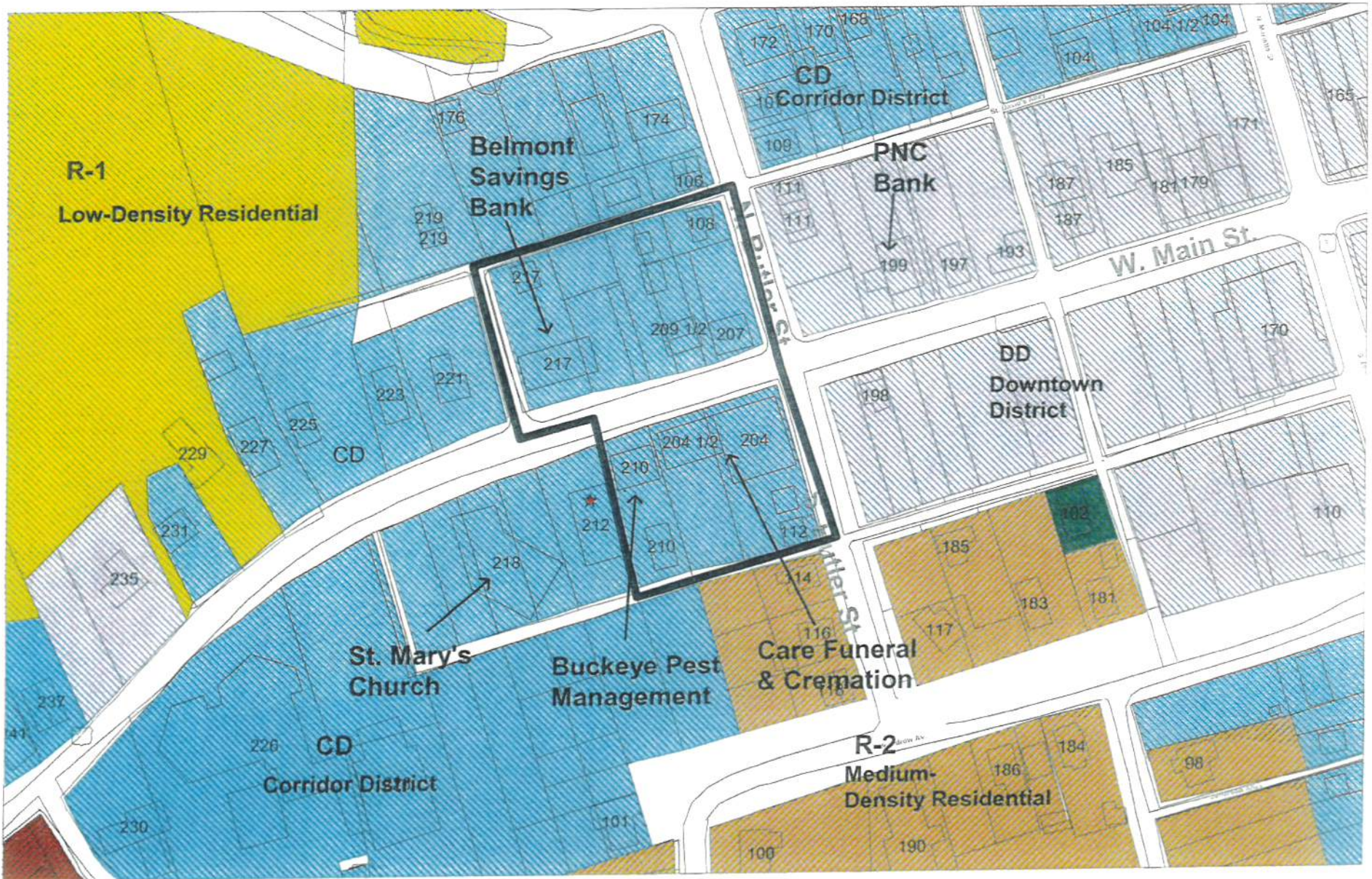
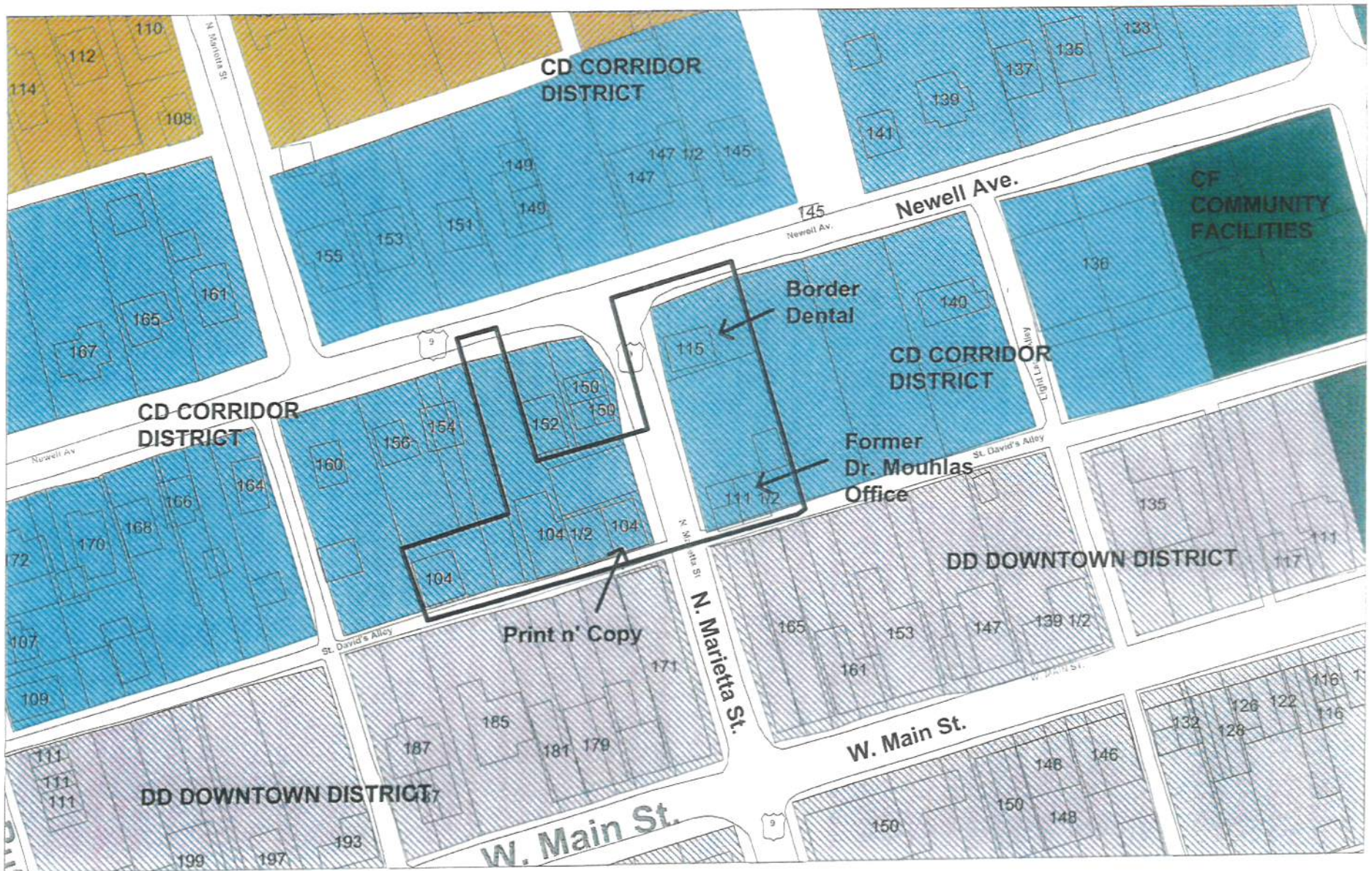


