

ORDINANCE NO. 39-2015

To Amend Section 1173.10(a) and 1173.10(b) of the Codified Ordinances of the City of Worthington to Permit Building Service Equipment to be Located in the Side Yard with Screening, Regardless of Distance from the Side Property Line.

WHEREAS, it is the wish of City Council to monitor and revise the Planning and Zoning Code of the City to ensure economic viability and preserve the character of the City; and,

WHEREAS, the Municipal Planning Commission, on recommendation of City staff and the Code Review Committee unanimously passed a motion on September 10, 2015 to recommend approval to amend Section 1173.10(a) and 1173.10(b) Location of Building Service Equipment to be located in the side yard with screening, regardless of distance from the side property line; and,

WHEREAS, it is the desire of City Council to approve this amendment to accommodate this use where appropriate.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Section 1173.10 of the Codified Ordinances is amended to read as follows:

1173.10 LOCATION OF BUILDING SERVICE EQUIPMENT:

(a) Any building service equipment, including air-conditioning or refrigeration system which includes an exterior compressor, cooling tower, condensing unit, chiller unit, absorber, or emergency generator, either singularly or in any combination of the above, or any other exterior device which expels heat and/or noise detectable from outside the premises on which such system is located shall be installed and maintained with such exterior unit located to the rear of the dwelling unit.

(b) The provisions of subsection (a) hereof notwithstanding, building service equipment may be located at the side of the dwelling, provided that the equipment shall be effectively screened on the front and sides by an evergreen hedge or dense planting of evergreen shrubs not less than the height of the equipment, or by a fence or wall of similar height conforming to Chapter 1180.

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SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed October 5, 2015

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council

Introduced September 21, 2015
P.H. October 5, 2015
Effective October 28, 2015