



Ordinance: 24-06

Passed: March 25, 2024  
Effective: April 24, 2024

**AMENDING SECTION 1115.02 OF THE ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF HILLIARD, OHIO TO ADD HEALTH AND FITNESS FACILITIES AS A CONDITIONAL USE WITHIN THE OH-RD AND OH-MD ZONING DISTRICTS.**

**WHEREAS**, on January 19, 2022, Craig Smith and GreenbergFarrow (the "Applicant") submitted application number PZ-24-3 to the Planning and Zoning Commission requesting a Code Amendment to add "Health and Fitness Facilities" as conditional uses within the OH-RD and OH-MD zoning districts; and

**WHEREAS**, on February 8, 2024, at its regularly scheduled meeting, the City's Planning and Zoning Commission voted to recommend to City Council that it adopt the proposed Zoning Code amendment to add "Health and Fitness Facilities" as conditional uses within the OH-RD and OH-MD zoning districts.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Hilliard, Ohio:

**SECTION 1.** City Council finds that amending Section 1115.02 of the City's Codified Ordinances, as identified in Exhibit "A", attached hereto and incorporated herein, in in the City's best interest. The changes and additions to Section 1115.02, as shown in track changes on the attached exhibit "A" are approved and shall be incorporated in the City's Codified Ordinances.

**SECTION 2.** All other provisions of the City's Codified Ordinances, not modified herein, remain unchanged and are in full force and effect.

**SECTION 3.** This Ordinance shall be in effect from and after the earliest time provided for by law.


**ATTEST:**

  
Diane C. Werbrich, MMC  
Clerk of Council

**SIGNED:**

  
President of Council

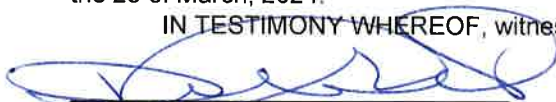
**APPROVED AS TO FORM:**

  
Thaddeus M. Boggs  
Director of Law

**CERTIFICATE OF THE CLERK**

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance: **24-06** passed by the Hilliard City Council on the 25 of March, 2024.

IN TESTIMONY WHEREOF, witness my hand and official seal on the 25 of March, 2024.

  
Diane C. Werbrich, MMC

## 1115.02 SCHEDULE OF USES.

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this code. Land and/or buildings in the districts indicated at the top of Table 1115-2 may be used for the purposes denoted by the following abbreviations:

- (a) *Permitted Use (P)*. Land and/or buildings in this district may be used by right.
- (b) *Conditional Use (C)*. Land and/or buildings in this district may be used if approval is granted, based on compliance with applicable review standards and specific conditions that may additionally apply, as found in Chapter 1123.
- (c) *Specific Conditions*. Indicates requirements or conditions applicable to conditional uses, as listed in Chapter 1123, Conditional Uses.

Table 1115-2 Schedule of Uses: Special Purpose Districts					
Use	S-1	HCD	OH-MD Mixed Use	OH-RD Residential	Specific Conditions
<b>Residential</b>					
Bed and breakfast inn			P	P	Section 1123.13(a)
Continuing care retirement community			C	C	
Dwellings, detached single family		P	P	P	
Dwellings, attached single family		C	P	P	Maximum 20 percent of total allowable units in the HCD District
Dwellings, multiple family		C	P	P	
Dwellings, two-family		C	P	P	
Dwelling units on upper floors of buildings with non-residential uses on street level			C	C	Section 1123.13(b)
Short-term rental			P	P	Section 1121.06(i)
<b>Commercial</b>					
Any use allowed in the B-1 District		C			Section 1111.02
Bakeries and dairies			P	C	
Indoor commercial recreation such as movie theaters, bowling lanes and skating rinks			C		
Drive-in or drive-thru facilities for pharmacies and banks only			C		Section 1123.16(a)
Neighborhood retail containing less than 15,000 sq. ft. of gross floor area for any individual business establishment			P	C	

Retail business containing 15,000 sq. ft. or more of gross floor area for any individual business establishment			C		
Personal service establishments such as barber and beauty shops, tailors, photo studios, shoe repair and watch repair			P	C	
Dry cleaners and laundromats			P	C	
<b>Food, Drink, Entertainment and Hospitality</b>					
Bars, taverns, clubs and restaurants serving alcoholic beverages			P		Section 1123.10(c)
Brew pubs and similar establishments			C		Sec. 1123.10(a)
Hotels			C		
Restaurants, not including drive-in or drive-thru restaurants, that are less than 2,000 square feet of gross floor area			P	C	Section 1123.10(c)
Restaurants, not including drive-in or drive-thru restaurants, that are equal to or greater than 2,000 square feet of gross floor area			C	C	Section 1123.10(b) and (c)
<b>Offices</b>					
Banks, credit unions and similar financial institutions			P	P	
Child care facilities, including nursery school and day care facilities			P	C	
Offices for executive, administrative, professional, real estate, accounting and similar professional activities			P	P	
Printing, photocopying and publishing			C	C	
<b>Public/Quasi-Public</b>					
Cemeteries	C				
Colleges			C	C	
Essential services			P	C	
Government offices, buildings & facilities	C		P	P	
Libraries	C				
Places of public worship	C		C	C	
Public & private schools (including elementary, middle and high)	C		C	C	
<b>Recreation &amp; Leisure</b>					
Community or club swimming pool	P	P			
Public and private parks, playgrounds, recreation areas and ball fields	P	P	P	P	
Private open space	P	P			
Private airfields	C				
Community gardens (neighborhood agriculture)	C	C			
<b>Health and Fitness Facilities</b>			<b>C</b>	<b>C</b>	<b>Max size= 10,000 sf GFA;</b>

					Min distance to residential use in OH-RD = 400 feet
<b>Accessory</b>					
Accessory buildings, structures and uses	P	P	P	P	Section 1121.02(b)
Home occupations		P	P	P	Section 1121.06(e)
Solar panels on accessory structures	P	P	P	P	Section 1121.02(f)
<b>Other</b>					
Similar uses	P/C	P/C	P/C	P/C	Section 1121.06(h)
Hookah Lounge/Vapor Lounge			C		Section 1123.17(d)
Wireless Communication Facilities	C				Section 1123.15(b)

(Ord. 14-29. Passed 10-27-14; Ord. 16-17. Passed 5-9-16; Res. 19-R-03. Passed 2-25-19; Res. 19-R-06. Passed 2-25-19; Ord. No. 21-33 , § 1(Exh. A), 11-8-21; Ord. No. 22-18 , § 1(Exh. A), 7-11-22.)