(1) EXISTING ZONING FOR THE WEST MAIN STREET AREA



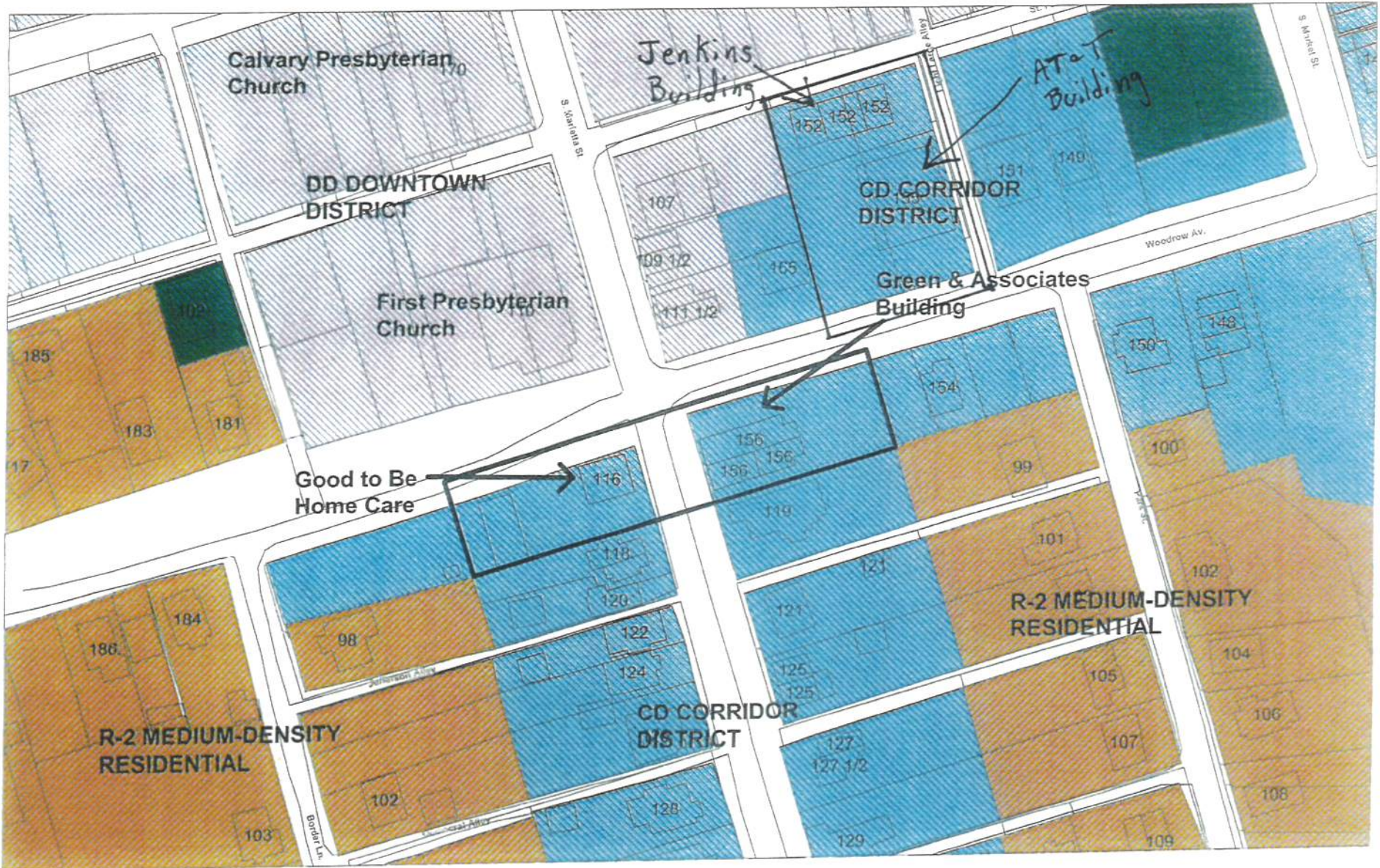
* Bold Line Outlines Area of Proposed Downtown District Zone Expansion (Proposed Change is from the Corridor District to the Downtown District)

(2) EXISTING ZONING FOR THE NORTH MARIETTA STREET/NEWELL AVENUE AREA



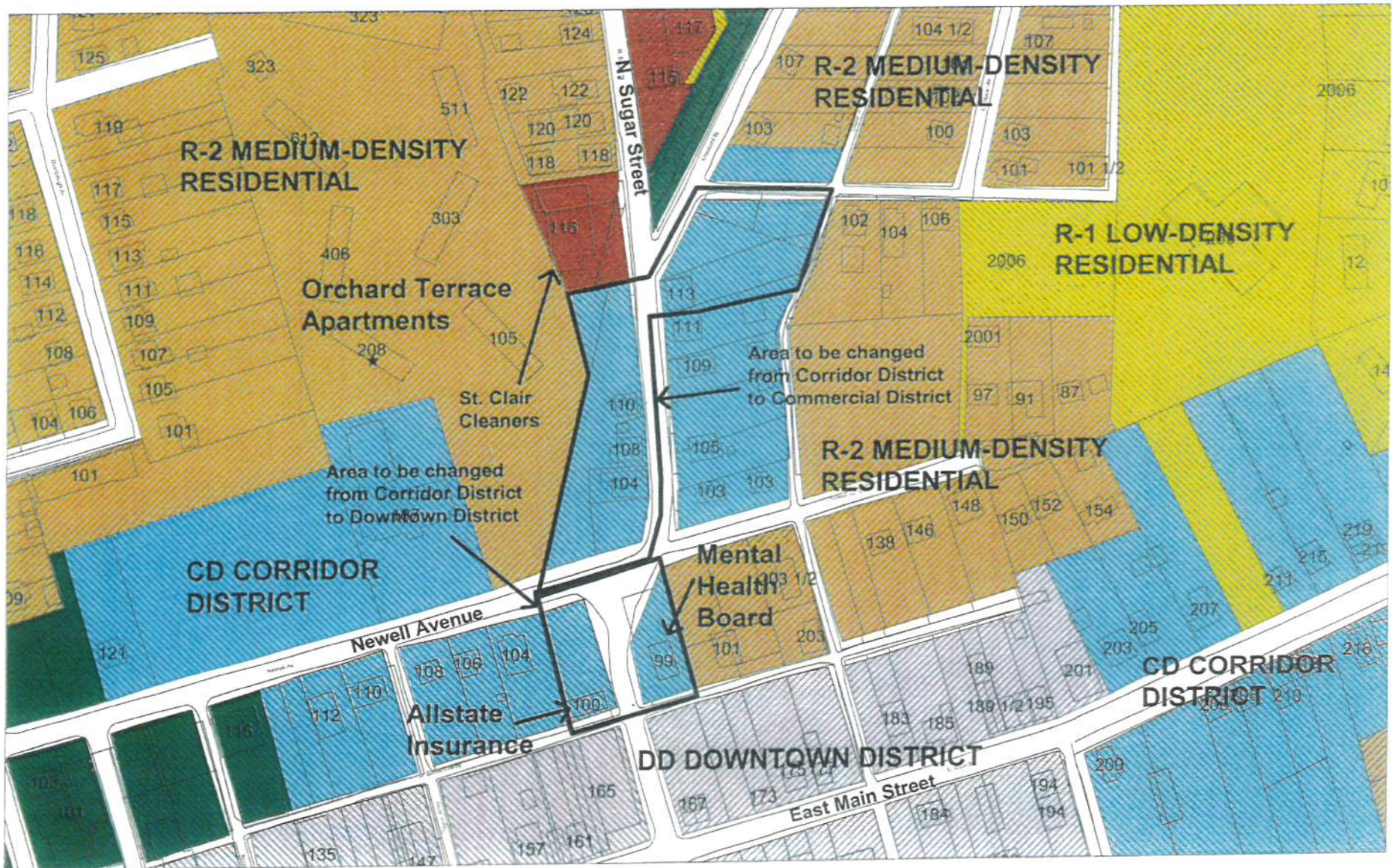
*Bold Line Outlines the Area of the Proposed Downtown District
(Proposed Change is from Corridor District to Downtown District)

