

City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393



May 23, 2001

Mayor
J. Andrew Small

Owner
Dews Towing Service
1410 Scott St. Suite 400
Napoleon, Ohio 43545

Members of Council
Michael J. DeWitt, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
David F. Miller, Jr.
Glenn A. Miller

Re. Towing Service outside storage

Dear Owner

moved to 4111 more st

City Manager
Dr. Jon A. Bisher

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

City Engineer
Joseph R. Kleiner, P.E.

Please be informed I have received complaints regarding outside storage of trucks, cars, and other vehicles as well as salvage materials. According to City Code section 1133.06(b)(5) (copy attached) this type of use is not permitted in the C-4 Planned Commercial district in which your business is located. You are hereby ordered to cease and desist all outside storage of vehicles and materials until such time you acquire proper permits to allow for such land use.

If you do not comply with this order within 10 days of receipt, legal proceedings will be taken against you.

If you have questions regarding this notice please contact me.

Sincerely

Brent N Damman
Zoning Administrator

Cc. City Prosecutor

- (i) Floor Area, Minimum. The below table reflects the minimum permissible floor area:

Permissible Use	One Story	Two Story or More
Single Family Dwelling	1,000 sq. ft.	1st Story - 720 sq. ft. 2nd Story - 400 sq. ft.
Two-Family Dwelling	800 sq. ft.	1st Story - 720 sq. ft. 2nd Story - 400 sq. ft.
Multi-Family Dwelling (2 to 4 family dwellings)	800 sq. ft.	1st Story - 500 sq. ft. 2nd Story - 300 sq. ft.

1133.06 DENSITY AND DIMENSIONAL REGULATIONS FOR C-4 PLANNED COMMERCIAL DISTRICT.

This District is designed to encourage well-planned commercial uses, particularly with respect to unified design, safe ingress and egress, and adequate and properly located parking and service facilities, along with convenient and safe pedestrian accessibility.

- (a) Permissible Uses. See permissible use tables in this Zoning Code.
- (b) General Provisions.
- (1) The conduct of permitted uses herein shall be within completely enclosed buildings.
 - (2) Property used for permitted commercial uses abutting property in any residential district shall be provided with a green belt or planting area at least 15 feet in width along the property lines which abut the residentially zoned property. A planting screen consisting of suitable shrubbery shall be provided and maintained within such planting area to provide a tight screen effective at all times of the year. The planting shall be of such size and density in side and rear yards so that it will reach a height of not less than five feet, and provide the required tight-screening effect not later than one year after planting. The maximum planting height at the front street frontage shall be three feet.
 - (3) Commercial uses comprising more than one building on a premises, or more than three permitted uses within one building, will not be permitted, except by special use as provided in City Code Section 1141.01 to 1141.03.
 - (4) Entrances and exits serving permitted uses shall be so located to minimize any adverse effect on adjacent property or the public street. Not more than two driveways with an aggregate maximum width of 30 feet at the property line shall be permitted unless the area served has been approved through the special or conditional use processes.
 - (5) Outside storage, including continued storage of automobiles, trucks, or trailers, is not permitted, except by special use.
 - (6) Property used for permitted commercial uses shall be provided with a green belt or planting area at least ten feet in width on side and rear property lines. A similar area not less than 15 feet wide shall be provided at front property lines. Shrubs or decorative planting at the front property line shall not exceed three feet in height.
 - (7) Off-street parking spaces and accessory uses such as filling station pumps and islands, signs and light standards, and access drives may be located in the required front yard, but not within 20 feet of the front lot line. Said strip of land shall be maintained as a lawn area with occasional tree and shrub plantings.