Rapp Lee-Present

Staff Present:

- Lance Allison- Assistant Code Enforcement Director
 - Meghan Jenning-City Planner
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2. Consideration and approval of the minutes from the October 1, 2025, meeting.

Motion: Ms. Rapp Lee moved to approve the minutes.

Second: Mr. Stone seconded.

Vote: Motion passed 4-0, with one abstention.

3. Cases

Case 25-08 / Neighborhood Corridor Overlay Zone (NCOZ) – Proposed Language

Overview:

- Proposal concerns the adoption of a neighborhood corridor overlay zone.
- Commission may vote today or defer.
- City Planner Ms. Jennings and Mr. Baird (American Structure Point) presented the proposed language and process, including prior community meetings.

Project Overview:

- Reviewed city code and planning documents; gathered public input via open houses, stakeholder sessions, and surveys.
- Feedback categorized and incorporated into the draft ordinance.

Draft Ordinance Details:

- Uses: Mixed-use is encouraged. Prohibited uses include first-floor residential in multi-floor buildings, drive-throughs, auto-oriented, industrial, and self-storage uses.
- Buildings: Must face the street with pedestrian-oriented entrances; long blank walls are prohibited.
- Parking:
 - Existing buildings are exempt from new off-street parking requirements.
 - New buildings receive a 50% parking reduction, with up to 50% additional reduction for proximity to and upgrades of bus stops.
 - Parking must be located behind buildings.
 - Bicycle parking is required and highly visible.
- Sidewalks & Streetscape: Sidewalks required along all frontages (8 ft minimum, ADA compliant); street trees encouraged.
- Signage & Lighting: Projecting signs encouraged; new pole signs prohibited; pedestrian-scale lighting required.
- Façades: High ground-floor transparency (60%), required windows, and entrance features (canopies, porches, or recesses).
- Outdoor Dining: Allowed for food and drink businesses, including in the right-of-way when permitted.
- Open Space: Buildings over 10,000 sq. ft. must provide 10% open space with public amenities.

Commission Questions and Presenters Responses

- Prohibited-use language and artisan activities:
 - Mayor Patterson asked if artisan uses (welding, jewelry-making, glasswork) could be unintentionally excluded.
 - Ms. Jennings explained the list was based on heavy industrial zoning; Mr. Baird agreed clarifications and possible scale-based criteria (e.g., maximum square footage) are needed.
- Overlay zone application:
 - Ms. Knisely asked if adopting the overlay text automatically applies it citywide.
 - Ms. Jennings & Mr. Baird clarified adoption sets the framework only; separate map amendments are required. Language on future overlays was removed as redundant.
- Building orientation:

- Mr. Kotowski asked about entrances facing pocket parks or public open spaces.
- Mr. Baird & Ms. Jennings stated street-facing entrances are required; public open space entrances are acceptable, private open spaces may pose access concerns.
- Tree requirements:
 - Mr. Kotowski asked whether Shade Tree Commission rules still apply for required tree plantings.
- Balconies, canopies, and projections:
 - Mr. Kotowski asked if balconies could be added without Board of Zoning Appeals approval.
 - New buildings must provide one entrance treatment (recess, canopy, or porch). Mr. Stone suggested allowing compliant projections without special approval, similar to signs.
- First-floor residential prohibition:
 - Intent is to avoid inactive frontage and encourage commercial activity. Mr. Stone highlighted potential challenges in applying this in residential districts, and Mr. Baird recommended further review.
- Parking:
 - Existing buildings: no new parking required.
 - New construction: 50% reduction in off-street parking, additional reductions near bus stops or shelters.
 - Off-site parking permitted; on-site parking must be at rear.
 - Discussion included public parking, overflow, and counting public lots toward requirements.
- Projecting signage:
 - One projecting sign permitted under current code; right-of-way projections possible with approval. Exemptions under overlay standards were considered.
- Sidewalks:
 - Concern about requiring 8-foot sidewalks in constrained or residential areas; Ms. Jennings and Mr. Baird acknowledged need for flexibility.

Public Comment

- Rob Delach, 124 Morris Avenue:
 - Strong support for overlay zone.
 - Endorsed reduced parking requirements; acceptable minor overflow into neighborhoods.
 - Suggested improving public awareness of existing parking options.

Commission Discussion

- Topics included balancing residential protection with economic development, avoiding nonconforming uses, parking for upper-story residential units, and transportation alternatives (GO Bus expansion).
- Staff noted 24-hour parking enforcement helps reduce long-term storage parking.

Action and Next Steps

- No vote taken; further revisions required.
 - Staff to prepare a redlined draft addressing:
 - Artisan uses
 - Definitions
 - Residential provisions
 - Parking
 - Right-of-way standards
 - Revised draft expected for January 21 Planning Commission meeting.
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4. Communications

Mr. Stone provided an update on the Hugh White Honda Title 41 application, previously approved with the condition of annexation. He noted that Theater Lane is technically a township road serving city properties, and annexing it would be complex due to its location within the ODOT limited-access right-of-way. To resolve this, the city and township have agreed that the city will assume maintenance of Theater Lane without annexation. The agreement will be presented to Council for approval after the first of the year, and if approved, the lane will be treated as a city street, allowing the annexation to proceed.

5. Reports

Meghan Jennings-City Planner

Nothing to report.

Lance Allison-Assistant Code Enforcement Director

Nothing to report.

6. Opportunity for Citizens to Speak About Items Not Listed on the Agenda

No additional comments were offered on items not listed on the agenda.

7. Announcements & Other Business

No announcements or other business.

8. Adjournment

Motion: Ms. Knisely motioned to adjourn meeting.

Second: Mr. Stone seconded.

Motion: Motion passed unanimously.

Chapter 23.04. Permitted Uses.

23.04.11. OL Overlay Zones.

A zone superimposed over base zones (underlying zones) which imposes special restrictions or specific requirements for development based on conservation of resources or specific development objectives, including but not limited to:

- (A) **OL-FDP Title 25. Flood Damage Prevention.** Establishes development guidelines for areas included in the "flood boundary and floodway map" (U.S. Department of Housing and Urban Development, Federal Insurance Administration [most recent edition]).
- (B) **OL-FDP Title 27. Land Development.** Establishes development guidelines for slope stability, water erosion, storm water run-off and sediment pollution that would affect adjoining properties or water resources.
- (C) **OL-WHP Title 39. Wellhead Protection Area.** Establishes development and protection standards for area included in the Wellhead Protection buffer.

~~(D) Additional overlay zones may be added by amendments to the zoning code or by separate title in the Athens City Code.~~

(D) OL-NCOZ. NEIGHBORHOOD CORRIDOR OVERLAY ZONE (NCOZ) ESTABLISHES DEVELOPMENT STANDARDS TO ENABLE NEIGHBORHOOD CORRIDORS TO BECOME PEDESTRIAN AND MULTI-MODAL ORIENTED, AS WELL AS ENHANCE ECONOMIC DEVELOPMENT BY CREATING MORE SPACES FOR SMALL, LOCAL BUSINESSES.

(1) DEFINITIONS

- (a) **BICYCLE PARKING MEANS A PARKING AREA THAT IS DESIGNATED AND DESIGNED PRIMARILY FOR THE PARKING OF BICYCLES.**
- (b) **BUILDING FAÇADE MEANS THE EXTERIOR FACE OR WALL OF A BUILDING, INCLUDING ALL ARCHITECTURAL ELEMENTS, MATERIALS, AND FINISHES, THAT ARE EXPOSED TO PUBLIC VIEW.**
- (c) **OUTDOOR DINING MEANS THE USE OF TABLES, CHAIRS, BENCHES, OR SIMILAR FURNISHINGS LOCATED OUTSIDE THE PERMANENT PORTION OF A FOOD AND/OR DRINK ESTABLISHMENT THAT IS SITUATED EITHER ON PRIVATE PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY WHEN DULY AUTHORIZED PER ACC 9.12.18, MATERIALS ON STREET OR SIDEWALK, FOR THE PURPOSE OF SERVING FOOD AND/OR BEVERAGES TO PATRONS.**
- (d) **VEHICULAR PARKING MEANS A PARKING AREA THAT IS DESIGNATED AND DESIGNED PRIMARILY FOR THE PARKING OF AUTOMOBILES.**
- (e) **VEHICULAR USE AREA MEANS ANY OPEN AREA OUTSIDE OF A STREET OR ALLEY RIGHT-OF-WAY USED FOR MOTOR VEHICLE PARKING, STACKING, LOADING, UNLOADING, MANEUVERING, OR CIRCULATION.**

- (2) **SPECIFIC LOCATIONS APPLICABLE TO THE NEIGHBORHOOD CORRIDOR OVERLAY ZONE (NCOZ). THE SPECIFIC BOUNDARIES OF ESTABLISHED NCOZS ARE SHOWN ON THE ZONING MAP OF THE CITY.**
- (3) **PARCELS AFFECTED. FOR ANY PARCEL THAT IS WITHIN AN NCOZ, THE REQUIREMENTS OF THIS SECTION SHALL TAKE PRECEDENCE SHOULD THERE BE A CONFLICT BETWEEN THESE REQUIREMENTS AND THE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT.**
- (4) **PERMITTED AND PROHIBITED USES. THE LAND USES THAT ARE PERMITTED WITHIN THE OVERLAY DISTRICT ARE THE SAME AS IN THE BASE ZONING DISTRICT LAYER EXCEPT FOR THE FOLLOWING:**
 - (a) **MIXED-USE BUILDINGS ARE ENCOURAGED.**
 - (b) **WHEN THE BASE ZONING DISTRICT DOES NOT ALLOW FOR COMMERCIAL USES, THE COMMERCIAL USES AS PERMITTED IN THE B-1 ZONING DISTRICT SHALL BE PERMITTED ON THE GROUND FLOOR OF ALL BUILDINGS.**
 - (c) **THE FOLLOWING LAND USES ARE LIMITED TO 1,500 SQ. FT**
 - (1) **PRINTING AND RELATED TRADE;**
 - (2) **WELDING;**
 - (3) **BLACKSMITH;**
 - (4) **FOUNDRY;**
 - (5) **ELECTRIC FOUNDRY;**
 - (6) **CASTING LIGHTWEIGHT NONFERROUS METALS;**
 - (7) **OTHER METAL WORKING SHOP;**
 - (d) **THE FOLLOWING LAND USES ARE PROHIBITED REGARDLESS OF WHETHER THEY ARE PERMITTED IN AN UNDERLYING ZONING DISTRICT:**
 - (1) **RESIDENTIAL UNITS ON THE FIRST FLOOR OF MULTI-FLOOR BUILDINGS;**
 - (2) **DRIVE-THROUGH;**
 - (3) **CAR WASH;**
 - (4) **JUNK OR WRECKING YARD;**
 - (5) **CONCRETE MIXING;**
 - (6) **NOISE-PRODUCING MACHINE-OPERATED TOOL OR MACHINE SHOP;**
 - (7) **BAG, CARPET, AND RAG CLEANING;**
 - (8) **FLAMMABLE LIQUIDS, UNDERGROUND STORAGE ONLY; AND**
 - (9) **SELF-STORAGE, MINI-WAREHOUSE.**
- (5) **BULK CONTROLS. THE REQUIREMENTS OF ACC TITLE 23 TABLE A, SCHEDULE OF BULK CONTROLS SHALL APPLY IN COMPLIANCE WITH THE UNDERLYING ZONING DISTRICT.**

