

**Village of Mantua, Ohio**  
**ORDINANCE 2023-54**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF MANTUA,  
PORTAGE COUNTY, OHIO.**

**WHEREAS**, the Zoning Code of the Village of Mantua has been adopted to protect the public and to promote the health, safety and welfare of the Village of Mantua; and

**WHEREAS**, the Mantua Village Planning Commission has studied the current extent of the “VC” Village Center Zoning District and has determined that the district as a whole does not conform to the stated purpose of the VC District, to wit: “To encourage the development of a compact, mixed-use Village center that serves as the activity center for the community”; and

**WHEREAS**, the Planning Commission has further identified a parcel of land adjacent to the Headwaters Trail and owned by the Ohio Department of Natural Resources which is currently Zoned “Commercial” but would be better suited to an “Open Space Conservation” zoning designation; and

**WHEREAS**, the Planning Commission has recommended the rezoning of 125 parcels within the Village of Mantua to Industrial, Commercial, Open Space Conservation or R-2 Residential, the permanent parcel numbers of which are set forth in “Exhibit A”, and approximate boundaries of the areas to be rezoned shown in “Exhibit B”, both of which are attached hereto and incorporated herein by reference; and

**WHEREAS**, the Council of the Village of Mantua has determined that the health, safety and welfare of the community will be advanced by approving the rezoning recommended by the Mantua Planning Commission; and

**WHEREAS**, in conformity with Sections 640.08 and 640.09 of the Mantua Village Zoning Code and Section 713.12 of the Ohio Revised Code, public hearings on the proposed rezoning have been held by this Council on December 19<sup>th</sup>, 2023 and January 16<sup>th</sup>, 2024 after giving at least thirty days notice of the time and place of such hearings by publication in the Kent-Ravenna Record Courier; and

**WHEREAS**, written notice of the proposed rezoning and related public hearings has been sent by regular US Mail to the owners of the subject parcels at the tax mailing addresses on file with the Portage County Auditor; and

**WHEREAS**, the proposed amendments have been available for public inspection in the office of the Fiscal Officer and on the Village website for at least sixty (60) days prior to approval of this Ordinance.

**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.** This Council hereby accepts and adopts the recommendation and findings of the Mantua Village Planning Commission supporting the proposed rezoning, to wit:

- (1) A stated purpose of the Village Center Zoning District , “To encourage the

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development of a compact, mixed-use Village center that serves as the activity center for the community”, is not currently satisfied by the extensive area presently designated as such;

- (2) Rezoning the parcels as recommended by the Planning Commission would achieve the goal of applying zoning designations consistent with current and potential uses and the uses of surrounding properties and therefore is in the best interests of the Village of Mantua;
- (3) Rezoning certain parcels would eliminate the appearance of spot-zoning.

**SECTION 2.** This Council expressly acknowledges that any lawful use existing at the time of adoption of this Ordinance may continue as a non-conforming use in the district in which it is located so long as it remains otherwise lawful and does not constitute a public nuisance, subject to the provisions of Chapter 420 of the Zoning Code of the Village of Mantua.

**SECTION 3.** The zoning designations of 125 parcels within the Village of Mantua, as identified by their Portage County Permanent Parcel Numbers, are hereby amended as set forth in “Exhibit A”, consisting of four (4) pages, attached hereto and incorporated herein by reference.

**SECTION 4.** the Portage County Geographic Information System Map sections showing the whole or part parcels of land to be rezoned by this Ordinance are attached hereto as “Exhibit B”, consisting of four (4) pages, and incorporated herein by reference.

**SECTION 5.** The Village Administrator is hereby authorized and directed to take all steps necessary to have updated zoning maps generated by the Portage County Regional Planning Commission.

**SECTION 6.** 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 7.** This Ordinance shall become effective after public hearing and its passage by Council, at the earliest period allowed by law.