(3) EXISTING ZONING FOR THE SOUTH MARIETTA STREET/WOODROW AVENUE AREA



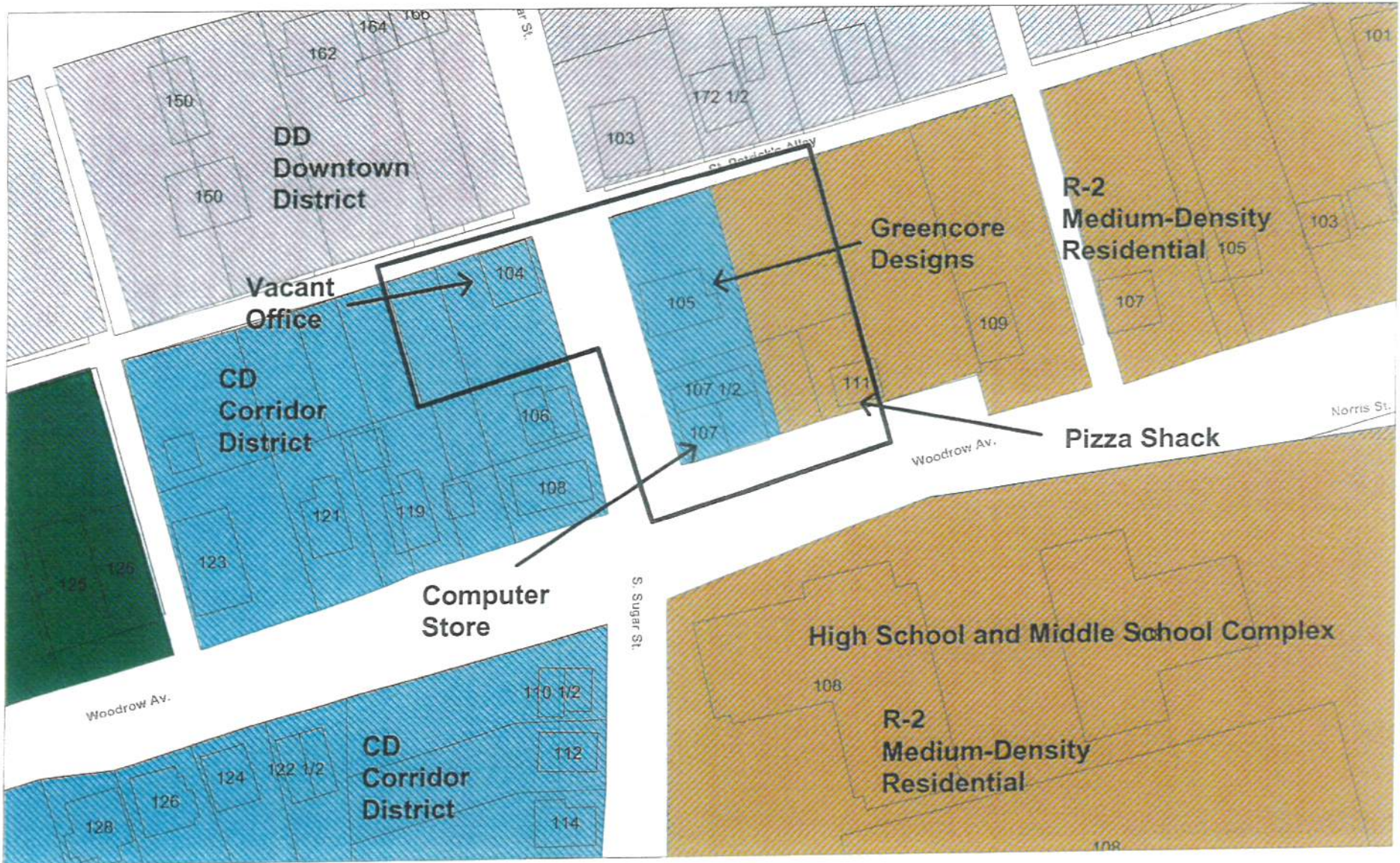
***Bold Line Outlines the Area of the Proposed Downtown District
(Proposed Change is from Corridor District to the Downtown District)**

(4) EXISTING ZONING FOR THE NORTH SUGAR STREET/NEWELL AVENUE AREA



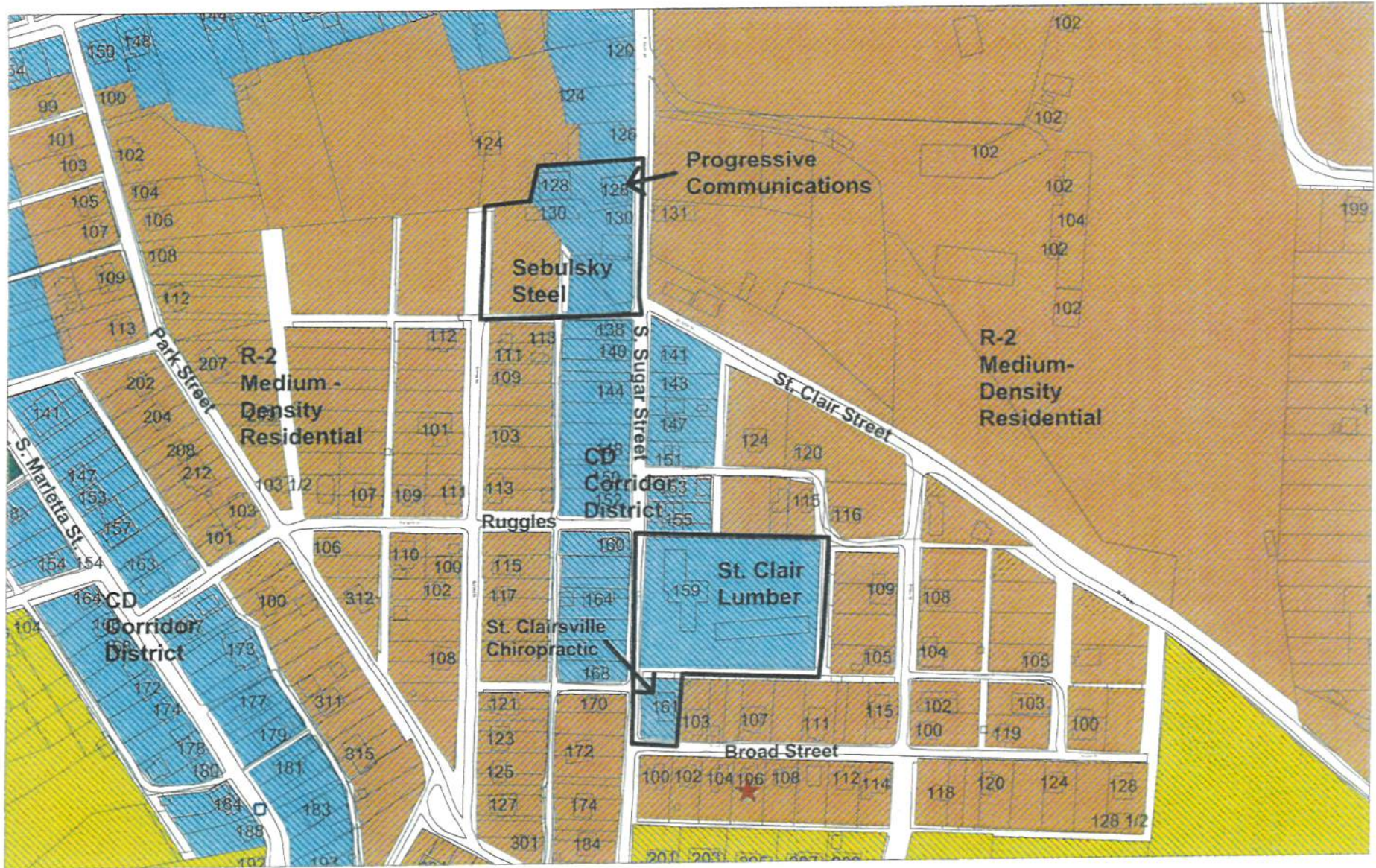
*Bold Lines Outline Areas of Proposed Downtown District and Commercial District
(Proposed Changes are from Corridor District to Downtown District and Commercial District)