- (6) **BUILDING ORIENTATION.** BUILDINGS SHALL BE ORIENTED WITH THEIR FRONT DOOR AND FAÇADE FACING A PUBLIC RIGHT-OF-WAY, EXCLUDING ALLEYS. FOR CORNER LOTS (WHERE THERE ARE TWO PUBLIC RIGHTS-OF-WAY), THE FRONT FAÇADE OF THE BUILDING MAY FACE EITHER RIGHT-OF-WAY.
- (7) **VEHICULAR USE AREA, VEHICULAR PARKING, AND BICYCLE PARKING.**
- (a) **APPLICABILITY.** THE REGULATIONS OF THIS SUBSECTION SHALL APPLY TO OFF-STREET PARKING REQUIREMENTS (SEE ACC TITLE 23, TABLE B. OFF-STREET PARKING SPACES) AND NOT ON-STREET PARKING.
- (b) **VEHICULAR USE AREA.** VEHICULAR USE AREAS SHALL NOT BE PERMITTED BETWEEN THE PRIMARY BUILDING FRONTAGE AND THE PUBLIC RIGHT-OF-WAY.
- (c) **VEHICULAR PARKING.**
- (1) **FOR EXISTING BUILDINGS.** THE REQUIREMENTS OF ACC TITLE 23 TABLE B, OFF-STREET PARKING SPACES, SHALL NOT APPLY TO ANY NEW LAND USE THAT IS REQUESTING TO OCCUPY AN EXISTING BUILDING.
- (2) **FOR NEW BUILDINGS.**
- (i) **LOCATION OF PARKING.** THE LOCATION OF ALL PARKING ON NEW BUILDING SITES SHALL BE IN THE BACK OF THE PROPERTY AND NOT IN THE FRONT OR SIDE OF THE BUILDING.
- (ii) **REQUIRED NUMBER OF SPACES.** THE NUMBER OF PARKING SPACES REQUIRED PER ACC TABLE B, OFF-STREET PARKING SPACES, SHALL BE REDUCED BY ONE-HALF (1/2).
- (3) **PROXIMITY TO A BUS STOP.**
- (i) **DISTANCE.** THE NUMBER OF PARKING SPACES REQUIRED PER ACC 23.04.11(D)(7)(C)(2)(ii), REQUIRED NUMBER OF SPACES, MAY RECEIVE A 25% REDUCTION IF A BUS STOP IS LOCATED WITHIN 500 FEET OF THE PROPERTY.
- (ii) **INFRASTRUCTURE.** AN ADDITIONAL 25% REDUCTION OF PARKING REQUIRED PER ACC 23.04.11(D)(7)(C)(3)(i), DISTANCE, MAY BE APPLIED IF A BUS STOP LOCATED WITHIN 500 FEET OF THE PROPERTY IS UPGRADED TO A BUS SHELTER BY THE PROPERTY OWNER, DEVELOPER, AND/OR BUSINESS OWNER.
- (d) **BICYCLE PARKING.**
- (1) **LOCATION OF BICYCLE PARKING.** BICYCLE PARKING SHALL BE LOCATED IN AN AREA WHICH PRIORITIZES PUBLIC VISIBILITY AND SHALL BE WITHIN 50 FEET OF THE MAIN BUILDING ENTRANCE.
- (2) **REQUIRED NUMBER OF SPACES.** THE REQUIREMENTS OF ACC TITLE 23 TABLE D, OFF-STREET BICYCLE PARKING REQUIREMENTS SHALL APPLY.
- (8) **SIDEWALKS.**

- (a) **SIDEWALKS SHALL BE REQUIRED ALONG ALL ROAD FRONTAGES.**
 - (b) **SIDEWALKS SHALL BE A MINIMUM OF EIGHT (8) FEET WIDE AND SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).**
 - (c) **WHENEVER A BUILDING IS IMPROVED TO THE EXTENT OF EQUAL TO OR MORE THAN 25 PERCENT (25%) OF THE COUNTY AUDITOR'S TRUE VALUE, SIDEWALKS ARE REQUIRED TO BE BROUGHT UP TO STANDARDS AS LISTED IN ACC 23.04.11(D)(8)(B).**
 - (d) **SEASONAL CARE. SNOW AND ICE REMOVAL SHALL BE MANAGED IN COMPLIANCE WITH ACC 9.12.19, REMOVAL OF ICE AND SNOW.**
- (9) **STREET TREES.**
- (a) **GENERALLY. THE INSTALLATION OF STREET TREES IS ENCOURAGED.**
 - (b) **APPROVAL TO PLANT TREES. APPROVAL FROM THE CITY TO PLANT STREET TREES IS REQUIRED PER ACC 33.01.03(A).**
 - (c) **INSTALLATION AND MAINTENANCE. ALL STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACC 37.01.04, INSTALLATION AND MAINTENANCE.**
- (10) **SIGNAGE. SIGNAGE REQUIREMENTS ARE AS FOLLOWS:**
- (a) **PROJECTING SIGNS ARE ENCOURAGED.**
 - (b) **NEW POLE SIGNS ARE PROHIBITED.**
- (11) **OUTDOOR LIGHTING. OUTDOOR LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH ACC 23.03.25, OUTDOOR LIGHTING, AND SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS:**
- (a) **PRIMARY ENTRANCES FOR PEDESTRIAN ACCESS;**
 - (b) **OUTDOOR DINING AREAS; AND/OR**
 - (c) **PUBLIC SPACES.**
- (12) **BUILDING FAÇADE.**
- (a) **SPACING. BLANK WALLS EXCEEDING 20 FEET IN LENGTH ARE PROHIBITED. DOORS, WINDOWS, OR ARCHITECTURAL FEATURES MUST BE UTILIZED TO BREAK UP LONG FAÇADES.**
 - (b) **ENTRANCE. A PRIMARY ENTRANCE FOR PEDESTRIAN ACCESS INTO EACH BUILDING SHALL BE PROVIDED ALONG THE PRIMARY BUILDING FRONTAGE OR ITS OFFSETS. THIS ENTRANCE SHALL BE ADA COMPLIANT.**
 - (1) **A ONE-STORY PROJECTION SHALL BE PROVIDED AND SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING:**
 - (i) **A RECESSED ENTRY, A MINIMUM OF THREE (3) FEET IN DEPTH AND FOUR (4) FEET IN WIDTH; OR**

- (ii) A CANOPY OVER THE PRIMARY ENTRANCE, A MINIMUM OF THREE (3) FEET IN DEPTH AND WIDTH; OR
- (iii) A PORCH, A MINIMUM OF TWELVE (12) INCHES HIGH, FOUR (4) FEET IN DEPTH AND WIDTH.

(c) WINDOWS.

(1) ORIENTATION AND PLACEMENT.

- (i) PRIMARY BUILDING FRONTAGE. WINDOWS MUST BE LOCATED ALONG THE PRIMARY BUILDING FRONTAGE AND ORIENTED TOWARD PEDESTRIAN CORRIDORS.
- (ii) CORNER LOTS. BUILDINGS LOCATED AT INTERSECTIONS SHALL PROVIDE WINDOWS ON BOTH STREET-FACING FAÇADES.

(2) TRANSPARENCY.

- (i) GROUND FLOOR. GROUND-FLOOR FAÇADES FACING A PEDESTRIAN CORRIDOR SHALL CONTAIN WINDOWS COVERING AT LEAST SIXTY PERCENT (60%) OF THE WALL AREA BETWEEN 2 FEET AND 10 FEET ABOVE GRADE.
 - (A) FLUTED GLASS, OR GLASS WITH NO GREATER THAN 50% TRANSPARENCY, MAY BE UTILIZED UP TO FOUR (4) FEET ABOVE GRADE.
 - (B) REFLECTIVE, TINTED, OR OPAQUE GLASS THAT OBSTRUCTS VIEWS INTO AND OUT OF BUILDINGS IS PROHIBITED ON THE GROUND LEVEL.
- (ii) UPPER FLOORS. WINDOWS SHALL COVER AT LEAST THIRTY PERCENT (30%) OF THE WALL AREA ON UPPER FLOORS FACING A PUBLIC RIGHT-OF-WAY.

(3) DESIGN STANDARDS.

- (i) SILL HEIGHT. GROUND-FLOOR WINDOW SILLS SHALL BE NO HIGHER THAN THREE AND ONE-HALF (3 ½) FEET ABOVE THE SIDEWALK GRADE.
- (ii) VERTICAL ALIGNMENT. WINDOWS ON UPPER STORIES SHALL BE VERTICALLY ALIGNED WITH ARCHITECTURAL FEATURES ON LOWER STORIES.

(d) APPROVAL OF PROJECTIONS INTO THE RIGHT-OF-WAY. PROJECTING SIGNS, CANOPIES AND BALCONIES ARE EXEMPT FROM SUBMITTING A SPECIAL RIGHT OF WAY PERMIT AS REGULATED IN TITLE 49, MANAGEMENT, ADMINISTRATION, AND CONTROL OF THE USE OF THE CITY'S PUBLIC RIGHT-OF-WAY.

- (1) ALL PROJECTIONS INTO THE RIGHT-OF-WAY SHALL SUBMIT PROOF OF INSURANCE WITH PERMIT APPLICATION TO THE DEPARTMENT OF CODE ENFORCEMENT.
- (2) SIGNS SHALL BE INSTALLED IN COMPLIANCE WITH ACC 23.03.13, SIGN REGULATIONS.

