

Background and Review Process Summary

Proposed Text Amendment: Adding outdoor dining as permitted use in O-R, Office-Residential District

On Thursday, August 7, 2025, Springboro City Council will conduct a Public Hearing regarding an application to amend the Planning and Zoning Code by adding outdoor dining as a permitted use in the O-R, Office-Residential Zoning District. The text amendment is at the request of Wen Wang, owner of property in the O-R District. The Public Hearing will take place at 7:00 p.m. EST in Council Chambers in the Springboro City Building located at 320 West Central Avenue (SR 73), Springboro.

This summary document describes the nature of the text amendment request, the review and approval process for text amendments, and contact information for questions you may have regarding the Public Hearing and Ordinance.

Background

Wen Wang, owner of China Cottage, purchased property east of 610 North Main Street, the site of Kentwood Mortgage, with the intent of developing a restaurant on the undeveloped site. Restaurants without drive-throughs are a permitted use in the O-R District. City staff notified the applicant that while restaurants are permitted in the O-R District, outdoor dining is not. Since the applicant expressed an interest in outdoor dining, City staff advised the applicant of the process to amend the Planning and Zoning Code.

Outdoor dining is a permitted accessory use to restaurants in four zoning districts:

- CBD, Central Business District, which coincides with much of the Springboro Historic District along South Main Street; and
- HBD, Highway Business District, which overlays West Central Avenue west of Clearcreek-Franklin Road;
- LBD, Local Business District, which can be found on the West Central Avenue (SR 73) corridor in the vicinity of the City Building, and at the corner of North Main Street (SR 741) and Lytle-Five Points Road;
- UVD, Urban Village District, which overlays the area in the vicinity of the intersection of Central Avenue and Main Street.

Outdoor dining is also a permitted accessory use in PUDs that also permit restaurants such as the Marketplace of Settlers Walk and Village Park. The O-R District is one of two districts, the ADD-1, Austin Development District 1 is the other, that permits non-drive through restaurants but not associated outdoor dining.

As an accessory use, outdoor dining is only permitted where a restaurant is also established. A number of development standards need to be complied with for an outdoor dining use to be approved. Those standards address the accessory use status of outdoor dining, limiting obstructions to restaurant access, safety, signage, and accessibility.

The O-R District is a zoning district that is intended to serve as a transition between established residential neighborhoods and non-residential areas. Currently the district may be found on the Official Zoning Map of the City of Springboro along North Main Street (SR 741) from Lytle-Five Points Road south to Eleanor Drive, with one node north of Tamarack Trail on the east side of North Main Street including the applicant's proposed restaurant site, and a second node south of Tamarack Trail primarily on the west side of North Main Street and including a number of residences converted to offices in the 1990s and early 2000s. See Figure 1 on page 3 for the relative location of the O-R District. The O-R District permits a large array of uses including single-family residential dwellings, private clubs and fraternal organizations, medical clinics, nursing homes, places of worship, veterinary facilities, banks, bed and breakfasts, offices, and garden centers, among others. While the O-R District permits restaurants, it does not permit drive-through restaurants.

For undeveloped sites like the applicant's, a restaurant may be developed on the site following review by the Planning Commission through the City's site plan review process. During that administrative review, the applicant is required to present plans including building architecture, site access and circulation, drainage, utility design, lighting, landscaping, and other design details. Following approval by Planning Commission, the building may proceed through the Building Code review process.

Where Things Are Presently

In response to the application submitted by Mr. Wang, the Springboro Planning Commission reviewed the text amendment at their June 11 meeting. After discussion, the Planning Commission approved a recommendation to City Council to approve the text amendment. The Planning Commission's recommendations are only that: *recommendations*. Only the Springboro City Council can formally legislate by Ordinance a text amendment. As part of that process, and to solicit input from the public, City Council set a Public Hearing for Thursday, August 7 to hear comments from all parties interested in the rezoning.

Following the Public Hearing, and as is typical of proposed text amendments, the Ordinance will be read at three City Council meetings prior to adoption. Following adoption, Ordinances become effective thirty (30) days following the final reading by City Council. At that point, the City Clerk will see to it that the text amendment is codified.

The text amendment will impact ALL properties zoned O-R District, not only the subject property. Unlike rezoning, there is no notification requirement (signage, letters to adjacent property owners) for text amendments.