(5) EXISTING ZONING FOR SOUTH SUGAR STREET AND WOODROW AVENUE AREA



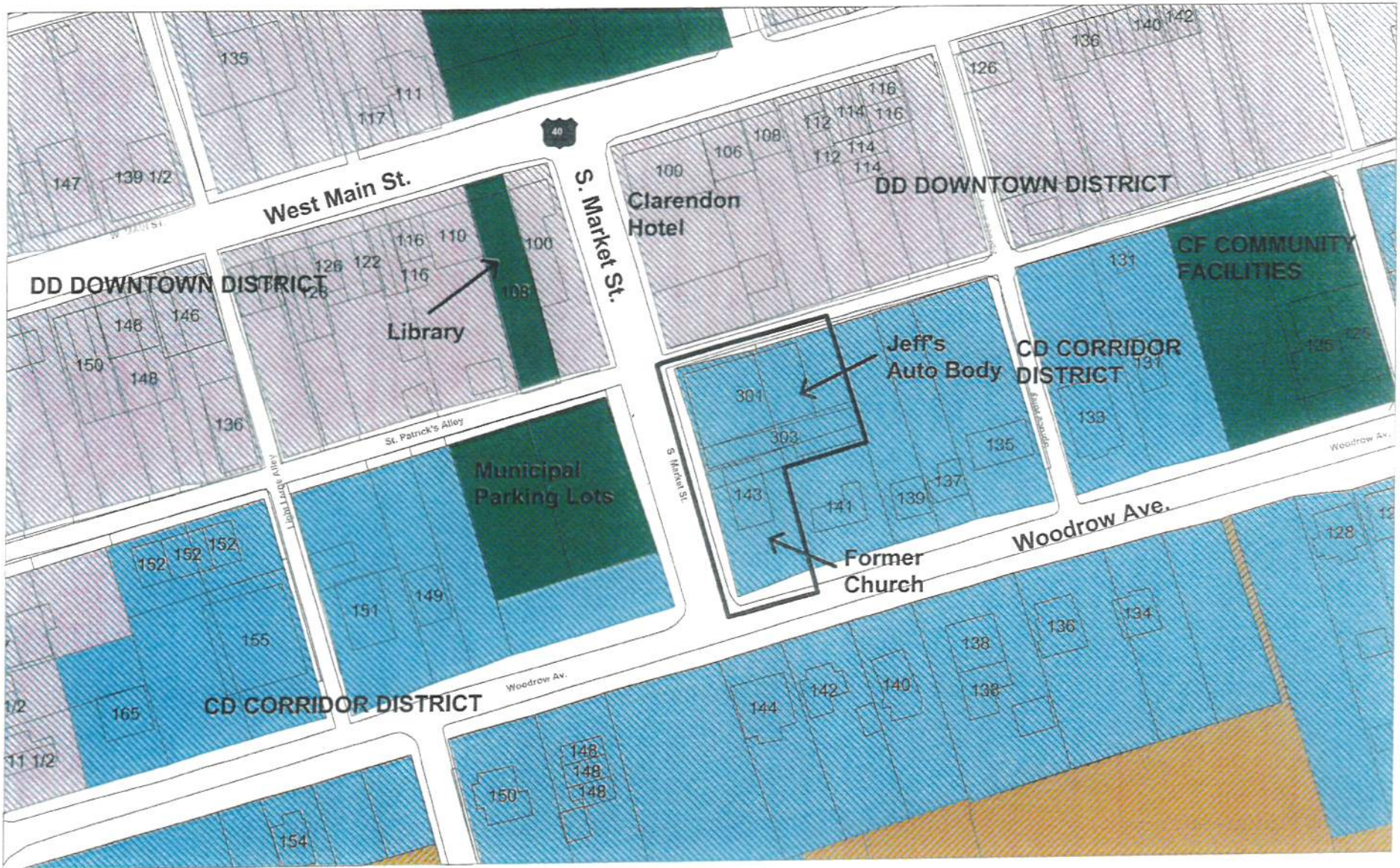
* Bold line Outlines Area of Proposed Downtown District Zone Expansion
(Proposed Change is from Corridor District and R-2 Medium-Density Residential to Downtown District)

(6) EXISTING ZONING FOR THE SOUTH SUGAR STREET AREA



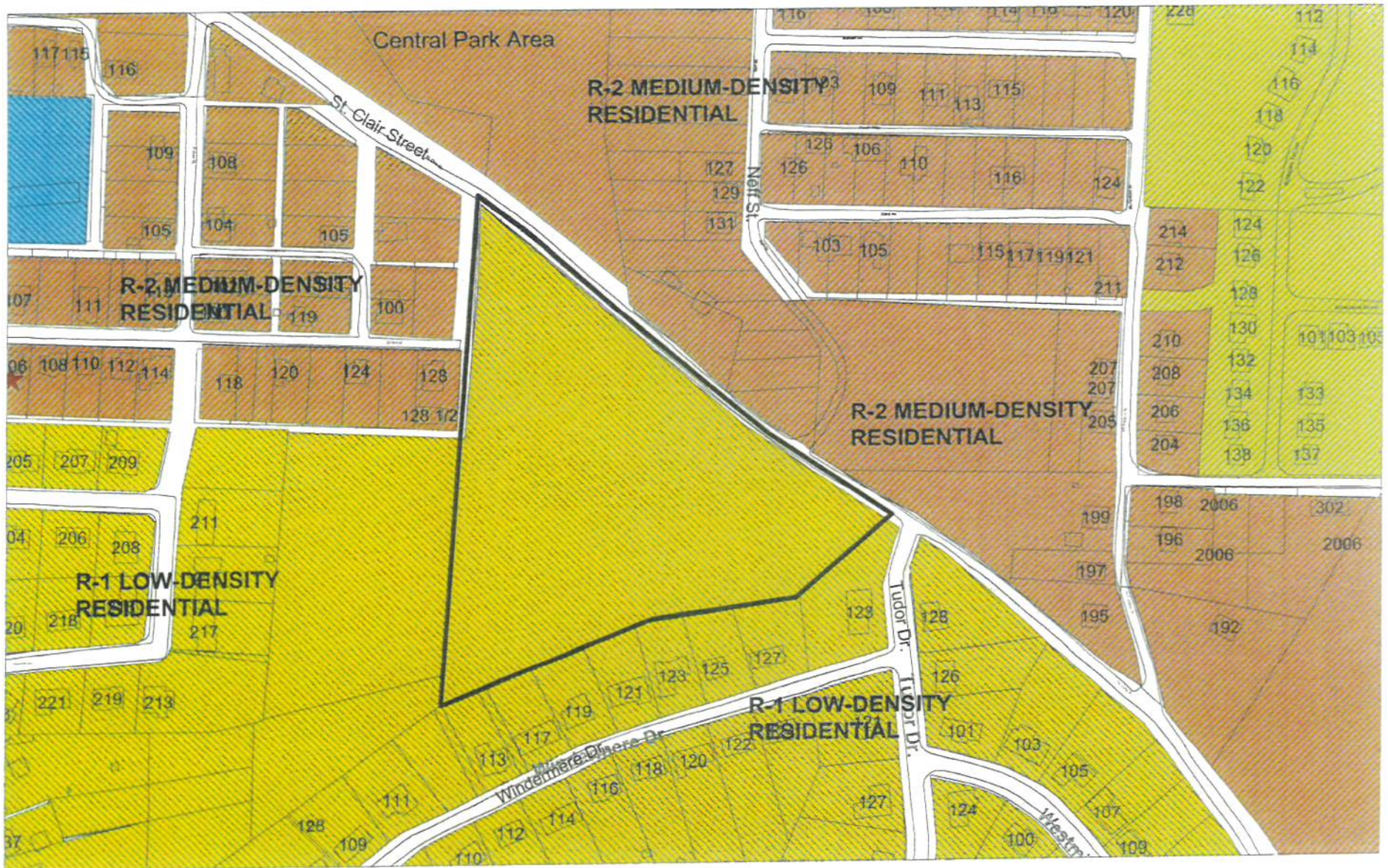
*Bold Lines Outline Areas of Proposed Commercial District
(Proposed Changes are from the Corridor District to the Commercial District)