- (13) **OUTDOOR DINING. ALL BUSINESSES THAT PROVIDE SERVICES FOR FOOD AND/OR DRINKS SHALL BE PERMITTED TO HAVE OUTDOOR DINING. THE GENERAL REQUIREMENTS FOR OUTDOOR DINING SHALL BE AS FOLLOWS:**
- (a) **LOCATION WITHIN PUBLIC RIGHT-OF-WAY. ALL OUTDOOR DINING AREAS LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED IN COMPLIANCE WITH ACC 9.12.18, MATERIALS ON STREET OR SIDEWALK.**
 - (b) **PROXIMITY TO BUSINESS. OUTDOOR DINING SHALL BE IMMEDIATELY ADJACENT TO THE PRINCIPAL BUILDING THEY SERVE.**
 - (c) **CLEAR PEDESTRIAN PATH. AN UNOBSTRUCTED SIDEWALK WITH A MINIMUM WIDTH OF FOUR (4) FEET MUST BE MAINTAINED.**
 - (d) **ENCLOSED EATING AREA. ENCLOSED EATING AREAS MAY BE ALLOWED VIA THE UTILIZATION OF A PHYSICAL BARRIER NO GREATER THAN FOUR (4) FEET IN HEIGHT.**
 - (e) **FURNITURE STANDARDS. TABLES, CHAIRS, AND UMBRELLAS MUST BE CONSTRUCTED OF DURABLE, WEATHER-RESISTANT MATERIALS AND MAINTAINED IN GOOD REPAIR.**
 - (f) **CLEANLINESS. OPERATORS MUST KEEP OUTDOOR DINING AREAS FREE OF LITTER, DEBRIS, AND FOOD WASTE, WITH TRASH RECEPTACLES PROVIDED ON-SITE.**
- (14) **OPEN SPACE. BUILDINGS GREATER THAN 10,000 SQUARE FEET SHALL PROVIDE OPEN SPACE GREATER THAN OR EQUAL TO TEN PERCENT (10%) OF THEIR TOTAL BUILDING SQUARE FOOTAGE. THIS OPEN SPACE REQUIREMENT SHALL COMPLY WITH THE FOLLOWING:**
- (a) **REQUIRED AMENITIES. PROVIDE A MINIMUM OF THREE (3) OF THE FOLLOWING AMENITIES:**
 - (1) **PEDESTRIAN PATHS. PEDESTRIAN PATHS THAT ARE PAVED OR THAT UTILIZE ALTERNATIVE MATERIALS WHICH INCLUDE BUT ARE NOT LIMITED TO PERVIOUS ASPHALT, PERVIOUS CONCRETE, INTERLOCKING PAVERS, AND BRICKS. GRAVEL OR BARE SOIL ARE PROHIBITED.**
 - (2) **FURNITURE. ONE BENCH, TABLE, OR EQUIVALENT SEATING ARRANGEMENT PER 400 SQUARE FEET OF REQUIRED OPEN SPACE PROVIDED THAT SAID REQUIRED FURNITURE IS CONSTRUCTED OF DURABLE, WEATHER-RESISTANT MATERIALS AND MAINTAINED IN GOOD REPAIR.**
 - (3) **ART SUCH AS MURALS, STATUES, AND/OR OTHER INSTALLATIONS PROVIDED THAT THE ART IS:**
 - (i) **PERMANENTLY AFFIXED TO THE PROPERTY AND CONSTRUCTED WITH DURABLE WEATHER-RESISTANT MATERIALS;**
 - (ii) **LOCATED IN AREAS VISIBLE AND ACCESSIBLE TO THE PUBLIC, SUCH AS PLAZAS, COURTYARDS, BUILDING FAÇADES, OR ENTRYWAYS (INTERIOR**

**ART NOT VISIBLE TO THE PUBLIC SHALL NOT SATISFY THIS STANDARD);
AND**

(iii) AN INVESTMENT OF NOT LESS THAN ONE (1) PERCENT OF CONSTRUCTION COSTS, OR A MINIMUM OF 50 SQUARE FEET OF SURFACE AREA.

(4) SHADED AREA. A SHADED AREA OF A MINIMUM OF 50 SQUARE FEET PROVIDED THAT NATURAL MATERIALS, SUCH AS TREES, AND/OR SHADE CANOPIES ARE UTILIZED.

(5) OUTDOOR DINING. OUTDOOR DINING PROVIDED THAT COMPLIANCE WITH 23.04.11(D)(13), OUTDOOR DINING, IS MAINTAINED.

(6) LANDSCAPING. LANDSCAPING IN PLANTER BOXES OR PLANTING BEDS THAT ARE INSTALLED, AND MAINTAINED, IN ACCORDANCE WITH ACC 37.01.04, INSTALLATION AND MAINTENANCE.

(b) MAINTENANCE.

(1) UPKEEP. ALL OPEN SPACE AREAS MUST BE MAINTAINED IN A CLEAN, NEAT, AND ORDERLY CONDITION, FREE OF WEEDS, DEAD PLANT MATERIAL, AND LITTER. TRASH AND RECYCLING RECEPTACLES SHALL BE PROVIDED.

(2) REPLACEMENT. DAMAGED REQUIRED AMENITIES MUST BE REPLACED.

(3) SEASONAL CARE. SNOW REMOVAL AND LEAF CLEANUP MUST BE MANAGED SO AS NOT TO DAMAGE LANDSCAPING OR OBSTRUCT PEDESTRIAN PATHS.

Chapter 23.04. Permitted Uses.

23.04.11. OL Overlay Zones.

A zone superimposed over base zones (underlying zones) which imposes special restrictions or specific requirements for development based on conservation of resources or specific development objectives, including but not limited to:

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~~(D) Additional overlay zones may be added by amendments to the zoning code or by separate title in the Athens City Code.~~

(D) OL-NCOZ. NEIGHBORHOOD CORRIDOR OVERLAY ZONE (NCOZ) ESTABLISHES DEVELOPMENT STANDARDS TO ENABLE NEIGHBORHOOD CORRIDORS TO BECOME PEDESTRIAN AND MULTI-MODAL ORIENTED, AS WELL AS ENHANCE ECONOMIC DEVELOPMENT BY CREATING MORE SPACES FOR SMALL, LOCAL BUSINESSES.

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- (b) **BUILDING FAÇADE** MEANS THE EXTERIOR FACE OR WALL OF A BUILDING, INCLUDING ALL ARCHITECTURAL ELEMENTS, MATERIALS, AND FINISHES, THAT ARE EXPOSED TO PUBLIC VIEW.
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- (d) **VEHICULAR PARKING** MEANS A PARKING AREA THAT IS DESIGNATED AND DESIGNED PRIMARILY FOR THE PARKING OF AUTOMOBILES.
- (e) **VEHICULAR USE AREA** MEANS ANY OPEN AREA OUTSIDE OF A STREET OR ALLEY RIGHT-OF-WAY USED FOR MOTOR VEHICLE PARKING, STACKING, LOADING, UNLOADING, MANEUVERING, OR CIRCULATION.

- (2) **SPECIFIC LOCATIONS APPLICABLE TO THE NEIGHBORHOOD CORRIDOR OVERLAY ZONE (NCOZ).** THE SPECIFIC BOUNDARIES OF ESTABLISHED NCOZS ARE SHOWN ON THE ZONING MAP OF THE CITY.
- (3) **PARCELS AFFECTED.** FOR ANY PARCEL THAT IS WITHIN AN NCOZ, THE REQUIREMENTS OF THIS SECTION SHALL TAKE PRECEDENCE SHOULD THERE BE A CONFLICT BETWEEN THESE REQUIREMENTS AND THE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT.
- (4) **PERMITTED AND PROHIBITED USES.** THE LAND USES THAT ARE PERMITTED WITHIN THE OVERLAY DISTRICT ARE THE SAME AS IN THE BASE ZONING DISTRICT LAYER EXCEPT FOR THE FOLLOWING:
 - (a) MIXED-USE BUILDINGS ARE ENCOURAGED.
 - (b) **WHEN THE BASE ZONING DISTRICT DOES NOT ALLOW FOR COMMERCIAL USES, THE COMMERCIAL USES AS PERMITTED IN THE B-1 ZONING DISTRICT SHALL BE PERMITTED ON THE GROUND FLOOR OF ALL BUILDINGS.**
 - (c) **THE FOLLOWING LAND USES ARE LIMITED TO 1,500 SQ. FT**
 - (1) **PRINTING AND RELATED TRADE;**
 - (2) **WELDING;**
 - (3) **BLACKSMITH;**
 - (4) **FOUNDRY;**
 - (5) **ELECTRIC FOUNDRY;**
 - (6) **CASTING LIGHTWEIGHT NONFERROUS METALS;**
 - (7) **OTHER METAL WORKING SHOP;**
 - (d) THE FOLLOWING LAND USES ARE PROHIBITED REGARDLESS OF WHETHER THEY ARE PERMITTED IN AN UNDERLYING ZONING DISTRICT:
 - (1) RESIDENTIAL UNITS ON THE FIRST FLOOR OF MULTI-FLOOR BUILDINGS;
 - (2) DRIVE-THROUGH;
 - (3) CAR WASH;
 - (4) JUNK OR WRECKING YARD;
 - (5) CONCRETE MIXING;
 - (6) NOISE-PRODUCING MACHINE-OPERATED TOOL OR MACHINE SHOP;
 - (7) BAG, CARPET, AND RAG CLEANING;
 - (8) FLAMMABLE LIQUIDS, UNDERGROUND STORAGE ONLY; AND
 - (9) SELF-STORAGE, MINI-WAREHOUSE.
- (5) **BULK CONTROLS.** THE REQUIREMENTS OF ACC TITLE 23 TABLE A, *SCHEDULE OF BULK CONTROLS* SHALL APPLY IN COMPLIANCE WITH THE UNDERLYING ZONING DISTRICT.

- (6) **BUILDING ORIENTATION.** BUILDINGS SHALL BE ORIENTED WITH THEIR FRONT DOOR AND FAÇADE FACING A PUBLIC RIGHT-OF-WAY, EXCLUDING ALLEYS. FOR CORNER LOTS (WHERE THERE ARE TWO PUBLIC RIGHTS-OF-WAY), THE FRONT FAÇADE OF THE BUILDING MAY FACE EITHER RIGHT-OF-WAY.
- (7) **VEHICULAR USE AREA, VEHICULAR PARKING, AND BICYCLE PARKING.**
- (a) **APPLICABILITY.** THE REGULATIONS OF THIS SUBSECTION SHALL APPLY TO OFF-STREET PARKING REQUIREMENTS (SEE ACC TITLE 23, TABLE B. *OFF-STREET PARKING SPACES*) AND NOT ON-STREET PARKING.
- (b) **VEHICULAR USE AREA.** VEHICULAR USE AREAS SHALL NOT BE PERMITTED BETWEEN THE PRIMARY BUILDING FRONTAGE AND THE PUBLIC RIGHT-OF-WAY.
- (c) **VEHICULAR PARKING.**
- (1) **FOR EXISTING BUILDINGS.** THE REQUIREMENTS OF ACC TITLE 23 TABLE B, *OFF-STREET PARKING SPACES*, SHALL NOT APPLY TO ANY NEW LAND USE THAT IS REQUESTING TO OCCUPY AN EXISTING BUILDING.
- (2) **FOR NEW BUILDINGS.**
- (i) **LOCATION OF PARKING.** THE LOCATION OF ALL PARKING ON NEW BUILDING SITES SHALL BE IN THE BACK OF THE PROPERTY AND NOT IN THE FRONT OR SIDE OF THE BUILDING.
- (ii) **REQUIRED NUMBER OF SPACES.** THE NUMBER OF PARKING SPACES REQUIRED PER ACC TABLE B, *OFF-STREET PARKING SPACES*, SHALL BE REDUCED BY ONE-HALF (1/2).
- (3) **PROXIMITY TO A BUS STOP.**
- (i) **DISTANCE.** THE NUMBER OF PARKING SPACES REQUIRED PER ACC 23.04.11(D)(7)(C)(2)(ii), *REQUIRED NUMBER OF SPACES*, MAY RECEIVE A 25% REDUCTION IF A BUS STOP IS LOCATED WITHIN 500 FEET OF THE PROPERTY.
- (ii) **INFRASTRUCTURE.** AN ADDITIONAL 25% REDUCTION OF PARKING REQUIRED PER ACC 23.04.11(D)(7)(C)(3)(i), *DISTANCE*, MAY BE APPLIED IF A BUS STOP LOCATED WITHIN 500 FEET OF THE PROPERTY IS UPGRADED TO A BUS SHELTER BY THE PROPERTY OWNER, DEVELOPER, AND/OR BUSINESS OWNER.
- (d) **BICYCLE PARKING.**
- (1) **LOCATION OF BICYCLE PARKING.** BICYCLE PARKING SHALL BE LOCATED IN AN AREA WHICH PRIORITIZES PUBLIC VISIBILITY AND SHALL BE WITHIN 50 FEET OF THE MAIN BUILDING ENTRANCE.
- (2) **REQUIRED NUMBER OF SPACES.** THE REQUIREMENTS OF ACC TITLE 23 TABLE D, *OFF-STREET BICYCLE PARKING REQUIREMENTS* SHALL APPLY.
- (8) **SIDEWALKS.**

