

ORDINANCE #23-2009

**AN ORDINANCE TO AMEND SECTION 1133.02 GENERAL STANDARDS OF THE
CODIFIED ORDINANCES OF THE VILLAGE OF WOODVILLE**

WHEREAS, the Council of the Village of Woodville, Sandusky County, Ohio previously adopted a Planning and Zoning Code pursuant to Part 11 of the Codified Ordinances of the Village of Woodville; and

WHEREAS, the Council of the Village of Woodville, Sandusky County, Ohio wishes to amend Section 1133.02 General Standards of the Codified Ordinances of the Village of Woodville, Sandusky County, Ohio,

NOW, THEREFORE BE IT ORDAINED by the Council of the Village of Woodville, Sandusky County, Ohio that:

1. That section 1133.02 General Standards which currently reads:

(a) Home occupations are conditionally permitted uses in residentially zoned areas of the Village and are approved by the Board of Zoning Appeals in accordance with the requirements and procedures of this chapter.

(b) Home occupations shall meet the following requirements:

(1) No person other than family members residing on the premises may be engaged in the home occupation on the premises.

(2) The appearance of any structure on the premises shall not be altered nor shall the business within any structure be conducted in a manner which would cause the premises to differ from its residential character.

(3) Accessory buildings may be used for the home occupation but the building must comply with the setback and other requirements pertaining to the district in which the building is located.

(4) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference in a radio or television receiver, or which causes fluctuation in the line volts off the premises.

(5) No traffic shall be generated by the operation of the home occupation which is greater, as determined by the Zoning Board of Appeals, than traffic volumes normally expected in the neighborhood.

(6) Off-street parking requirements for the business activity shall apply. There shall be no parking in any front yard.

(7) One non-illuminated sign of not more than six square feet shall be permitted when affixed to the structure, and shall be erected in compliance with the sign regulations of the district.

(8) No space outside of a principal or accessory building shall be used for storage or for any home occupation use.

(9) Not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

(c) The following shall not be considered as home occupations:

- (1) Animal hospital;
- (2) Business school;
- (3) Clinic or medical center;
- (4) Dancing school;
- (5) Mortuary;
- (6) Music school;
- (7) Private club;
- (8) Trailer rental;
- (9) Vehicle, lawn mower repair and service;
- (10) Restaurant;
- (11) Kennel;
- (12) Tourist home;
- (13) Yard, lawn or garage sales.

be amended to read as follows:

1133.02 General Standards

- (a) Home occupations are classified as either home offices or home based businesses.
- (b) Home offices are permitted uses in residentially zoned areas of the Village and are defined at 1105.02(69).
- (c) Home Based Businesses are conditionally permitted uses in residentially zoned areas of the Village and must be approved by the Board of Zoning Appeals in accordance with the requirements and procedures of this chapter.
- (d) Home based businesses shall meet the following requirements:
 - (1) A home based business shall be confined to the dwelling or an accessory building.
 - (2) No more than one additional (non-resident) person, other than persons residing in the dwelling, shall be engaged in the business.
 - (3) The use of the dwelling unit for the home based business shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25% of the floor area of the dwelling shall be used in the conduct of the home based business.
 - (4) There shall be no change to the outside appearance of the dwelling or premises, no outside storage of materials incidental to the home based business, nor other visible evidence of the conduct of such home based business, other than one (1) sign not exceeding two (2) square

feet in area affixed to the dwelling or accessory building and non-illuminated.

- (5) No traffic shall be generated by such home based business in greater volume than would be expected in a residential neighborhood and any need for parking generated by conduct of such home based business shall meet off-street parking requirements as specified in the parking requirement section of the Zoning Ordinance. (Chapter 1121).
- (6) No equipment or process shall be used in such home based business which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or which causes fluctuations in line voltage off the premises.
- (7) The home based business will be evaluated periodically by the Village Utility Department which may require a general service (GS) rate, as determined by the evaluation.


2. All former provisions of any ordinance inconsistent with this Ordinance are hereby expressly repealed.

3. It is found and determined that all formal actions of the Council of the Village of Woodville, Sandusky County, Ohio concerning and relating to the adoption of this ordinance were taken in an open meeting of this Council, and that all deliberations of this Council that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.



Mayor Richard A. Harman

ATTEST:



Barbara J. Runion, Clerk-Treasurer

Suspension of Rules: 8-10-09
Yeas: 6
Nays: 0

Passage: 8-10-09
Yeas: 6
Nays: 0