(7) EXISTING ZONING FOR THE SOUTH MARKET STREET AREA



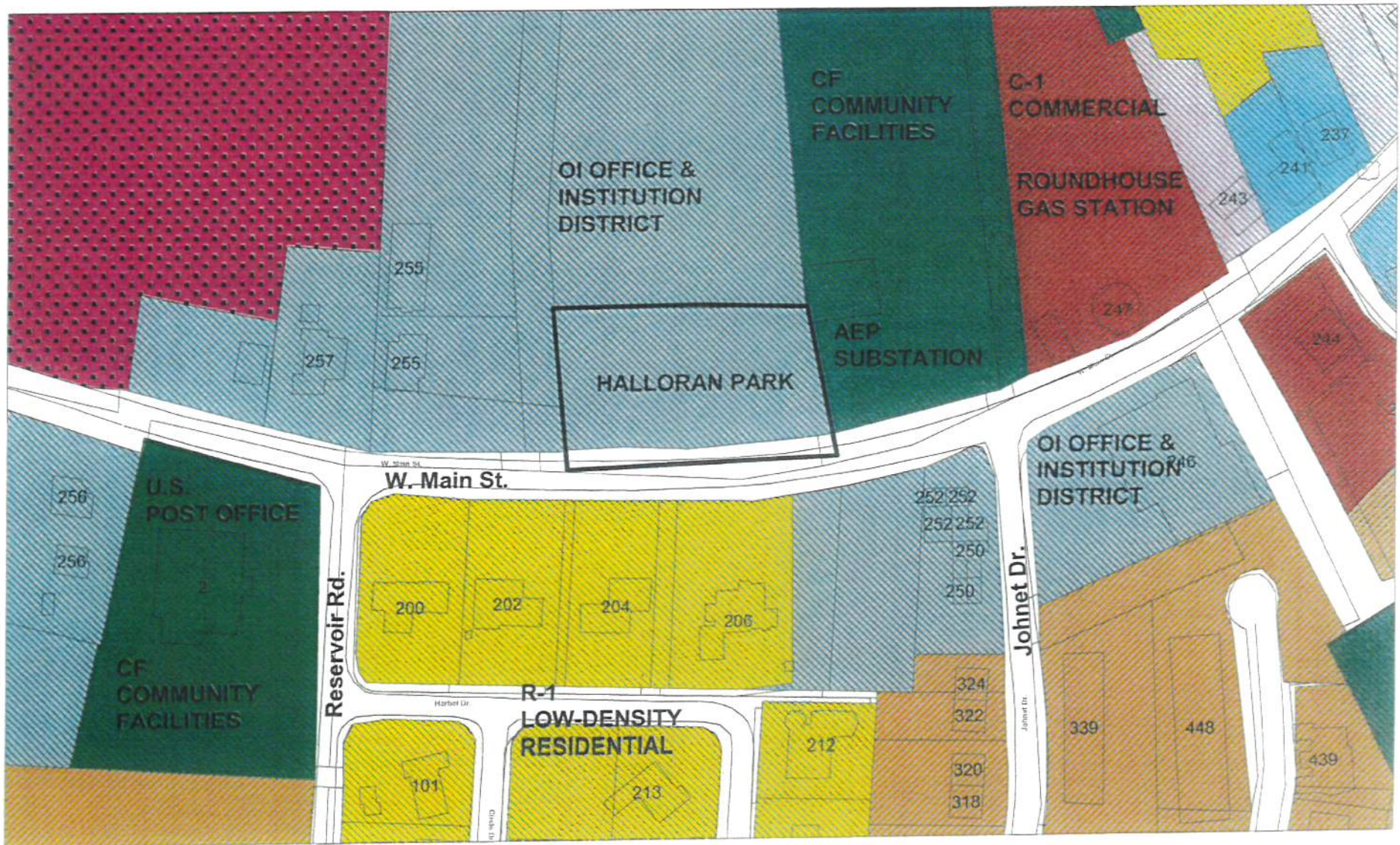
***Bold Line Outlines the Area of the Proposed Downtown District
(Proposed Change is from Corridor District to the Downtown District)**

(8) EXISTING ZONING FOR THE ST. CLAIR STREET AREA



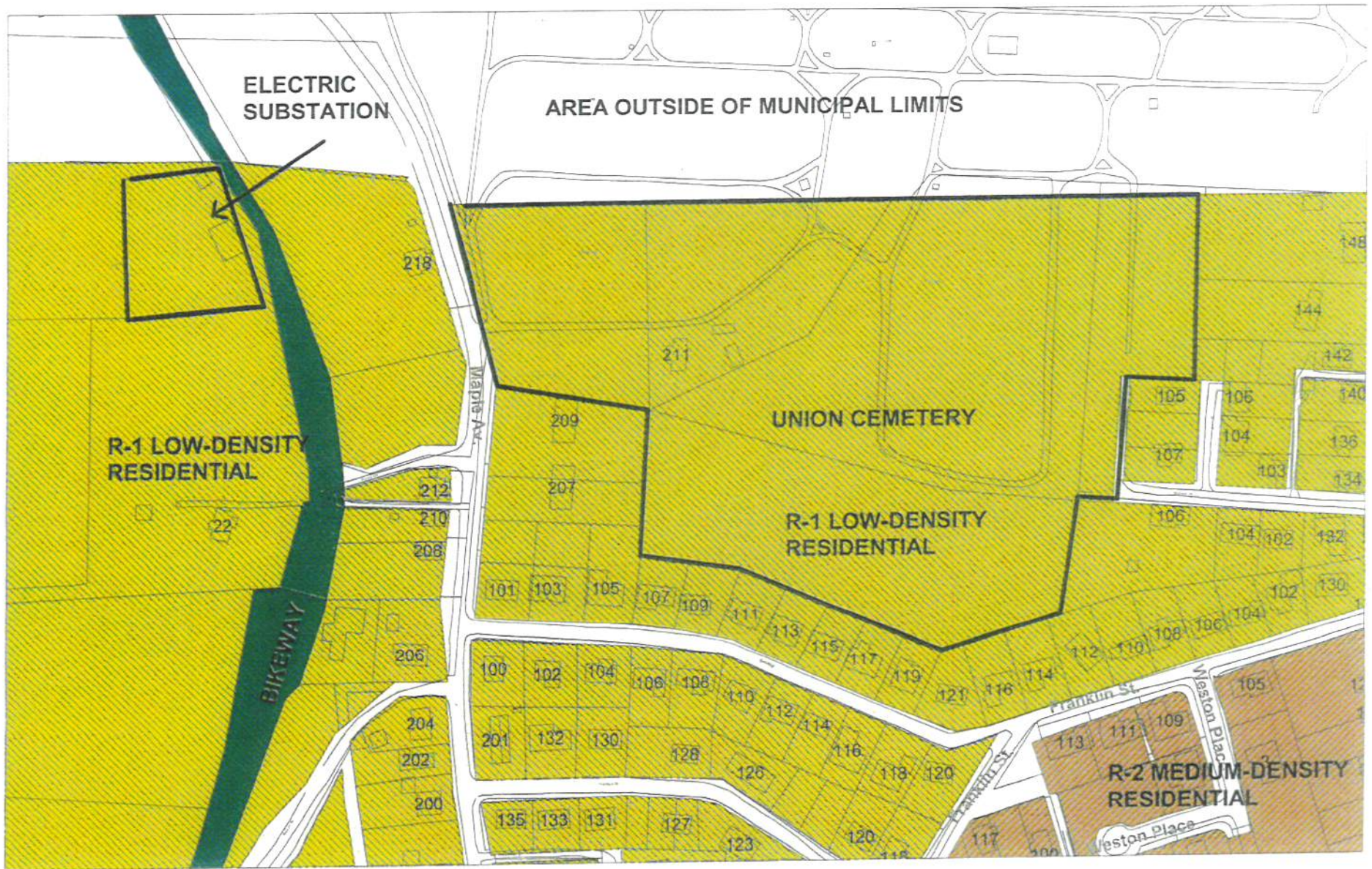
*Bold Line Outlines the Area of the Proposed Office and Institution District
(Proposed Change is from Low-Density Residential to the Office and Institution District)

(9) EXISTING ZONING FOR THE HALLORAN PARK AREA



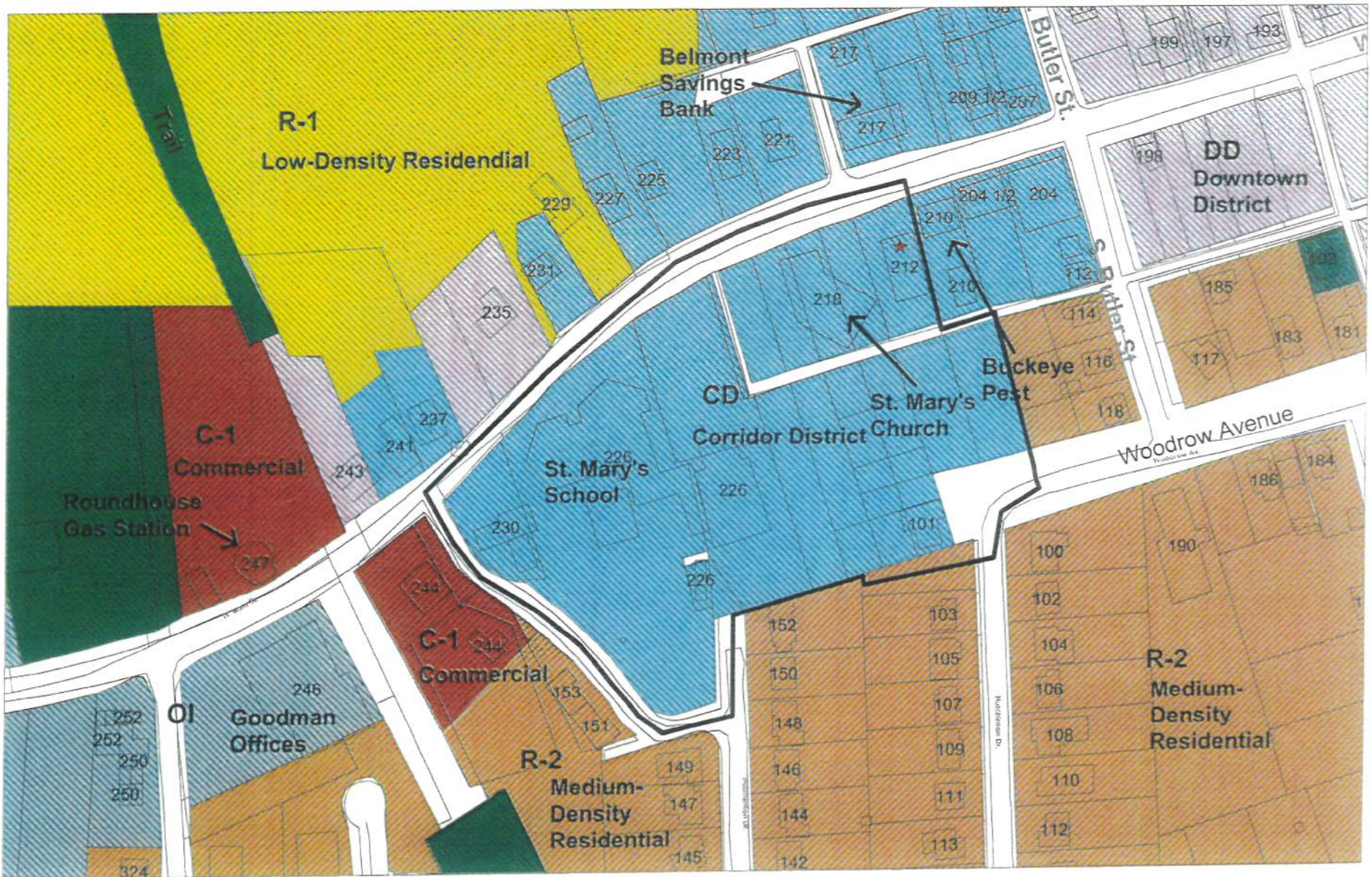
*Bold Line Outlines Area of the Proposed Community Facilities District
(Proposed Change is from the Office & Institution District to the Community Facilities District)