- (a) **SIDEWALKS SHALL BE REQUIRED ALONG ALL ROAD FRONTAGES.**
 - (b) **SIDEWALKS SHALL BE A MINIMUM OF EIGHT (8) FEET WIDE AND SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).**
 - (c) **WHENEVER A BUILDING IS IMPROVED TO THE EXTENT OF EQUAL TO OR MORE THAN 25 PERCENT (25%) OF THE COUNTY AUDITOR'S TRUE VALUE, SIDEWALKS ARE REQUIRED TO BE BROUGHT UP TO STANDARDS AS LISTED IN ACC 23.04.11(D)(8)(B).**
 - (d) **SEASONAL CARE. SNOW AND ICE REMOVAL SHALL BE MANAGED IN COMPLIANCE WITH ACC 9.12.19, REMOVAL OF ICE AND SNOW.**
- (9) STREET TREES.**
- (a) **GENERALLY. THE INSTALLATION OF STREET TREES IS ENCOURAGED.**
 - (b) **APPROVAL TO PLANT TREES. APPROVAL FROM THE CITY TO PLANT STREET TREES IS REQUIRED PER ACC 33.01.03(A).**
 - (c) **INSTALLATION AND MAINTENANCE. ALL STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACC 37.01.04, INSTALLATION AND MAINTENANCE.**
- (10) SIGNAGE. SIGNAGE REQUIREMENTS ARE AS FOLLOWS:**
- (a) **PROJECTING SIGNS ARE ENCOURAGED.**
 - (b) **NEW POLE SIGNS ARE PROHIBITED.**
- (11) OUTDOOR LIGHTING. OUTDOOR LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH ACC 23.03.25, OUTDOOR LIGHTING, AND SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS:**
- (a) **PRIMARY ENTRANCES FOR PEDESTRIAN ACCESS;**
 - (b) **OUTDOOR DINING AREAS; AND/OR**
 - (c) **PUBLIC SPACES.**
- (12) BUILDING FAÇADE.**
- (a) **SPACING. BLANK WALLS EXCEEDING 20 FEET IN LENGTH ARE PROHIBITED. DOORS, WINDOWS, OR ARCHITECTURAL FEATURES MUST BE UTILIZED TO BREAK UP LONG FAÇADES.**
 - (b) **ENTRANCE. A PRIMARY ENTRANCE FOR PEDESTRIAN ACCESS INTO EACH BUILDING SHALL BE PROVIDED ALONG THE PRIMARY BUILDING FRONTAGE OR ITS OFFSETS. THIS ENTRANCE SHALL BE ADA COMPLIANT.**
 - (1) **A ONE-STORY PROJECTION SHALL BE PROVIDED AND SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING:**
 - (i) **A RECESSED ENTRY, A MINIMUM OF THREE (3) FEET IN DEPTH AND FOUR (4) FEET IN WIDTH; OR**

- (ii) A CANOPY OVER THE PRIMARY ENTRANCE, A MINIMUM OF THREE (3) FEET IN DEPTH AND WIDTH; OR
- (iii) A PORCH, A MINIMUM OF TWELVE (12) INCHES HIGH, FOUR (4) FEET IN DEPTH AND WIDTH.

(c) **WINDOWS.**

(1) **ORIENTATION AND PLACEMENT.**

- (i) **PRIMARY BUILDING FRONTAGE.** WINDOWS MUST BE LOCATED ALONG THE PRIMARY BUILDING FRONTAGE AND ORIENTED TOWARD PEDESTRIAN CORRIDORS.
- (ii) **CORNER LOTS.** BUILDINGS LOCATED AT INTERSECTIONS SHALL PROVIDE WINDOWS ON BOTH STREET-FACING FAÇADES.

(2) **TRANSPARENCY.**

- (i) **GROUND FLOOR.** GROUND-FLOOR FAÇADES FACING A PEDESTRIAN CORRIDOR SHALL CONTAIN WINDOWS COVERING AT LEAST SIXTY PERCENT (60%) OF THE WALL AREA BETWEEN 2 FEET AND 10 FEET ABOVE GRADE.
 - (A) FLUTED GLASS, OR GLASS WITH NO GREATER THAN 50% TRANSPARENCY, MAY BE UTILIZED UP TO FOUR (4) FEET ABOVE GRADE.
 - (B) REFLECTIVE, TINTED, OR OPAQUE GLASS THAT OBSTRUCTS VIEWS INTO AND OUT OF BUILDINGS IS PROHIBITED ON THE GROUND LEVEL.
- (ii) **UPPER FLOORS.** WINDOWS SHALL COVER AT LEAST THIRTY PERCENT (30%) OF THE WALL AREA ON UPPER FLOORS FACING A PUBLIC RIGHT-OF-WAY.

(3) **DESIGN STANDARDS.**

- (i) **SILL HEIGHT.** GROUND-FLOOR WINDOW SILLS SHALL BE NO HIGHER THAN THREE AND ONE-HALF (3 ½) FEET ABOVE THE SIDEWALK GRADE.
- (ii) **VERTICAL ALIGNMENT.** WINDOWS ON UPPER STORIES SHALL BE VERTICALLY ALIGNED WITH ARCHITECTURAL FEATURES ON LOWER STORIES.

(d) APPROVAL OF PROJECTIONS INTO THE RIGHT-OF-WAY. PROJECTING SIGNS, CANOPIES AND BALCONIES ARE EXEMPT FROM SUBMITTING A SPECIAL RIGHT OF WAY PERMIT AS REGULATED IN TITLE 49, MANAGEMENT, ADMINISTRATION, AND CONTROL OF THE USE OF THE CITY'S PUBLIC RIGHT-OF-WAY.

- (1) ALL PROJECTIONS INTO THE RIGHT-OF-WAY SHALL SUBMIT PROOF OF INSURANCE WITH PERMIT APPLICATION TO THE DEPARTMENT OF CODE ENFORCEMENT.**
- (2) SIGNS SHALL BE INSTALLED IN COMPLIANCE WITH ACC 23.03.13, SIGN REGULATIONS.**

- (13) **OUTDOOR DINING.** ALL BUSINESSES THAT PROVIDE SERVICES FOR FOOD AND/OR DRINKS SHALL BE PERMITTED TO HAVE OUTDOOR DINING. THE GENERAL REQUIREMENTS FOR OUTDOOR DINING SHALL BE AS FOLLOWS:
- (a) **LOCATION WITHIN PUBLIC RIGHT-OF-WAY.** ALL OUTDOOR DINING AREAS LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED IN COMPLIANCE WITH ACC 9.12.18, **MATERIALS ON STREET OR SIDEWALK.**
 - (b) **PROXIMITY TO BUSINESS.** OUTDOOR DINING SHALL BE IMMEDIATELY ADJACENT TO THE PRINCIPAL BUILDING THEY SERVE.
 - (c) **CLEAR PEDESTRIAN PATH.** AN UNOBSTRUCTED SIDEWALK WITH A MINIMUM WIDTH OF FOUR (4) FEET MUST BE MAINTAINED.
 - (d) **ENCLOSED EATING AREA.** ENCLOSED EATING AREAS MAY BE ALLOWED VIA THE UTILIZATION OF A PHYSICAL BARRIER NO GREATER THAN FOUR (4) FEET IN HEIGHT.
 - (e) **FURNITURE STANDARDS.** TABLES, CHAIRS, AND UMBRELLAS MUST BE CONSTRUCTED OF DURABLE, WEATHER-RESISTANT MATERIALS AND MAINTAINED IN GOOD REPAIR.
 - (f) **CLEANLINESS.** OPERATORS MUST KEEP OUTDOOR DINING AREAS FREE OF LITTER, DEBRIS, AND FOOD WASTE, WITH TRASH RECEPTACLES PROVIDED ON-SITE.
- (14) **OPEN SPACE.** BUILDINGS GREATER THAN 10,000 SQUARE FEET SHALL PROVIDE OPEN SPACE GREATER THAN OR EQUAL TO TEN PERCENT (10%) OF THEIR TOTAL BUILDING SQUARE FOOTAGE. THIS OPEN SPACE REQUIREMENT SHALL COMPLY WITH THE FOLLOWING:
- (a) **REQUIRED AMENITIES.** PROVIDE A MINIMUM OF THREE (3) OF THE FOLLOWING AMENITIES:
 - (1) **PEDESTRIAN PATHS.** PEDESTRIAN PATHS THAT ARE PAVED OR THAT UTILIZE ALTERNATIVE MATERIALS WHICH INCLUDE BUT ARE NOT LIMITED TO PERVIOUS ASPHALT, PERVIOUS CONCRETE, INTERLOCKING PAVERS, AND BRICKS. GRAVEL OR BARE SOIL ARE PROHIBITED.
 - (2) **FURNITURE.** ONE BENCH, TABLE, OR EQUIVALENT SEATING ARRANGEMENT PER 400 SQUARE FEET OF REQUIRED OPEN SPACE PROVIDED THAT SAID REQUIRED FURNITURE IS CONSTRUCTED OF DURABLE, WEATHER-RESISTANT MATERIALS AND MAINTAINED IN GOOD REPAIR.
 - (3) **ART SUCH AS MURALS, STATUES, AND/OR OTHER INSTALLATIONS PROVIDED THAT THE ART IS:**
 - (i) **PERMANENTLY AFFIXED TO THE PROPERTY AND CONSTRUCTED WITH DURABLE WEATHER-RESISTANT MATERIALS;**
 - (ii) **LOCATED IN AREAS VISIBLE AND ACCESSIBLE TO THE PUBLIC, SUCH AS PLAZAS, COURTYARDS, BUILDING FAÇADES, OR ENTRYWAYS (INTERIOR**

**ART NOT VISIBLE TO THE PUBLIC SHALL NOT SATISFY THIS STANDARD);
AND**

(iii) AN INVESTMENT OF NOT LESS THAN ONE (1) PERCENT OF CONSTRUCTION COSTS, OR A MINIMUM OF 50 SQUARE FEET OF SURFACE AREA.

