

Sponsor: Woolam

ORDINANCE NO. 2018-49

**AN ORDINANCE BY THE CITY OF WELLSTON LEGISLATIVE AUTHORITY
AMENDING RELEVANT SECTIONS OF CHAPTER 153 OF THE WELLSTON CODE**

WHEREAS the City of Wellston Council has established Planning and Zoning regulations for the City of Wellston and have codified those Rules as Chapter 153 of the Wellston Codified Ordinances

WHEREAS the legislative authority for the City has received recommended amendments to various rules and regulations for Chapter 153 of the Wellston Codified Ordinances, specifically Sections 153.293 and Section 153.357, a copy of the proposed amended sections is attached hereto as Exhibit A

WHEREAS the Council has reviewed and given input on the Rules and

WHEREAS the Council has determined that it is in best interest of the health safety and welfare of the inhabitants of the City to adopt the proposed amended Sections of Chapter 153, specifically Sections 153.293 and Section 153.357, a copy of which is attached as Exhibit A

NOW THEREFORE BE IT ORDAINED by the Council that:

Section One: Sections 153.293 and Section 153.357 of Chapter 153 of the Wellston Codified Ordinances as detailed in the attached Exhibit A shall be adopted and hereby codified as Sections 153.293 and Section 153.357 of the Wellston Codified Ordinances and that any prior versions of Sections 153.293 and Section 153.357 are hereby repealed and replaced by the language in the attached Exhibit which is incorporated herein. All other Sections of Chapter 153 shall remain unchanged.

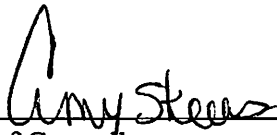
Section Two: It is hereby found and determined that all formal acts of this council concerning and relating to adoption of this Ordinance were adopted in an open meeting of this council and the deliberations of the council and any of its committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

PASSED AND ADOPTED by the legislative authority of the City of Wellston this 3rd day of January, 2018.



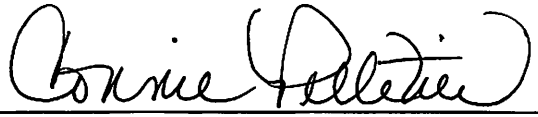
Council President

ATTEST:



Clerk of Council

Approved this 3rd day of January, 2018.



Mayor

Posted _____ through _____ at Piggly Wiggly, Wellston City Hall, Wellston Senior Citizens' Center, the Wellston Public Library and the Post Office.

Prepared by: Randy H. Dupree, Law Director, City of Wellston

“EXHIBIT A”

§ 153.293 DEVELOPMENT STANDARDS.

(A) Minimum lot area: no minimum lot area is required, however, lot area shall be adequate to provide for the required parking and yard areas.

(B) Minimum lot width: 100 feet of frontage on a publicly dedicated and improved street or highway.

(C) Minimum front yard depth: 50 feet.

(D) Minimum side yard:

(1) When abutting a nonresidential zoning district: 20 feet for structures, ten feet for paved areas; or

(2) When abutting a residential zoning district: 40 feet for structures, 35 feet for paved areas.

(E) Minimum rear yard:

(1) When abutting a nonresidential zoning district: 30 feet for structures, ten feet for paved areas; or

(2) When abutting a residential zoning district: 50 feet for structures, 35 feet for paved areas.

(F) Parking and loading: parking and loading requirements shall be as specified in §§ 153.410 through 153.413.

(G) Screening: if side or rear yards are adjacent to property in which single-family residences are a permitted use, the screening of such yards shall be required. Such landscaping shall consist of walls, fences, mounding, natural vegetation or a combination of these elements.

(H) Property maintenance. No owner of a property or structure in the CB District shall, by willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to such property or structure. For the purposes of this division (H), MAINTENANCE AND UPKEEP shall include keeping exterior surfaces free from debris, garbage and noxious weeds, or free from hazardous objects or conditions such as holes, broken concrete, broken glass and dead or dying trees or vegetation.

(I) Trash and garbage control: all trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view.

§ 153.357 DEVELOPMENT STANDARDS.

- (A) The area or parcel of land for a special use shall not be less than that required to adequately provide for the main building, accessory buildings and uses, off-street parking, setbacks, yards and open spaces to accommodate the facility and maintain the character of the neighborhood. The suitability of the area or parcel of land for a permitted special use shall be approved by the Planning and Zoning Board through review of the development plan, pursuant to § 153.359.
- (B) *Property maintenance.* No owner of a property or structure in the SU District shall, by willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to such property or structure. For the purposes of this division (B), ***MAINTENANCE AND UPKEEP*** shall include keeping exterior surfaces free from debris, garbage and noxious weeds, or free from hazardous objects or conditions such as holes, broken concrete, broken glass and dead or dying trees or vegetation.