(10) EXISTING ZONING FOR ELECTRIC SUBSTATION AND UNION CEMETERY AREA



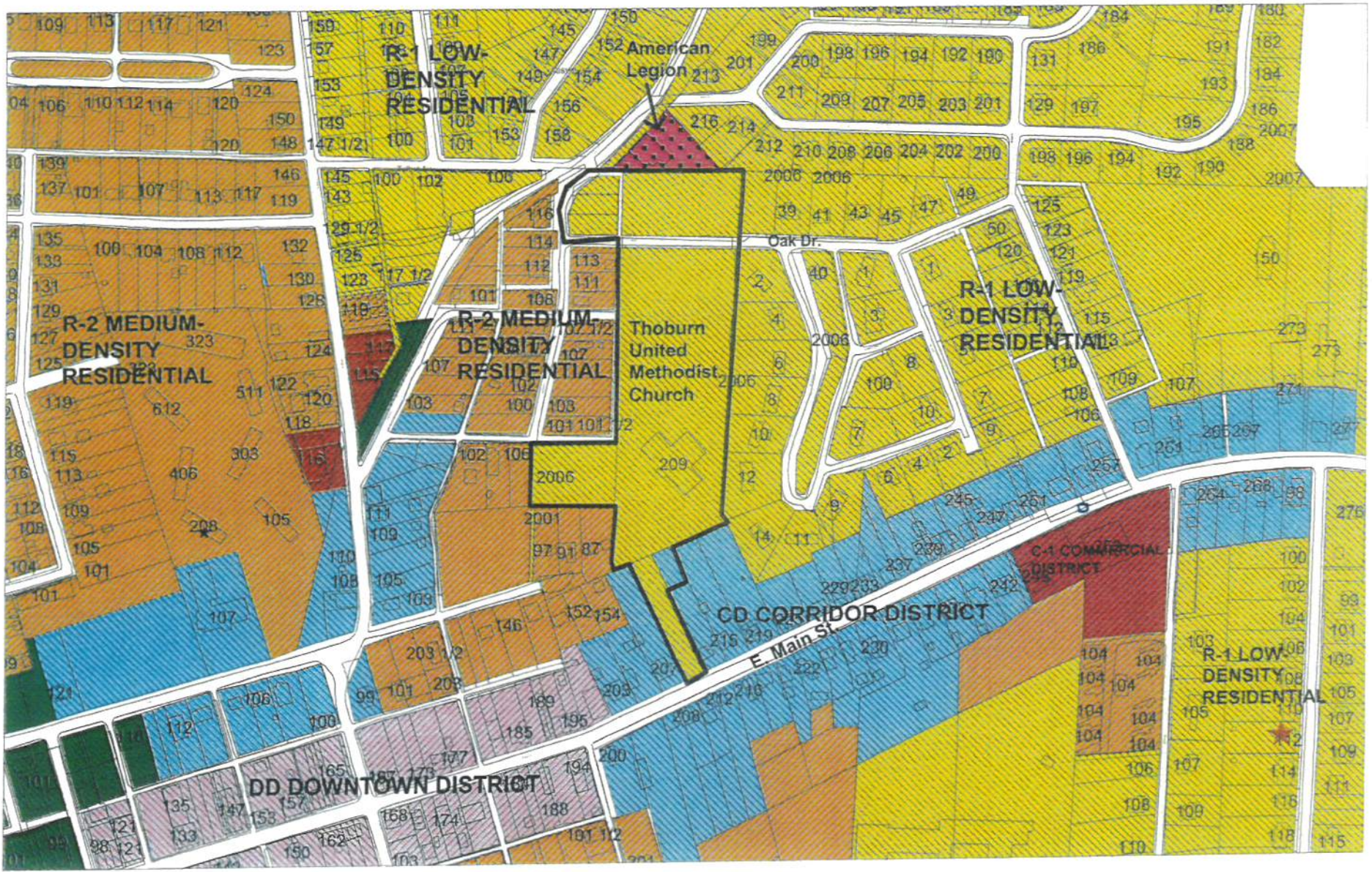
***Bold Line Outlines Areas of Proposed Community Facilities District Zone
(Proposed Change is from R-1 Low-Density Residential to CF Community Facilities)**

(11) EXISTING ZONING FOR THE ST. MARY'S CHURCH COMPLEX AREA



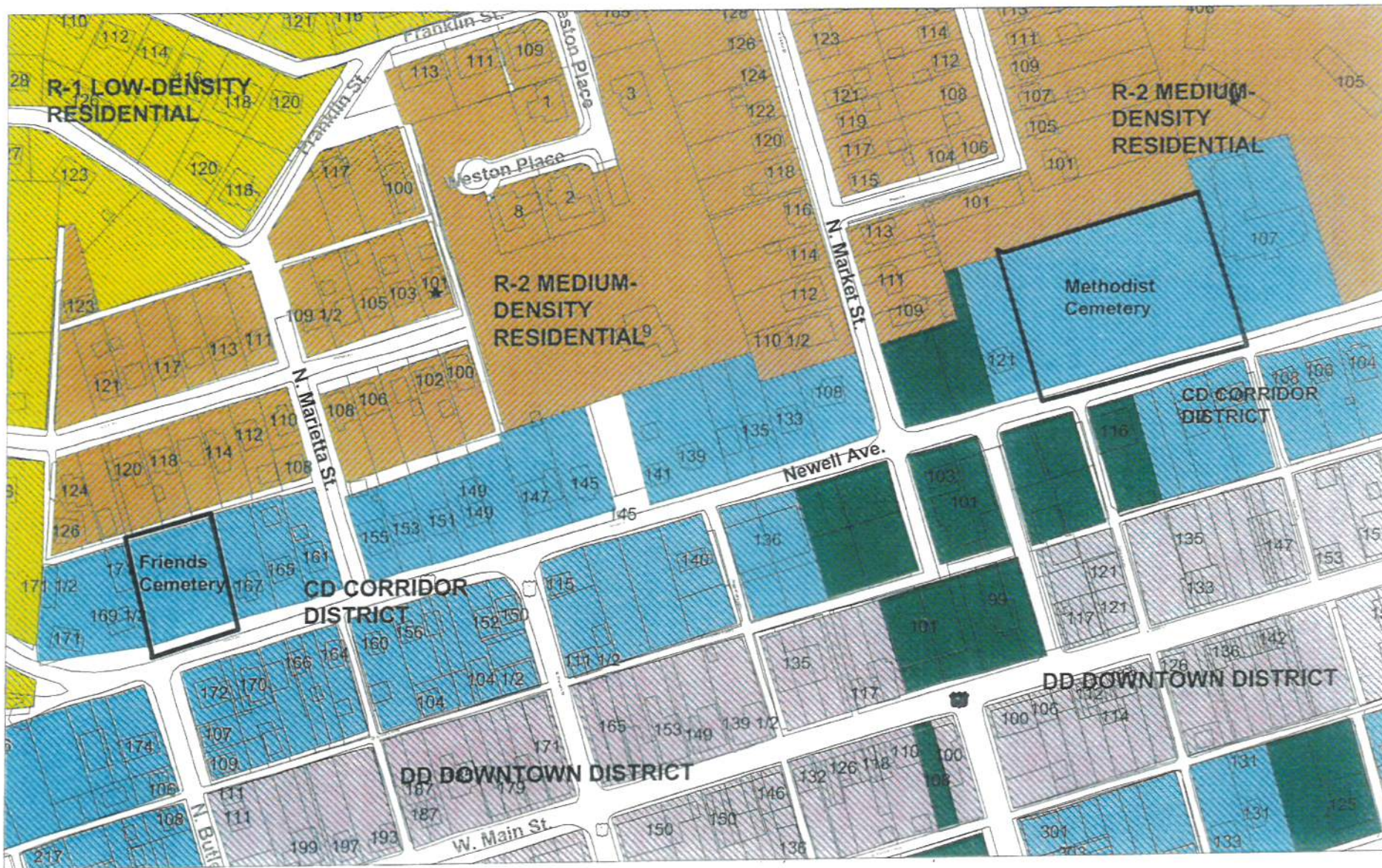
***Bold Line Outlines Area of Proposed Community Facilities District
(Proposed Change is from the Corridor District to the Community Facilities District)**

