# ORDINANCE C-41-26

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 1135 OF THE CODIFIED ORDINANCES OF GROVE CITY TITLED ZONING DISTRICTS AND REGULATIONS TO CREATE A NEW INNOVATION DISTRICT

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WHEREAS, City Council adopted the GroveCity2050 Community Plan in 2018 which showed nonresidential development in the southwest quadrant of the city around the I-71 / SR665 interchange; and

WHEREAS, the area has since been termed the Southwest Regional Medical and Innovation Gateway to build off the success of area investment including the Mount Carmel Grove City Hospital and other medical offices, as well as the growing demand for technology-based, flexible office, institutional, research, and light industrial uses; and

WHEREAS, the present zoning classifications do not specifically address this particular configuration of uses.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Section 1135.09(b) is hereby amended to include the following:

## (10.5) IN – INNOVATION DISTRICT

The Innovation (IN) District provides for a broad range of research, office, laboratory, and clean manufacturing uses that foster a well-rounded and diverse economy. The IN District supports appropriate advanced manufacturing options, while encouraging greater opportunity for research and office uses improving Grove City's competitive edge within the region. Unless otherwise permitted by City Council within an IN use district, no building or premises shall be used, and no buildings shall be erected which are arranged or intended or designed to be used for other than a use permitted in CF, Community Facilities, or for one or more of the following specified uses:

| | |
|---|---|
| 15XX | Building Construction General Contractors and Operative Builders |
| 16XX | Construction Other Than Building Construction Contractors |
| 17XX | Construction Special Trades Contractors |
| 20XX | Food and Kindred Products (except 201X, 2047, 2048, 2061, 2062, 2063, 207X, 2091, 2092) |
| 22XX | Textile Mill Products |
| 23XX | Apparel and Other Finished Products Made from Fabrics and Similar Materials |
| 24XX | Lumber and Wood Products, Except Furniture (except 2411, 2421) |
| 25XX | Furniture and Fixtures |
| 26XX | Paper and Allied Products (except 2611, 2621, 2631) |
| 27XX | Printing, Publishing, and Allied Industries |
| 283X | Medicinal Chemicals, Pharmaceutical Preparations |
| 30XX | Rubber and Miscellaneous Plastic Products (except 301X, any use involving vulcanized rubber or the vulcanization process within 3069) |
| 31XX | Leather and Leather Products (except 3111) |
| 32XX | Glass, Stone, and Pottery Products (Except 324X, 325X, 327X, 329X) |
| 34XX | Fabricated Metal Products, Except Machinery and Transportation Equipment (except 347X, 348X) |
| 35XX | Industrial and Commercial Machinery and Computer Equipment |

| | |
|---|---|
| 36XX | Electrical Machinery, Equipment and Supplies |
| 37XX | Transportation Equipment |
| 38XX | Professional, Scientific, and Controlling Instruments |
| 39XX | Miscellaneous Manufacturing Industries |
| 50XX | Wholesale Trade (Except 5012, 5014, 5015, 5052, 5093) |
| 51XX | Wholesale Trade – non-durable goods (Except 5169, 517X, any livestock and/or live-animal wholesale) |
| 73XX | Business Services (Except 7353, 7359, 7374, 7375) |
| 76XX | Miscellaneous Repair Services |
| 80XX | Health Services (except 805X) |
| 822X | Educational Services |
| 87XX | Engineering, Accounting, Research, Management and Related Services (except 8744) |
| 8999 | Services, Not Elsewhere Classified |

Storage, assembly, staging, fulfillment, warehousing, and distribution uses are permitted only when conducted in association with research and development, advanced manufacturing, technology, e-commerce, prototyping, or other permitted uses within the Innovation District.

SECTION 2. Section 1135.12(o) is hereby added and shall read:

(o) In all Innovation (IN) Districts the following regulations shall apply:

(1) No parking shall be permitted within the front building setback.

(2) Maximum height for principal structures shall be 50 feet. Building height may be increased to 65 feet provided the front building setback is increased to 100 feet and the building is designed to qualify for a minimum Leadership in Energy and Environmental Design (LEED) Green Building Rate of gold.

(3) Maximum height for accessory structures shall be 20 feet.

(4) Maximum building footprint for a structure shall be 250,000 square feet. The maximum building footprint may be increased to 350,000 square feet provided the building is designed to qualify for a minimum Leadership in Energy and Environmental Design (LEED) Green Building Rate of gold, the project site incorporates innovative stormwater provisions, such as rain gardens, green roofs, or similar to accommodate more than 50% of calculated stormwater flow required to be controlled, or significant permanent open space has been established on the site such that the maximum lot coverage for structures and pavement areas is 60 percent or less.

(5) Landscaping requirements for sites in the IN District shall follow the standards for Industrial districts in Chapter 1136. Accessory structures 5,000 square feet or under are exempt from the requirements of 1136.09 regarding building perimeter plantings, provided the accessory structure is not visible from the public right-of-way.

(6) Sign requirements for sites in the IN District shall follow the standards for Industrial Districts in Chapter 1145.

(7) Lighting requirements for sites in the IN District shall follow the standards for Industrial Districts in Chapter 1135.

(8) Building facades having visibility from public rights-of-way within the district shall be thoughtfully designed and finished in a combination of materials that is intentional towards unifying the aesthetics of the district.

(9) Accessory structures visible from a public right-of-way shall utilize the same materials, style, and quality as the principal building.

(10) Deviation from the requirements of this section may be approved by Council.

SECTION 3. Table 1135.12-II NONRESIDENTIAL REQUIREMENTS, is hereby amended to include the following:

| MINIMUM REQUIREMENTS | | | | | | | | | | | | Maximum Requirements | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| District | Type Use | Set Back Line (Ft) | Int. Side (Ft) | Yard Dimensions (Feet) | | | Off-Street Parking Requirements by Category | | | | | % Lot Covered by All Buildings | Bldg. Height (Feet) |
| | | | | Next to Residential | Depth of Rear | Next to Other Type of Non-Residential Districts | I | II | III | IV | V | | |
| IN | Innovation | 30 | 15 | 100 | 30 | 30 | As approved by City Council | | | | | 35 | 50* (o) |

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed: 09-21-2026
Effective: 10-21-2026

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law