(4) *SHADED AREA*. A SHADED AREA OF A MINIMUM OF 50 SQUARE FEET PROVIDED THAT NATURAL MATERIALS, SUCH AS TREES, AND/OR SHADE CANOPIES ARE UTILIZED.

(5) *OUTDOOR DINING*. OUTDOOR DINING PROVIDED THAT COMPLIANCE WITH 23.04.11(D)(13), *OUTDOOR DINING*, IS MAINTAINED.

(6) *LANDSCAPING*. LANDSCAPING IN PLANTER BOXES OR PLANTING BEDS THAT ARE INSTALLED, AND MAINTAINED, IN ACCORDANCE WITH ACC 37.01.04, *INSTALLATION AND MAINTENANCE*.

(b) *MAINTENANCE*.

(1) *UPKEEP*. ALL OPEN SPACE AREAS MUST BE MAINTAINED IN A CLEAN, NEAT, AND ORDERLY CONDITION, FREE OF WEEDS, DEAD PLANT MATERIAL, AND LITTER. TRASH AND RECYCLING RECEPTACLES SHALL BE PROVIDED.

(2) *REPLACEMENT*. DAMAGED REQUIRED AMENITIES MUST BE REPLACED.

(3) *SEASONAL CARE*. SNOW REMOVAL AND LEAF CLEANUP MUST BE MANAGED SO AS NOT TO DAMAGE LANDSCAPING OR OBSTRUCT PEDESTRIAN PATHS.

23.09.04. - Contents of application for zoning map amendment.

Applications for amendments to the official zoning map adopted as part of this chapter shall contain at least the following information:

(A) The name, address, and phone number of the applicant.

Applicant:

Athens-Hocking-Vinton Alcohol, Drug Addiction and Mental Health Services Board
(The “317 Board”)
Attn: Diane Pfaff, Executive Director
7990 Dairy Lane
Athens, OH 45701
740-593-3177

Legal Counsel for Applicant:

David J. Mott
Mollica Gall Sloan & Sillery Co. LPA
35 North College Street
P.O. Drawer 958
Athens, OH 45701
740-593-3357
mottd@mgss.com

(B) The proposed amending ordinance, approved as to form by the city law director.

(C) A statement of the reason(s) for the proposed amendment.

The proposed zoning map amendment would permit the 317 Board to continue to pursue OHFA funding for a 15-unit permanent supportive housing development, to provide housing to those members of the community the 317 Board is statutorily charged with serving.

(D) Present use.

Vacant, undeveloped woodland.

(E) Present zone.

Educational Institution Zone.

(F) Proposed use.

Multi-family housing, restricted to use as permanent supportive housing for clients of the 317 Board.

(G) Proposed zone.

R-3/Multi-Family Residential

(H) A vicinity map at a scale approved by the zoning administrator showing property lines, thoroughfares, existing and proposed zoning, and such other items as the zoning administrator may require.

Aerial from Athens County Auditor GIS system, showing existing parcels and roads:



(I) A list of all property owners and their mailing addresses who are within, contiguous to, or directly across the street from the parcel(s) proposed to be re-zoned and others that may have a substantial interest in the case, except that addresses need not be included where more than ten parcels are to be re-zoned.

Parcel No. A029050102300 (owned by the 317 Board)
Athens, Hocking & Vinton County Community Health Board (a prior name of the 317 Board)
7990 Dairy Lane
Athens, OH 45701

Parcel No. A029050101600 (parent parcel)
State of Ohio (Ohio University)
Ohio University
Attn: James Kaufman, Director of Real Estate
1 Ohio University
Athens, OH 45701

(J) A statement on the ways in which the proposed amendment relates to the comprehensive plan.

(K) A fee as established by ordinance.

Proposal to Ohio University for Rezoning

As part of The Ridges redevelopment project being led by the Ridges New Community Authority (“NCA”) and its development partner, Ridges Community Development LLC, Athens-Hocking-Vinton Alcohol, Drug Addiction and Mental Health Services Board (“317 Board”) is pursuing a 15-unit, multi-family housing development to provide permanent supportive housing services to those in the community facing behavioral health challenges, including mental health challenges or substance abuse and/or addiction challenges. The property proposed for this development is on Dairy Lane, immediately west of and adjacent to the Clem House and the Adam-Amanda Rehabilitation Center. A survey of the proposed new tract is attached. To obtain necessary funding, the proposed new tract will need to be rezoned from its current designation of EI (Educational Institution) to R-3 (Residential/Multi-family) or a business use compatible with the intended use and the adjacent B-3 zoning (final proposed rezoning to be determined in cooperation with the City of Athens).

This proposal summarizes the history of the 317 Board’s project and its current posture. Of primary importance, the rezoning is needed not later than March 12, 2026 so that the project can obtain funding from OHFA. If this funding is not obtained now, the project will be delayed significantly, and perhaps indefinitely.

History of Discussions with Ohio University: In 2011, former 317 Board Director Earl Cecil initiated discussions with Alan Geiger at Ohio University with the goal to obtain former mental health property near the 317 Board offices located at 7990 Dairy Lane to provide permanent supportive housing.

After the 2015 Ridges Framework was released, Mr. Cecil again began conversations with Ohio University about the property on Dairy Lane. Mr. Cecil had conversations with Shawna Bolin and David Averion, this time with a proposal to possibly lease the property to build permanent supportive housing.

Summaries of the benefits, needs and expectations for the housing project were shared with Ohio University.

Attached is an updated summary and history of the 317 Board’s presence and property management on Dairy Lane and a highlight of our past collaborations with Ohio University. This document was created in 2023 when Ohio University was in active planning around transfer of Ridges property to the New Ridges Community Authority. This document was the basis for our request of the land adjacent to current board property.

Funding Situation: The 317 Board has a unique opportunity to maximize state and local funds to bring this needed housing project to fruition if we can act quickly to demonstrate site control and zoning aligned with for multi-family housing.

Fifty percent of the funding is committed:

- \$500,000 from the 317 Board
- \$500,000 grant from the Ohio Association of Health Plans

- \$1,000,000 from the Ohio Department of Behavioral Health from its 2025-26 Capital funding, which is contingent upon securing all funding no later than June 2026 or this funding will be forfeited.

The remaining 50% of the funding is available through an unexpected opening of the Ohio Housing Finance Agency's Home Development Gap Financing (HDGF) application process. This funding source is the only development funding appropriate for small housing projects like ours. It also prioritizes projects in Appalachian counties which makes it an ideal source. The HDGF application process is not offered every year, and is not expected to be offered again in the near future due to loss of funding. This is our one chance to secure the matching funds for our project.

Timing Situation: The 317 Board's project has been included within the larger package for redevelopment of The Ridges by The Ridges New Community Authority ("NCA"). As originally anticipated, the 317 Board intended to obtain title from the NCA and its development partner once they received title to the property from the State of Ohio, then pursue any necessary rezoning and other land use approvals, as well as remaining the funding needs through OHFA. It was previously estimated that the governor's deed from the State of Ohio to the NCA would be signed and recorded no later than late fall of 2025, and remaining funding was scheduled to be available from OHFA in 2027; the 317 Board would have all steps completed in the conventional order and would also plenty of time to prepare all necessary applications, approvals, rezonings, etc.

The process to obtain the governor's deed is behind the anticipated schedule, as the details of that conveyance have proved more complicated than initially foreseen. However, OHFA also accelerated its program, so that its funding is available in 2026, rather than in 2027, and the 317 Board must now submit its application and demonstrate zoning compliance not later than March 12, 2026. To be able to work through all of the procedural steps in the Athens City Code to rezone the property, OHFA's deadline requires that the 317 Board begin the rezoning process immediately.

This puts the 317 Board in the position of needing rezoning where it does not have the standing typically required by the Athens City Code to submit an application (ACC 23.09.03(C), permitting an application to be submitted by an owner or lessee, interpreted as extending to buyers with purchase contracts for the property to be rezoned). Also, those with standing to submit the application (Ohio University/State of Ohio, as the owner, and the NCA and its developer, as buyer under a purchase contract) will need more time than is available to complete their appropriate internal procedures before taking such action.

Accordingly, the 317 Board proposes presenting its rezoning request to the City of Athens Planning Commission at the Commission's January 21, 2026 meeting and asking the Commission to initiate rezoning on its own motion. This would at least start the process moving to meet the OHFA application deadline, and additional consents and approvals, including that of Ohio University/State of Ohio, would be provided to the city as available. Of course, if either Ohio University/State of Ohio or the NCA and its developer object to the proposed rezoning, the 317 Board would withdraw the rezoning request.

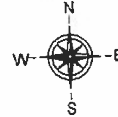
The 317 Board has been pursuing this project for 15 years; the funding is only just now available, it will not be available for long, and the 317 Board has no indication similar funding will be available again. If the 317 Board is not able to obtain rezoning and pursue the available OHFA funding at this time, there is no clear timetable for completing the project; without this funding, there is no clear path forward.

Attachments:

1. Survey of proposed new tract (JJ).
2. Vicinity map, current zoning map, proposed zoning map.
3. The Woods at Dairy Lane summary proposal (2023). *Note: The project has since been expanded to now propose 15 units, rather than 8.*
4. The Woods at Dairy Lane preliminary plans and concept material.

T. G. Smith Surveying

301 West Third Street, Waverly, Ohio 45690



740-947-8106 voice

740-947-1080 fax

Professional Surveyors and Land Planner

DESCRIPTION

BEING A SURVEY OF DIVISION FOR THE STATE OF OHIO (OHIO UNIVERSITY)
FOR THE PURPOSE OF TRANSFER, TO BE KNOWN AS TRACT "JJ",

Situated in and being a Part of Lease Lot 58, Section 14, Township 9 North, Range 14 West, in the City of Athens, Athens Township, Athens County, Ohio, and being a Part of the State of Ohio's (Ohio University) Tract, also known as Parcel No.A029050101600, Currently Carried as 322.49 Acres, as Recorded in Official Record 67, Page 407, (Tract 3), in the Athens County Recorder's Office, Athens County, Ohio,

The Point of Commencement being at the Northwest Corner of Lease Lot 59, being the Intersection of Lease Lots 59, 60 and 61. (*Note: This was not located as part of this project. This was referenced in a previous survey by Gregory Wright P.S.6535, dated August of 1989*), with a tie line, South 16 degrees 04 minutes 00 seconds West for a distance of 2,515.51 feet, to a Found Railroad Spike, near the Center of Dairy Lane, TR-32, having a 60' Right of Way, and being the Northwest Corner of the Athens, Hocking and Vinton County Community Mental Health Board's Tract, also known as Parcel No.A029050102300, Currently Carried as 1.5749 Acres, as Recorded in Official Record 25, Page 439, (Tract Two), in the Athens County Recorder's Office, Athens County, Ohio, and being the Northeast Corner and the True Point of Beginning of the Newly Created Tract "JJ", (N=478973.434, E=2077036.342),