(12) EXISTING ZONING FOR THE THOBURN UNITED METHODIST CHURCH AREA



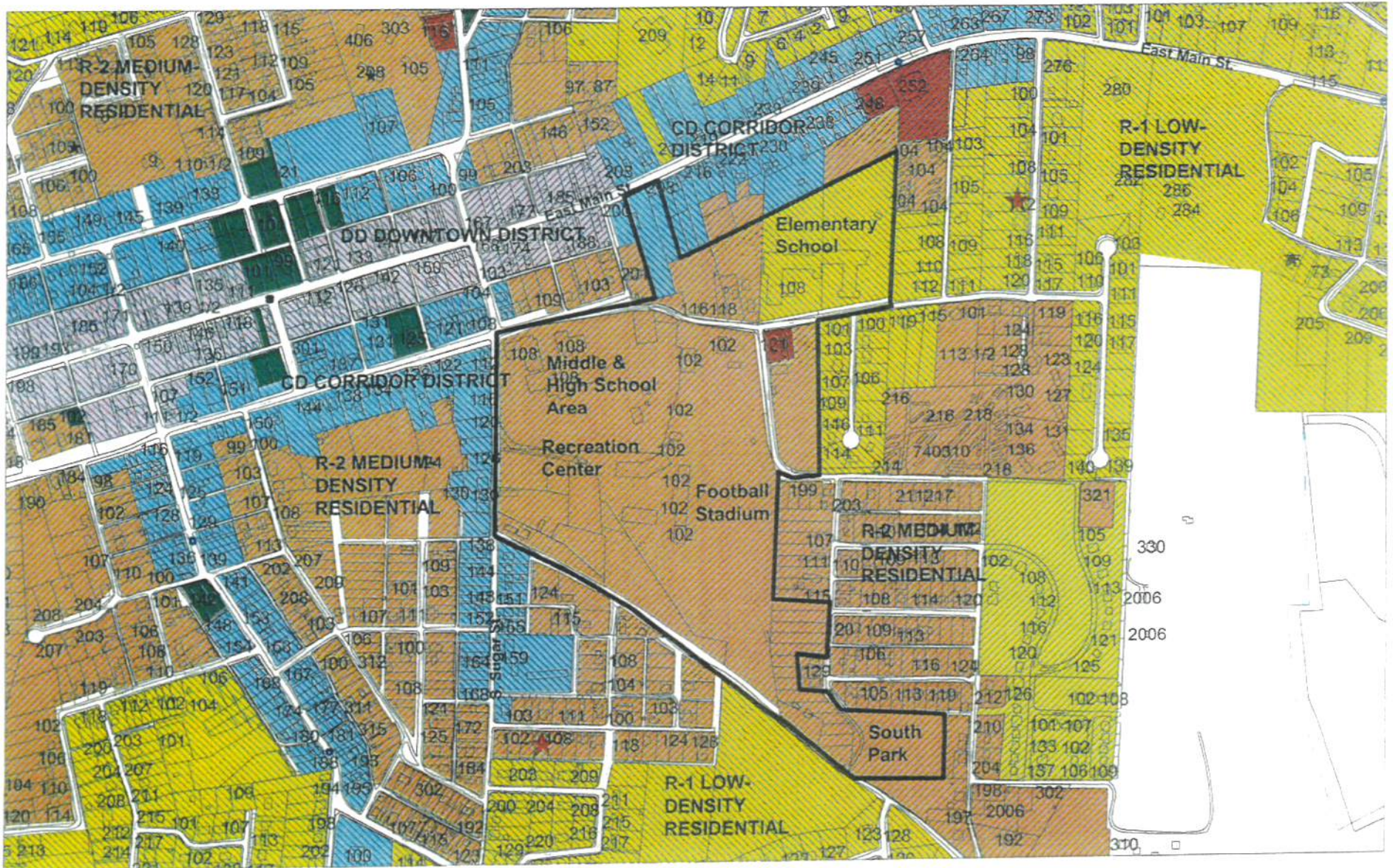
*Bold Line Outlines the Area of the Proposed Community Facilities District
(Proposed Change is from R-1 Low-Density Residential to CF Community Facilities)

(13) EXISTING ZONING FOR THE CEMETERY AREAS ON NEWELL AVENUE



*Bold Line Outlines the Area of the Proposed Community Facilities District
(Proposed Changes are from Corridor District to Community Facilities District)

(14) EXISTING ZONING FOR THE SCHOOL AND CENTRAL PARK AREA



*Bold Line Outlines the Area of the Proposed Community Facilities District
(Proposed Change is from Low & Medium-Density Residential District,
Commercial District & Corridor District to Community Facilities District)

LEGEND FOR ZONING DISTRICTS



R-1 Low-Density Residential



R-2 Medium-Density Residential



CD Corridor District



OI Office and Institution



C-1 Commercial District



DD Downtown Commercial



CF Community Facilities

Proposed Changes to the text of Chapter 1141

Chapter 1141, Zoning Districts and District Regulations, outlines the zoning districts that are located within the municipal limits of St. Clairsville. The purpose of a zoning district is to identify land uses that are similar and group them in that district. For example, residential land uses will be grouped together, and commercial land uses will be grouped together. This ensures that a commercial use will not harm a residential area of the city and its property values. There are seven zoning districts in St. Clairsville ranging from the R-1 Low-Density Residential District to the C-1 Commercial District. Only a few changes are proposed at this time to this section.

The first change is a minor change to the front yard setback requirements in some of our zoning districts. The front yard setback requirements outline how close a structure can be to the front property line. The goal of a front yard setback is to have consistency in a neighborhood to ensure that homes or structures are evenly setback and one is not right on a property line while another is set far back. Consistency helps property values and the overall aesthetic look of a neighborhood or street.

Currently, in many of our districts the front yard setback is defined as, "the **minimum** front yard setback shall be determined by averaging the existing building lines of the two parcels adjacent to the subject parcel. If an adjacent parcel or parcels are absent of principal structure, then the next adjacent parcel with a principal structure shall be used in calculating the setback. Once the setback has been determined, the proposed structure must be within five feet of the required setback." The minor bit of confusion has been created by the word **minimum**. Some think a structure could be setback further even though the rest of the sentence clarifies that the setback of the proposed structure must be within five feet of the determined front yard setback. This confusion can be eradicated by one simple change. The word **minimum** will be removed.

This change is proposed in 1141.04, the (R-1) Low-Density Residential District, (e) (6), 1141.05 R-2 Medium-Density Residential (d) b. 4. and (e) (6), 1141.06, and CD Corridor District (e) (4).

Other proposed changes are to the permitted use sections in some districts. In 1141.07 DD Downtown District, the existing code (shown on page 19) permits residential uses but only on the upper floors. It is not a negative to allow residential uses on the upper floors. However, by permitting them only on the upper floors this stops all other residential development in the downtown district. A healthy well-rounded downtown should permit residential uses on all floors. A healthy downtown has a mix of land uses that create excitement and foot traffic. If a developer wanted to construct residential townhouses or a market rate apartment building on a vacant lot in the downtown, we should encourage that development. On page 20, the same code section is shown with the change in bold lettering that outlines that all residential uses are permitted.

