



ORDINANCE 2018-018

AN ORDINANCE ADOPTING THE AMENDED AND UPDATED ZONING REGULATIONS FOR THE VILLAGE OF JACKSON CENTER, OHIO AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Jackson Center originally approved and adopted Zoning Regulations with Resolution 1974-015 dated July 15, 1974, and

WHEREAS, the Zoning Regulations have been amended and added to numerous times since the approval in 1974 with O1977-001, O1977-005, O1977-016, O1979-014, O1979-015, O1980-011, O1984-022, O1990-017, O1993-009, O1994-008, O1994-012, O2004-019, and

WHEREAS, Council deems it necessary to update and revise the Zoning Regulations; and

WHEREAS, Council has met the requirements of ORC Chapter 713.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF JACKSON CENTER, SHELBY COUNTY, AND STATE OF OHIO:

SECTION 1.

That the revised and updated Village Zoning Regulations attached hereto and marked as Exhibit A are hereby approved. Specifically, section 150.103 of the Zoning Regulations shall be amended so R-2 and R-3 Zoning Districts shall have a minimum size of 2 acres. All remaining provisions of the Zoning Regulations are hereby affirmed without amendment.

SECTION 2.

That all ordinances and resolutions inconsistent with the revised and updated Zoning Regulations are herewith repealed.

SECTION 3.

That Council hereby declares this to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, and welfare; such an emergency arising out of the need to promote housing growth within the Village. Wherefore, this Ordinance shall take effect and be in full force from and after its adoption of Council and approval by the Mayor.

Adopted this 23rd day of April, 2018.



Scott Klopfenstein, Mayor

Attest:

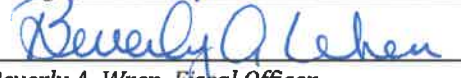


Beverly A. Wren, Fiscal Officer

CERTIFICATE OF FISCAL OFFICER AS TO POSTING

I certify that the above Ordinance 2018-018 has been posted as required by law. Posted in the Village Office, U.S. Bank NA, Allenbaugh Insurance, People's Federal Savings and Loan Association and the Jackson Center Library.

Date of Posting: April 24, 2018.

Signed: 

Beverly A. Wren, Fiscal Officer

150.100 ESTABLISHING DISTRICTS AND ZONING MAP

150.101 Intent

The intent of this article is to establish zoning districts in order to realize the general purpose set forth in the Preamble of these Zoning Regulations, to provide for orderly growth and development, and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts.

150.102 Establishment of Zoning Districts

The following zoning districts are hereby established for the Village of Jackson Center, Ohio:

- A. R-1A Single-Family Residential District
- B. R-1 Single-Family Residential District
- C. R-2 Two-Family Residential District
- D. R-3 Multi-Family Residential District
- E. C-1 Central Commercial District
- F. C-2 General Commercial District
- G. C-3 Transitional/Commercial District
- H. I-1 General Industrial District
- I. I-2 Light Industrial District

150.103 Minimum Size Requirements

No district established in these Zoning Regulations shall be changed or a new district established after the effective date of these Zoning Regulations unless said districts are of the following minimum sizes:

- | | |
|--|---------|
| A. R-1A Single-Family Residential District | 5 Acres |
| B. R-1 Single-Family Residential District | 5 Acres |
| C. R-2 Two-Family Residential District | 2 Acres |
| D. R-3 Multi-Family Residential District | 2 Acres |
| E. C-1 Central Commercial District | 1 Acre |
| F. C-2 General Commercial District | 2 Acres |
| G. C-3 Transitional Commercial District | 1 Acre |
| H. I-1 General Industrial District | 6 Acres |
| I. I-2 Light Industrial District | 1 Acre |

150.104 Zoning District Map

- A. The districts established above, as shown on the official zoning map, which, together with all data, references, explanatory material, and notations thereon, are hereby officially adopted as part of these Zoning Regulations and hereby incorporated by reference herein, thereby having the same force and effect as if herein fully described in writing.