1st reading 10/8/14
11/12/14

ORDINANCE NO. 08-14

AN ORDINANCE AMENDING ARTICLE IV, SECTION 3, OF THE VILLAGE OF CUSTAR ZONING ORDINANCE.

WHEREAS, the Village of Custar did adopt Ordinance 01-97 approving a comprehensive zoning code and zoning district map for the Village of Custar; and

WHEREAS, in reviewing said zoning code the planning commission of the Village after holding a public hearing on September 10, 2014, recommends to Council that the Village zoning code be amended to permit residential dwellings in a commercial district; and

WHEREAS, Council has published notice of and held a public hearing on the 12th day of November, 2014, to allow further public comment on the proposed zoning change and has elected to adopt same.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CUSTAR, WOOD COUNTY, OHIO;

SECTION I. That Article IV "Zoning Districts" Section 3 " 'C' Commercial District" is amended to read as follows:

In the " 'C' Commercial District," except as hereinafter provided, no building or premises shall be used and no building shall be erected or structurally altered, except for one or more of the following uses:

1. Retail stores and shops, such as Grocery, meat market, bakery, hardware, furniture store, appliance, plumbing and heating shop, drug store, laundry, automobile sales, office, garage, service station, barber shop, beauty shop, shoe repair shop, feed and poultry store, frozen food processing and storage lockers.

2. Hotels, motels, theaters, restaurants, bars, taverns, nightclubs, and bus stations.

3. Banks, business offices, newspapers and printing shops, telephone exchanges, and animal hospitals.

4. Music, dancing, trade or technical schools.

5. Recreation facilities, such as bowling alleys, pool halls, and skating rinks.

6. Single family and multi-family structures, including condominiums, provided that any structure also containing a nonresidential use shall provide a separate entrance and parking area for the residential different from the entrance and parking area set aside for nonresidential use.

SECTION II. That prior zoning code provision contained in Article IV, Section 3 of the Village Zoning Code adopted as Ordinance 01-97, as previously amended, is hereby repealed.

SECTION III. That this ordinance shall go into force and effect at the earliest possible time allowed by law.

PASSED: 6-0

Nancy Wenzel
President of Council

ATTEST: Beverly J Bender
Clerk

APPROVED: 12-10-2014
Date

Linda Bechstein
Mayor

CHESTER H. MARCIN
VILLAGE LEGAL COUNSEL