In our C-1 Commercial District residential uses are not permitted at all. See page 21 outlining the existing code. For the same reasons as mentioned above, we should not stop residential development in a commercial district if designed appropriately. Page 22 of this report outlines the changes in bold lettering. Parks has been moved to a different location on the same page.

Existing Permitted Use Section of the Downtown District

1141.07 DOWNTOWN DISTRICT

(a) Purpose. The intent of the Downtown District (DD) is to provide within the City of St. Clairsville an area for business and service establishments that is pleasant, safe, and convenient to the population.

(b) Permitted Principal Uses

Office facilities providing personal service	Offices of credit agencies, banks, loan offices, or similar offices	Resid. Uses. First floor must be commercial, upper floors residential	Barber and beauty shop
Bake goods shop	Candy/ice cream store	Copy shops	Drug store
Electronics retail and repair	Florists	Antique stores	Shoe repair
Restaurants and cafes	Hardware	Office facilities providing professional services	Grocery store
Sporting goods	Health studios	Photo studios	Farmers markets
Recording studio	Retail clothing store	Variety stores	Public or semi-public institutions
Theatres	Furniture stores	Churches	Hotels and motels
Educational Institutions	Watch, clock, and jewelry sales and service	Parks	Retail Sales Establishment and Day Care Centers

Proposed Permitted Use Section for the Downtown District with Changes in Bold

1141.07 DOWNTOWN DISTRICT

(a) Purpose. The intent of the Downtown District (DD) is to provide within the City of St. Clairsville an area for business and service establishments that is pleasant, safe, and convenient to the population.

(b) Permitted Principal Uses

Office facilities providing personal service	Offices of credit agencies, banks, loan offices, or similar offices	All types of residential uses, ie. single-family, duplexes, multi-family. Commercial use of the first floor is encouraged.	Barber and beauty shop
Bake goods shop	Candy/ice cream store	Copy shops	Drug store
Electronics retail and repair	Florists	Antique stores	Shoe repair
Restaurants and cafes	Hardware	Office facilities providing professional services	Grocery store
Sporting goods	Health studios	Photo studios	Farmers markets
Recording studio	Retail clothing store	Variety stores	Public or semi-public institutions
Theatres	Furniture stores	Churches	Hotels and motels
Educational Institutions	Watch, clock, and jewelry sales and service	Parks	Retail Sales Establishment and Day Care Centers

Existing Permitted Use Section of the Commercial District

1141.08 COMMERCIAL DISTRICT (C-1)

(a) Purpose. The intent of the Commercial District is to provide within City of St. Clairsville an area for commercial and business establishments.

(b) Permitted Principal Uses.

Restaurants and cafes	Theatres	Copy shops	Offices of veterinarians
Barber and beauty shop	Bake goods shop	Candy and ice cream store	Electronics retail and repair
Drug store	Dry cleaning establishments	Laundromats	Shoe repair
Hardware	Health studios	Photo studios	Watch, clock, and jewelry sales and service
Antique shops	Parks	Variety stores	Sporting goods
Indoor recreation facilities	Farm Markets	Equipment rental and lease	Retail Sales Establishment, Day Care Center, Furniture stores
Fast-food and drive-thru eating establishments	Churches and other places of worship	Educational Institutions	Office facilities providing personal service
Office facilities providing professional services	New and used car lots	Public or semi-public institutions	Bowling alleys, pool rooms, skating rinks
Video Rental Stores	Florists	Supermarket	Fast-food eating establishments
Hotels and motels	Offices of credit agencies, banks, loan offices, or similar offices	Convenience food market	Automobile Convenience Mart
Automobile Repair Services and Garages (Does not include truck repair)	Retail Plant Nursery	Child Care Nursery	Parks

Proposed Permitted Use Section for the Commercial District with Changes in Bold

1141.08 COMMERCIAL DISTRICT (C-1)

(a) Purpose. The intent of the Commercial District is to provide within City of St. Clairsville an area for commercial and business establishments.

(b) Permitted Principal Uses.

Restaurants and cafes	Theatres	Copy shops	Offices of veterinarians
Barber and beauty shop	Bake goods shop	Candy and ice cream store	Electronics retail and repair
Drug store	Dry cleaning establishments	Laundromats	Shoe repair
Hardware	Health studios	Photo studios	Watch, clock, and jewelry sales and service
Antique shops	Parks	Variety stores	Sporting goods
Indoor recreation facilities	Farm Markets	Equipment rental and lease	Retail Sales Establishment, Day Care Center, Furniture stores
Fast-food and drive-thru eating establishments	Churches and other places of worship	Educational Institutions	Office facilities providing personal service
Office facilities providing professional services	New and used car lots	Public or semi-public institutions, and Parks,	Bowling alleys, pool rooms, skating rinks
Video Rental Stores	Florists	Supermarket	Fast-food eating establishments
Hotels and motels	Offices of credit agencies, banks, loan offices, or similar offices	Convenience food market	Automobile Convenience Mart
Automobile Repair Services and Garages (Does not include truck repair)	Retail Plant Nursery	Child Care Nursery	Residential uses

Proposed Addition to the text of City Code Section 1148.05, Access Drives

City Code Section 1148.05, Access Drives, outlines guidelines for new access drives to private property. The purpose of this section is to create formal requirements that private residents and businesses must follow. This section does not currently address the proximity of a new access drives to an intersection on non-arterial streets. If an access drive is too close to an intersection, a hazardous situation can be created. The new highlighted section (f) below, formalizes a minimum requirement for how far a new access drive must be from an intersection. In the R-2 Medium-Density Residential District, a minimum of 25 feet is proposed. This is due to the narrow lots in this district. Some lots may be only 50 feet wide. In all other districts, a minimum of 50 feet is required and in addition must follow 1148.05 (b)(3). It is important to point out that the City does have a variance process for unique circumstances. The overall goal is to protect the public health, safety and welfare of St. Clairsville residents.

1148.05 ACCESS DRIVES.

The frequency of access points along thoroughfares in St. Clairsville is to be minimized to reduce vehicle and pedestrian conflict and improve traffic flow. Access drives (driveways) leading to and from a street shall be developed according to the following standards:

- (a) Width. An access drive serving a single family residence shall be a minimum of ten (10) feet in width. Access drive entrances at a street shall be a minimum of eighteen (18) feet in width. All access drives shall not exceed twenty-five (25) feet in width, except at curb returns.
- (b) Spacing. The following standards shall apply to determining the permitted spacing of access drives. Street classifications are based upon the interpretation of the Director of Public Service relative to street classification.
 - (1) For all arterials and collectors, the following minimum spacing related to posted speed limit shall be required between adjacent access drives:

POSTED HIGHWAY SPEED (mph)	MINIMUM SPACING (feet)
25	75
30	100
35	125

- (2) For non-residential uses on local streets, the minimum distance between access drives shall be twenty-five (25) feet.
- (3) For all arterials, access drives shall be located no closer than one hundred (100) feet to an intersection.
- (c) Side Lot Lines. An access drive, exclusive of curb returns, shall be located no less than ten (10) feet from the side lot line, except that an access drive for a residential use may be within three (3) feet of a side lot line. Access drives for any uses utilizing a common drive may be adjacent to and coterminous with a side lot line.
- (d) Quantity Permitted. The number of access drives shall be kept to a minimum to promote safe and reasonable access, improve the convenience and ease of movement of travelers, and permit reasonable speeds and economy of travel while maintaining roadway capacity. For lots with less than two hundred (200) feet of

frontage on public right(s)-of-way and with less than five (5) acres in total area, no more than two (2) access drives shall be permitted. For lots with more than two hundred (200) feet of road frontage on public right(s)-of-way and greater than five (5) acres in total area, additional access drives may be permitted by the Planning and Zoning Administrator. The spacing standards of subsection (b) hereof shall take precedence.

- (e) Surfacing. All access driveways shall be graded for proper drainage and surfaced with concrete, asphalt, stationary cobblestones, or brick to provide a durable and dustless surface. All access driveway aprons shall be graded for proper drainage and if required by the Director of Public Service, curbed with concrete, asphalt or cut stone, and surfaced with concrete, asphalt or brick. Access driveway and apron designs shall be reviewed and approved by the Director of Public Service prior to construction.
- (f) New Driveway – Distance from the Intersection of a Public Street. All new driveways in the R-2 Medium-Density Residential District, must be at least 30 (Thirty) feet from the intersection of two or more public streets. In all other zoning districts, a new driveway must be at least 50 (Fifty) feet from the intersection of two or more public streets and also meet 1148.05 (b)(3).