Leaving the Northeast Corner of the Newly Created Tract "JJ", and the Northwest Corner of the Athens, Hocking and Vinton County Community Mental Health Board's Tract, and running with and along the East Line of the Newly Created Tract "JJ", and the West Line of the Athens, Hocking and Vinton County Community Mental Health Board's Tract, **THENCE South 12 degrees 54 minutes 43 seconds East for a distance of 270.66 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051,

Continuing to run with and along the East Line of the Newly Created Tract "JJ", and the West Line of the Athens, Hocking and Vinton County Community Mental Health Board's Tract, **THENCE South 08 degrees 06 minutes 52 seconds West for a distance of 229.51 feet**, to a Found 5/8" Rebar with No ID. Cap, being the Southwest Corner of the Athens, Hocking and Vinton County Community Mental Health Board's Tract,

Leaving the Southwest Corner of the Athens, Hocking and Vinton County Community Mental Health Board's Tract, and a Common Corner to the State of Ohio's (Ohio University) Tract, and continuing to run with and along a New Line of Division through the State of Ohio's (Ohio University) Tract, and the East Line of the Newly Created Tract "JJ", **THENCE South 08 degrees 03 minutes 28 seconds West for a distance of 68.17 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being the Southeast Corner of the Newly Created Tract "JJ",

Leaving the Southeast Corner of the Newly Created Tract "JJ", and running with and along a New Line of Division through the State of Ohio's (Ohio University) Tract, and the South Line of the Newly Created Tract "JJ", **THENCE North 86 degrees 35 minutes 54 seconds West for a distance of 370.72 feet**, to a Set 5/8" X 30" Rebar with a Plastic ID. Cap Stamped T.G. Smith/S-8051, being the Southwest Corner of the Newly Created Tract "JJ",

Leaving the Southwest Corner of the Newly Created Tract "JJ", and running with and along a New Line of Division through the State of Ohio's (Ohio University) Tract, and the West Line of the Newly Created Tract "JJ", **THENCE North 18 degrees 40 minutes 15 seconds East for a distance of 473.46 feet**, to a Set 1/2" X 2 1/2" Mag Nail, near the Existing Center of Dairy Lane, being the Northwest Corner of the Newly Created Tract "JJ",

Leaving the Northwest Corner of the Newly Created Tract "JJ", and running with and along a New Line of Division through the State of Ohio's (Ohio University) Tract, and the North Line of the Newly Created Tract "JJ", and the Existing Center of Dairy Lane, **THENCE South 89 degrees 15 minutes 50 seconds East for a distance of 48.02 feet**, to a Point in the Existing Center of Dairy Lane,


Continuing to run with and along a New Line of Division through the State of Ohio's (Ohio University) Tract, and the North Line of the Newly Created Tract "JJ", and the Existing Center of Dairy Lane, **THENCE North 74 degrees 29 minutes 08 seconds East for a distance of 82.75 feet**, to a Point in the Existing Center of Dairy Lane,

Continuing to run with and along a New Line of Division through the State of Ohio's (Ohio University) Tract, and the North Line of the Newly Created Tract "JJ", and the Existing Center of Dairy Lane, **THENCE North 53 degrees 49 minutes 54 seconds East for a distance of 47.82 feet**, to a Point in the Existing Center of Dairy Lane,

Continuing to run with and along a New Line of Division through the State of Ohio's (Ohio University) Tract, and the North Line of the Newly Created Tract "JJ", and the Existing Center of Dairy Lane, **THENCE North 41 degrees 18 minutes 11 seconds East for a distance of 50.93 feet**, back to the Point of Beginning. **Said Property Contains 3.4773 Acres more or less.**


Together with and subject to covenants, easements, and restrictions of record. This description is from a survey by T.G. Smith, P.S. in March 2024. North is based on the Ohio State Plane Coordinate System, South Zone (NAD83, 2011) utilizing ODOT's VRS Network. Distances are at Ground.

24ATH09.LEG.DOC


TERRENCE G. SMITH, P.S.
R.L.S. NO. S-8051

5/10/2024

Page 2

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 6/11/24

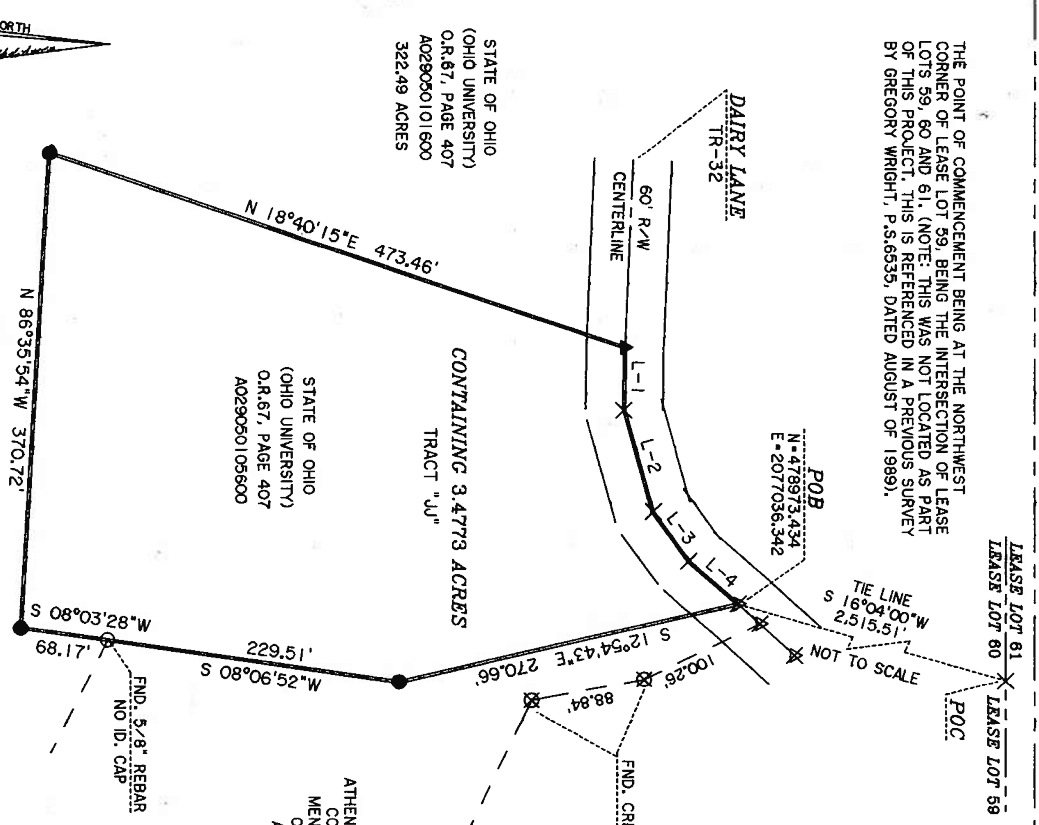


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 14 2024

Jill Davidson
Athens County Auditor

THE POINT OF COMMENCEMENT BEING AT THE NORTHWEST CORNER OF LEASE LOT 59, BEING THE INTERSECTION OF LEASE LOTS 59, 60 AND 61. (NOTE: THIS WAS NOT LOCATED AS PART OF THIS PROJECT. THIS IS REFERENCED IN A PREVIOUS SURVEY BY GREGORY WRIGHT, P.S. 6535, DATED AUGUST OF 1989).



STATE OF OHIO
(OHIO UNIVERSITY)
O.R. 67, PAGE 407
A029050101600
322.49 ACRES

STATE OF OHIO
(OHIO UNIVERSITY)
O.R. 67, PAGE 407
A029050105600

NORTH IS BASED ON THE STATE PLANE COORDINATE SYSTEM, (NAD83, 2011), UTILIZING ODOT'S VRS NETWORK. DISTANCES ARE AT GROUND.

STATE OF OHIO
(OHIO UNIVERSITY)
O.R. 67, PAGE 407
A029050105600
322.49 ACRES

NOTE: THE LEASE LOT LINES AND THE SECTION LINE WERE NOT LOCATED AS PART OF THIS PROJECT. THEY ARE BASED ON THE HISTORIC SURVEYS, HISTORIC TAX MAPS AND CURRENT TAX MAPS OF RECORD AT THE ATHENS COUNTY ENGINEER'S OFFICE.

ATHENS, HOCKING, & VINTON COUNTY COMMUNITY MENTAL HEALTH BOARD
O.R. 25, PAGE 439
A029050102300
1,5749 ACRES
(TRACT TWO)

COURSE	BEARING	DISTANCE
L-1	S 89°15'50"E	48.02'
L-2	N 74°29'08"E	82.75'
L-3	N 53°49'54"E	47.82'
L-4	N 41°18'11"E	50.93'

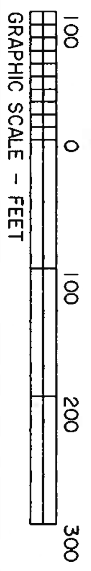
BEING A SURVEY OF DIVISION FOR THE STATE OF OHIO (OHIO UNIVERSITY) FOR THE PURPOSE OF TRANSFER, TO BE KNOWN AS TRACT "J"

SITUATED IN AND BEING A PART OF LEASE LOT 59, SECTION 14 TOWNSHIP 9 NORTH, RANGE 14 WEST, IN THE CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING A PART OF THE STATE OF OHIO'S (OHIO UNIVERSITY) TRACT, ALSO KNOWN AS PARCEL NO. A029050101600, CURRENTLY CARRIED AS 322.49 ACRES, AS RECORDED IN O.R. 67, PAGE 407, (TRACT 3), IN THE ATHENS COUNTY RECORDER'S OFFICE, ATHENS COUNTY, OHIO

- LEGEND:
- SET 5/8" X 30" REBAR WITH A PLASTIC ID. CAP STAMPED T.G. SMITH/S-8051
 - ▲ SET 1/2" X 2 1/2" MAG NAIL
 - ✕ FOUND RAILROAD SPIKE
- ALL OTHERS ARE AS SHOWN.
ALL MONUMENTS EITHER SET OR FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- NOTES:
- 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 - 2) NO TITLE REPORT WAS FURNISHED.
 - 3) DEED REFERENCE: AS SHOWN ON THE PLAT.
 - 4) EVIDENCE OF OCCUPATION IS BASED ON FOUND MONUMENTS AND ADJOINING DEEDS.
 - 5) CALL 811 BEFORE YOU DIG!

