

ORDINANCE #28-2013

AN ORDINANCE TO AMEND SECTION 1117.08 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF WOODVILLE

WHEREAS, It is the desire of the Zoning Board of Appeals and the Woodville Planning Commission to improve the understanding and administration of the requirements for residential use of corner lots, and

WHEREAS, after holding a public hearing before Council on October 14, 2013, the Woodville Planning Commission recommended that Section 1117.08 of the Village Codified Ordinances be amended as requested and transmitted said recommendation to the Council of the Village of Woodville for consideration, and,

WHEREAS, the Council of the Village of Woodville, concurred with said recommendation by vote at the meeting on October 14, 2013,

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

SECTION 1: Section 1117.08 of the Village of Woodville Codified Ordinances which presently read as follows:

1117.08 SPECIAL YARD REQUIREMENTS.

(a) Lots having frontage on more than one street shall provide the required front yard along the major traveled street and meet one-half of the setback requirement on the other street but in no event less than twenty-five feet on the minor traveled street.

(b) No accessory buildings shall be located in any front or side yard except under unusual circumstances where such activity shall not conflict with the intent and purpose of this Zoning Ordinance; or, where enforcement shall result in extreme hardship. Either exception shall require approval of the Board. Accessory buildings such as garages may be located in the rear yard provided such buildings are set back at least three feet from the side lot lines and six feet from the rear lot lines.

(c) No accessory uses or structures, except off-street parking incident to the principal use, shall be located in any required front yard.

be amended to read:

1117.08 SPECIAL YARD REQUIREMENTS.

(a) Lots having frontage on more than one street shall provide the required front yard along the front lot line and meet one-half of the setback requirement on the other street but in no event less than twenty-five feet for the exterior side yard.

(b) No accessory buildings shall be located in any front or side yard except under unusual circumstances where such activity shall not conflict with the intent and purpose of this Zoning Ordinance; or, where enforcement shall result in extreme hardship. Either exception shall require approval of the Board. Accessory buildings such as garages may be located in the rear yard provided such buildings are set back at least three feet from the interior side lot lines and six feet from the rear lot lines. On corner lots accessory buildings must be set back at least as far as the principal building from the exterior side lot line.

(c) No accessory uses or structures, except off-street parking in driveway incident to the principal use, shall be located in any required front yard or exterior side yard.


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

SECTION 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, Fiscal Officer

1st Reading: 12/9/13
2nd Reading: 12/23/13
3rd Reading: 1/13/14

Passage: 1/13/14
Yeas: 6
Nays 0