

Village of Mantua, Ohio
ORDINANCE 2017-07

AN ORDINANCE AMENDING SECTION 610.02 OF THE ZONING ORDINANCES OF THE VILLAGE OF MANTUA RELATING TO SITE PLAN REVIEW.

WHEREAS, the Planning Commission has recommended amending Section 610.02 of the Zoning Code of the Village of Mantua in order to include single-family dwellings in the class of projects requiring site plan review.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Mantua, a majority or more of the members elected thereto concurring that:

SECTION 1. Existing Section 610.02 of the Zoning Ordinances of the Village of Mantua is hereby repealed.

SECTION 2. Section 610.02 of the Zoning Ordinances of the Village of Mantua is hereby enacted as set forth in “Exhibit A”, attached hereto and incorporated herein by reference.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall become effective after public hearing and its passage by Council, at the earliest period allowed by law.

PASSED IN Council this 16th day of May, 2017.

1st Reading: February 21, 2017

Linda Clark, Mayor

2nd Reading: March 21, 2017

3rd Reading: April 18, 2017

ATTEST:

Public Hearing: May 16, 2017

Jenny August, Clerk

Effective: June 15, 2017

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I hereby certify the above Ordinance was duly posted at the five (5) public notice locations in the Village of Mantua, Ohio on the ____ day of _____, 2017.

Jenny August, Clerk

Approved as to Legal Form:

Michele Stuck, Solicitor

“Exhibit A”

Section 610.02 Site Plan Review

The Mantua Village Planning Commission shall conduct a site plan review for the following types of projects and developments:

1. New construction of all uses except accessory or subordinate uses.
2. Conversion of an existing structure to another use, including conversion of a single to two family dwellings.
3. Projects that are contemplating an addition or expansion or change of use which have any of the following effects:
 - a) Increase of floor area of more than 20% of the existing floor area.
 - b) Alterations or re-arrangement of on-site parking which results in a reduction or increase in the number of parking spaces.
 - c) Alteration of traffic flow by way of ingress or egress or within the site itself.
 - d) Construction of public or private off-street parking areas where permitted in this Ordinance.
4. Platted Subdivisions
5. Demolition of Historic Structures

Design standards of Section 610.10 are applicable to the above situations unless otherwise noted.