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *T.G. Smith*
DATE: 6/11/24



T. G. SMITH SURVEYING
301 W. THIRD ST.
WAVERLY, OHIO, 45690 * FAIRFIELD, OHIO, 45014
740-947-8106 513-939-3443
SCALE: 1" = 100'
OFFICE: BDM
DATE: 3-24
APPROVED: TGS
DATE: 3-24

REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO
No. 9999
EXPIRES 12/31/2024

1-70
ATHOS
2024

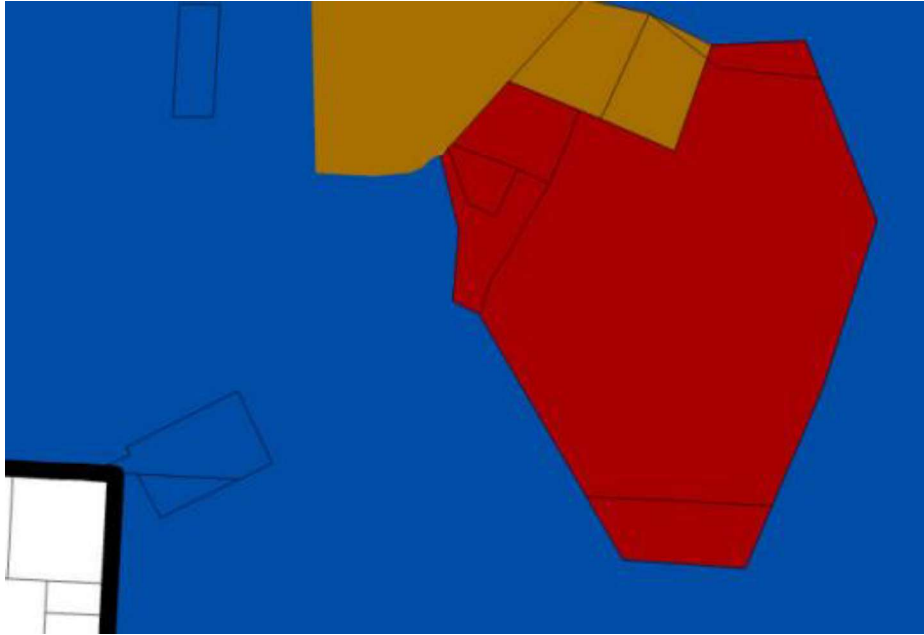
Vicinity Map:

Aerial from Athens County Auditor GIS system, showing existing parcels and roads:



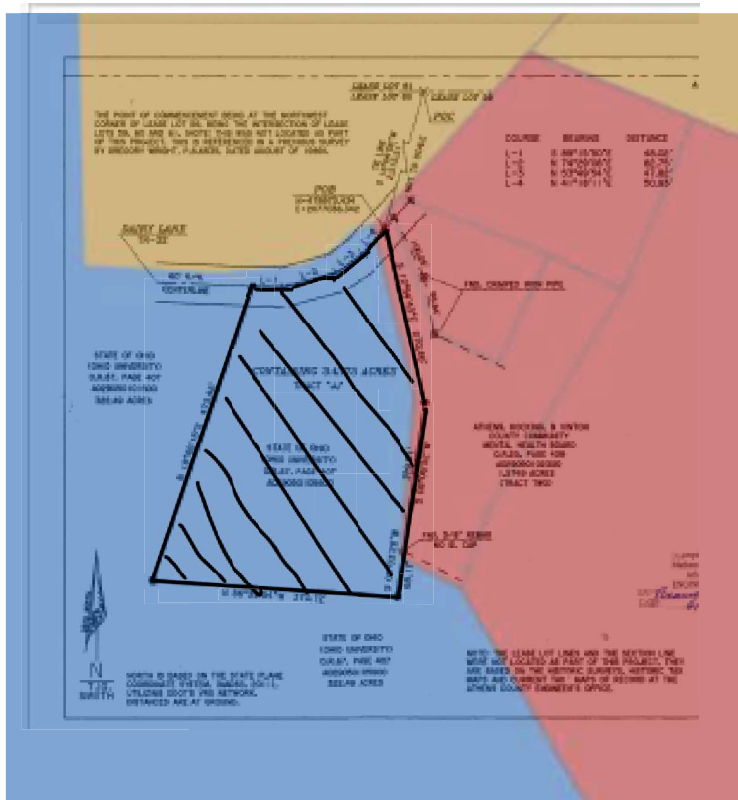
Current zoning:

Blue for EI, brown for R-3, red for B-3:



Proposed zoning:

Hashed area to be rezoned to R-3 or B-3 (boundaries approximate):



The Woods at Dairy Lane: A Small Permanent Supportive Housing for Persons with Mental Illness on Dairy Lane

Background: The Alcohol, Drug Addiction and Mental Health Services Board Serving Athens, Hocking and Vinton Counties (317 Board) is one of 50 boards across the state of Ohio that are statutorily empowered to plan, develop, fund, administer and evaluate a local system of mental health and addiction services. Our 18-member volunteer board is appointed by the Ohio Department of Mental Health and Addiction Services and County Commissioners.

The 317 Board is located at 7990 Dairy Lane in the building that was used as a dormitory as part of the state's psychiatric facility. The 317 Board first occupied the building in 1977, and the building was deeded to us in 1981. The state also gave the Board ownership of 8044 Dairy Lane (John W. Clem House) and 7976 Dairy Lane (Adam-Amanda Rehabilitation Center).

The 317 Board's SFY 2023 budget of over fifteen million dollars is used to support a full continuum of prevention, crisis, treatment and recovery supports in the three counties. The Board owns and manages six properties and contracts with community partners to provide 92 housing units, 46 crisis/transitional beds, 40 recovery housing beds and 9 program spaces.

Need: Studies done in 2012 by Vogt Santer Insights found the need for 20 units of permanent supportive housing, 6000 units of very low-income and 1400 units of low-income housing in Athens County. Some progress has been made since that time, but lack of housing continues to be identified as a primary gap in our most recent needs assessment.

Proposed Project: The 317 Board proposes to develop an 8-unit permanent supportive housing building on land adjacent to the Adam-Amanda Rehabilitation Center. This small project would offer one-bedroom units for single adults/couples with mental illness. The plans call for an internal courtyard and access to a separate community building with office and group space—a place for skills groups, counseling, meals, fellowship. The plan includes an additional 8-unit, look-alike building to be developed at a later date on the same property. The Board would be responsible for the development and operational costs and is experienced in developing these types of projects.

The site was chosen for several reasons:

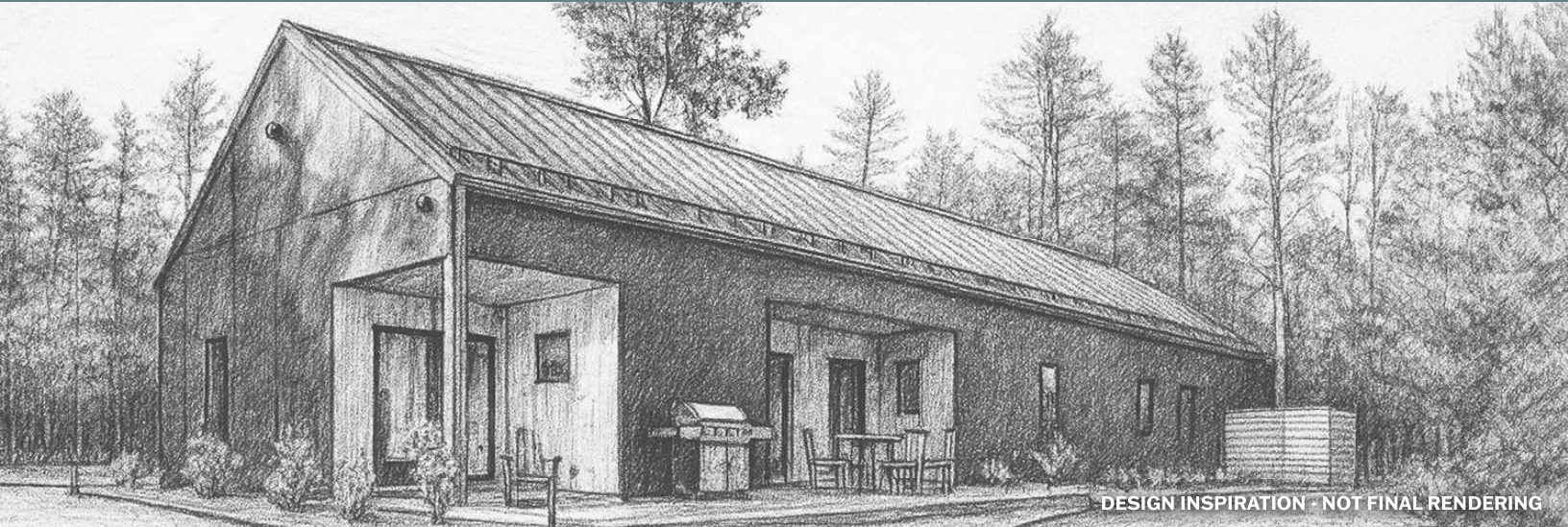
- Adjacency to the Adam-Amanda Rehabilitation Center provides cost-effective 24-7-365 supportive services to residents.
- Located on former state mental health property, this location is in alignment with the historic mission of this property and provides essential housing to persons with mental illness who now live full, integrated lives in the community with supportive services.
- Situated in a beautiful, rural setting which has long been recognized for its therapeutic value. Close to the bus line, employment and other community amenities.

Partnerships: The 317 Board and our network of care have extensive partnerships with Ohio University that speak to the value of this collaboration. A few are listed below:

- Two current governing board members are affiliated with Ohio University—Dr. Tom Davis and Dr. Steve Evans.
- The Voinovich School of Public Affairs completed a Needs Assessment for the Board in 2022.
- The 317 Board and non-profit community agencies have on-going relationships with and provide placements for students in social work and counseling education, including some paid internships. Ohio University students play a vital role in expanding the services that can be offered, and the University provides the vital professional development and best practice technology that is needed at our agencies.
- The 317 Board’s mobile crisis team works closely with Ohio University Police and Dean of Students to provide outreach to students with a mental health crisis.
- The Adam-Amanda Rehabilitation Center provides short-term residential treatment to students with a mental health crisis.
- The Board provides funding to Athens HOPE—the University’s community coalition convened to help address the opiate epidemic.
- Board staff serve on the advisory board of the Counseling Education program.

The Woods at Dairy Lane

Supportive Housing for Adults with Mental Illness



DESIGN INSPIRATION - NOT FINAL RENDERING



12-16 one-bedroom apartments



Proximity to 24/7 Care Center



Building for group activities and services



Quiet rural setting near transit, jobs, and amenities

The Alcohol, Drug Addiction and Mental Health Services Board Serving Athens, Hocking, and Vinton Counties (317 Board) will develop and own a small housing project to provide safe, stable homes for adults living with mental illness. The housing will be located on historic mental health land on Dairy Lane that Ohio University is transferring to the Ridges New Community Authority. The 317 Board has 40% of the funding needed to complete this project and has identified sources for the remaining 60%. Construction is projected to begin in 2027 and completed in 2028.

Why This Project is Needed

Affordable housing remains a critical gap in Athens County. The 317 Board will help address this community shortage by providing new housing units that will help residents stay healthy, maintain independence, and avoid homelessness.

Impact

This project aligns with the 317 Board's mission to champion behavioral health services that are accessible, effective, and stigma-free. The Woods at Dairy Lane will provide safe, affordable homes, improve health outcomes, and reduce reliance on costly inpatient and emergency services. This project strengthens our community by supporting neighbors living with mental illness to live fully integrated and independent lives.

Trusted Community Partners

The 317 Board has a proven track record managing six properties.