If You Cannot Attend the Public Hearing

If you cannot attend the Public Hearing on August 7, you may still forward your comments in writing to City Council so that it may be read into the record. The letter must be signed and include your name and address. Letters may be sent to the attention of Ms. Lori Martin, Clerk of Council, City of Springboro, 320 West Central Avenue, Springboro, Ohio 45066. Letters may be faxed to the attention of the Clerk of Council at (937) 748-0815 or by e-mail at lori@cityofspringboro.com and they need to include your name and address.

All information regarding this request and other information is available for public inspection at the Planning Department in the Springboro City Building, 320 West Central Avenue (SR 73), during normal business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, legal holidays excluded. Please call (937) 748-4343 for more information.

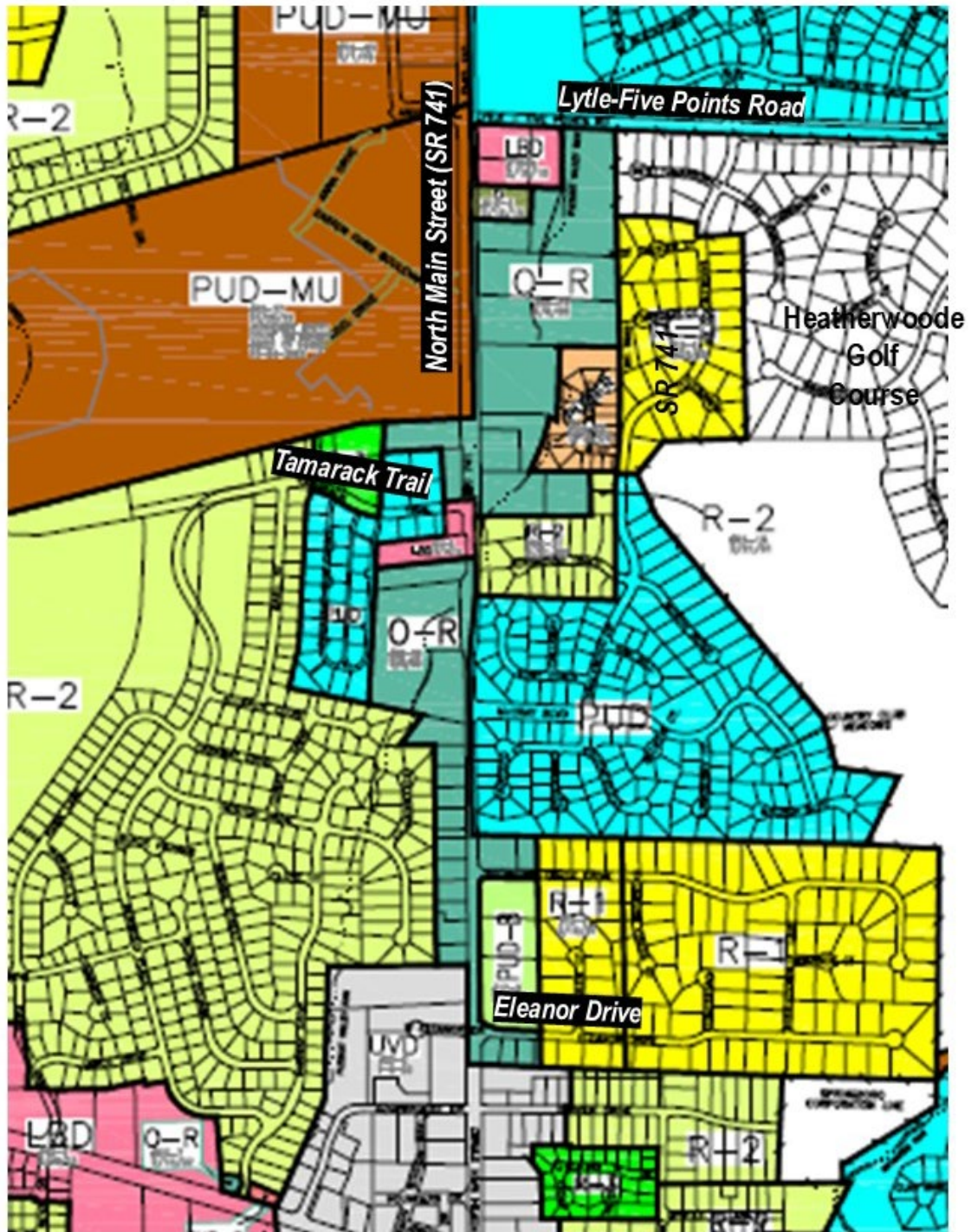


Figure 1. The exhibit above indicates the location of land zoned O-R in blue green on North Main Street (SR 741) from the Official Zoning Map of the City of Springboro. North is at the top of the image. Image not to scale.