The 317 Board will partner with Hopewell Health Centers to provide supportive services based upon a similar model that has demonstrated success. In the current project, 100% of tenants have maintained housing stability for at least one year and 67% have lived in their apartment for more than five years.

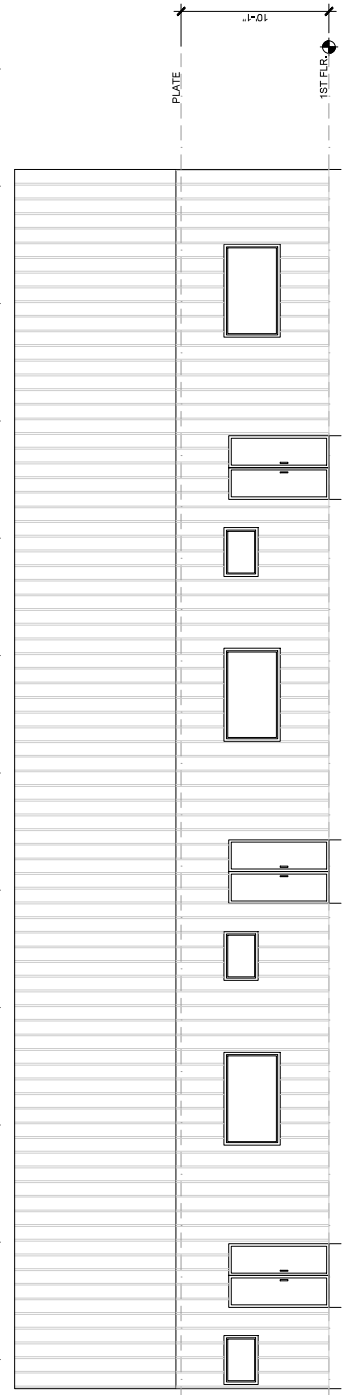


DESIGN INSPIRATION - NOT FINAL RENDERING



317 BOARD - SUPPORTIVE HOUSING SCHEMATIC DESIGN

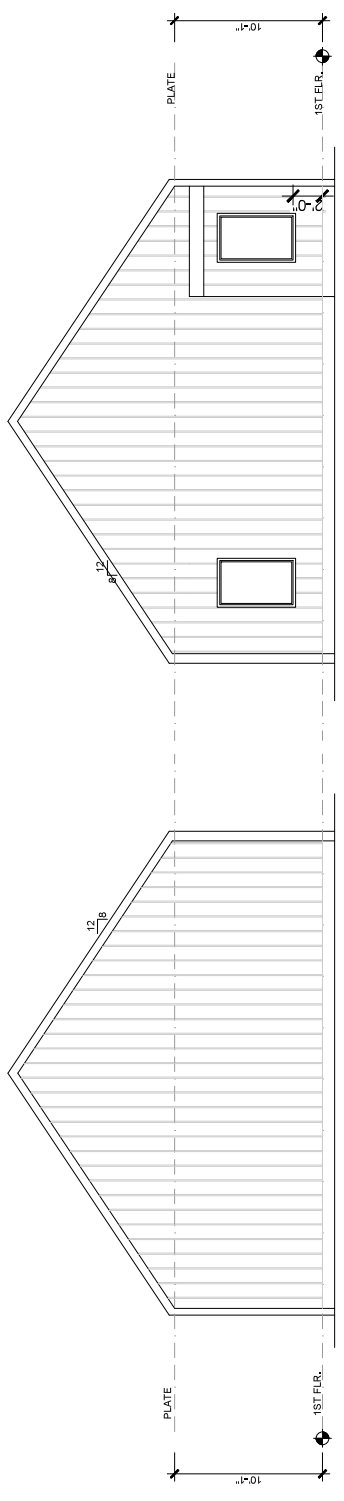
CODED NOTES:
 1. #FIRST CODED NOTE GOES HERE



H3 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

LEGEND
 1 HOUR RATED SMOKE BARBER

GENERAL NOTES:
 1. #FIRST GENERAL NOTE GOES HERE.



E3 LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

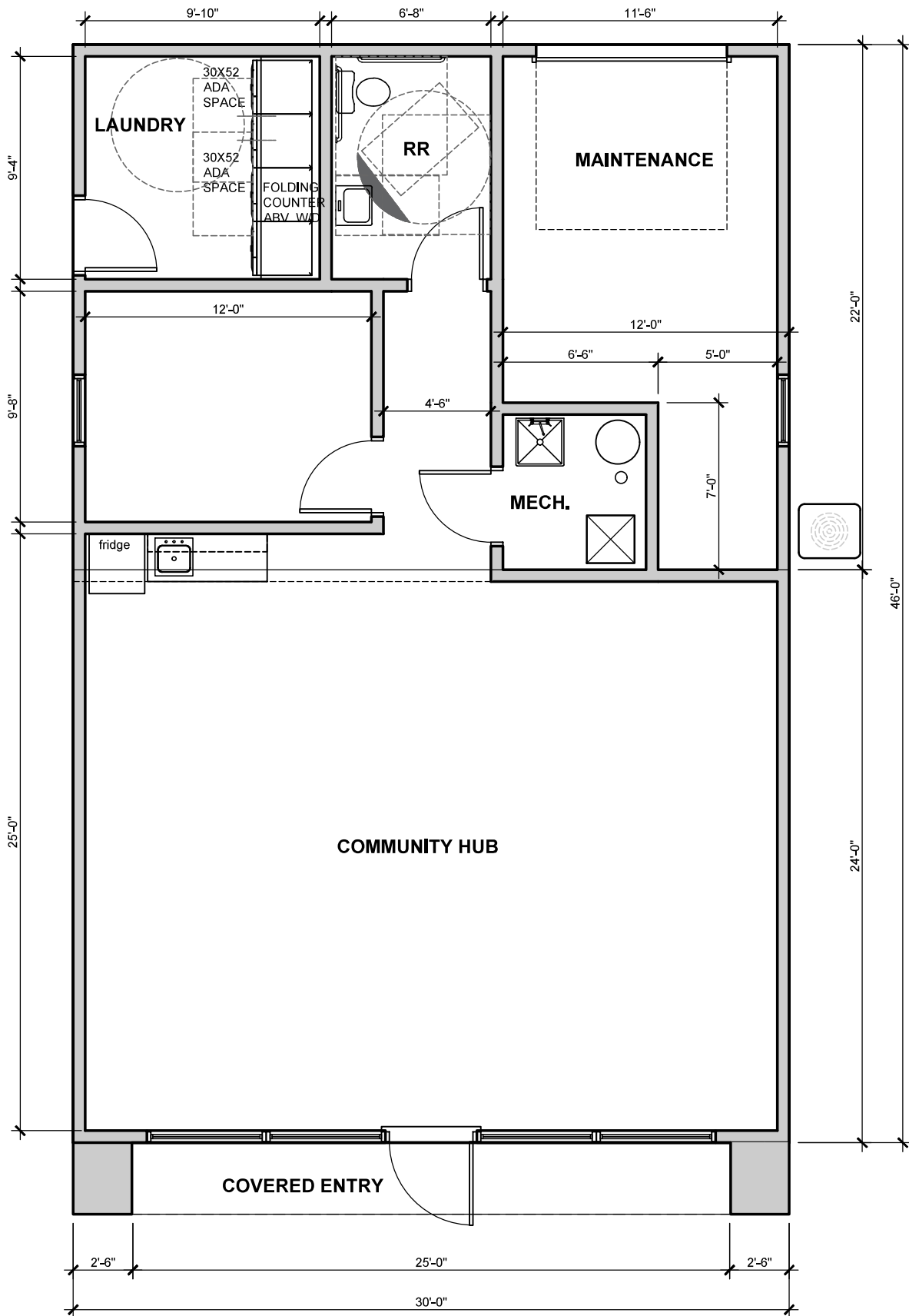
E3 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



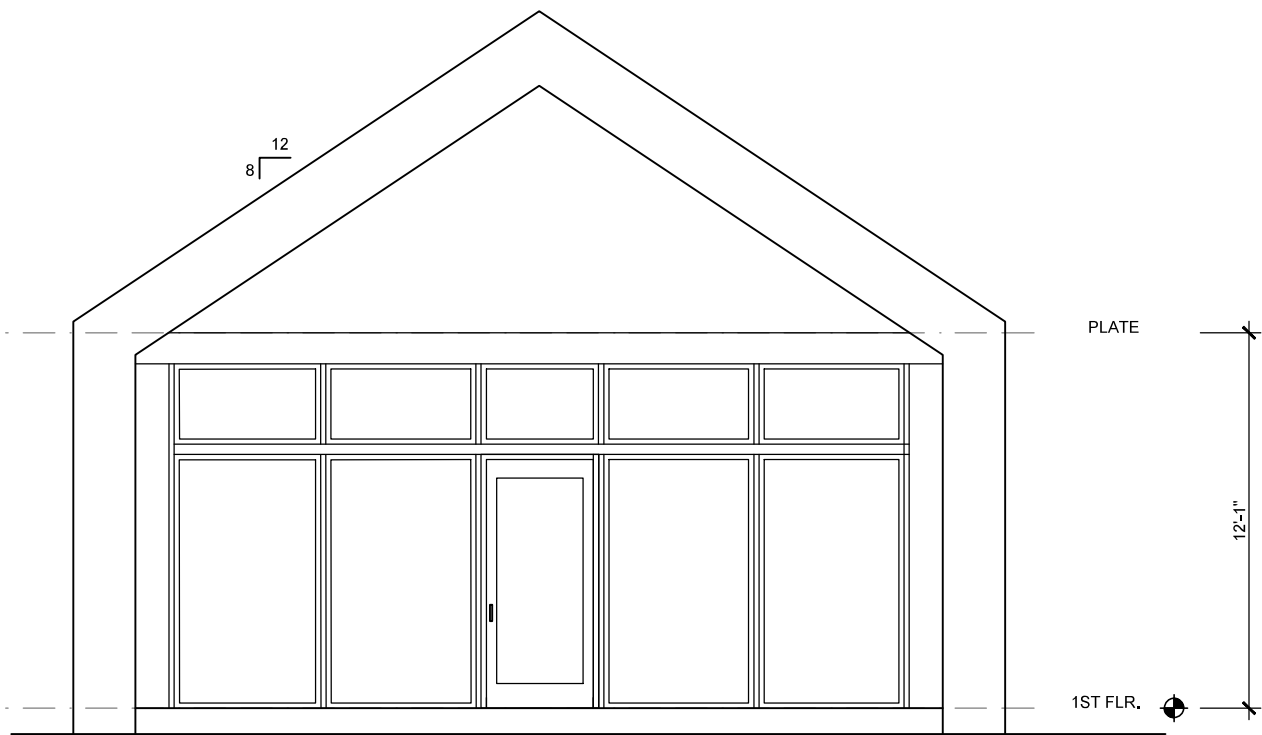
A3 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

DESIGN INSPIRATION: NOT FINAL RENDERING





A1 FLOOR PLAN- RESIDENT COMMUNITY HUB
SCALE: 1/4" = 1'-0"



A1 ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN INSPIRATION: NOT FINAL RENDERING