**PASSED** in Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

1st Reading: \_\_\_\_\_

2nd Reading: \_\_\_\_\_

3rd Reading: \_\_\_\_\_

Public Hearing(s): \_\_\_\_\_

Effective: \_\_\_\_\_

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ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Maryann Fabian, Fiscal Officer

I hereby certify the above Ordinance was duly posted as required pursuant to Mantua Village Codified Ordinances Section 123.01 for no less than two consecutive weeks, beginning on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Maryann Fabian, Fiscal Officer

Approved as to legal form by:

\_\_\_\_\_  
Michele Stuck, Solicitor

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**“Exhibit A”**

The zoning designations of the following lots or portions of lots in the Village of Mantua, Portage County, Ohio, which are currently zoned “Village Center”, are hereby amended as follows:

**In the Northwest Quadrant**

**Amend to R2 Residential:**

**Northwest of the Intersection of Main and High Streets:**

24-034-10-00-065-000  
24-035-20-00-008-000  
24-035-20-00-009-000  
24-035-20-00-010-000  
24-035-20-00-011-000  
24-035-20-00-013-000  
24-035-20-00-014-000  
24-035-20-00-015-000  
24-035-20-00-015-001  
24-035-20-00-016-000  
24-035-20-00-017-000  
24-035-20-00-017-001  
24-035-20-00-018-000  
24-035-20-00-019-000  
24-035-20-00-020-000  
24-035-20-00-021-000  
24-035-20-00-022-000  
24-035-20-00-024-000  
24-035-20-00-025-001  
24-035-20-00-025-002  
24-035-20-00-026-000  
24-035-20-00-028-000

**In the Northeast Quadrant**

**Amend to R2 Residential:**

**Northeast of the Intersection of Main and Woodford:**

24-035-20-00-030-000  
24-035-20-00-031-000  
24-035-20-00-032-000  
24-035-20-00-033-000  
24-035-20-00-034-000  
24-035-20-00-152-000

**Bounded by Main, Woodford, Herald and Walnut:**

24-035-20-00-066-000  
24-035-20-00-067-000  
24-035-20-00-068-000  
24-035-20-00-069-000  
24-035-20-00-070-000  
24-035-20-00-071-000  
24-035-20-00-072-000

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24-035-20-00-073-000  
24-035-20-00-074-000  
24-035-20-00-075-000  
24-035-20-00-076-000  
24-035-20-00-077-000  
24-035-20-00-078-000  
24-035-20-00-079-000  
24-035-20-00-080-000  
24-035-20-00-081-000  
24-035-20-00-082-000  
24-035-20-00-083-000

**Bounded by Main, Walnut, Herald and High:**

24-035-20-00-093-000  
24-035-20-00-094-000  
24-035-20-00-096-000  
24-035-20-00-097-000  
24-035-20-00-100-000  
24-035-20-00-102-000  
24-035-20-00-105-002  
24-035-20-00-105-005  
24-035-20-00-105-006  
24-035-20-00-108-000  
24-035-20-00-129-000  
24-035-20-00-134-000

**In the Southwest Quadrant**

**Amend to R2 Residential:**

**1. Bounded by Maple, High, Main and Franklin:**

24-041-14-00-058-000  
24-041-14-00-059-000  
24-041-14-00-060-000  
24-041-14-00-061-000  
24-041-14-00-062-000

**2. Bounded by Maple, Franklin, Main and West Prospect:**

24-041-14-00-039-000  
24-041-14-00-041-000 **only that portion north of a line extending east  
from the northern lot line of 24-041-14-00-055-000.**  
24-041-14-00-049-000  
24-041-14-00-050-000  
24-041-14-00-051-000  
24-041-14-00-053-001  
24-041-14-00-055-000

**3. Fronting on the south side of West Prospect Street:**

24-041-14-00-097-000

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**Amend to Industrial:**

24-041-14-00-069-000  
24-041-14-00-073-000  
24-041-14-00-075-000  
24-041-14-00-076-000  
24-041-14-00-077-000  
24-041-14-00-079-000

**In the Southeast Quadrant**

**Amend to R2 Residential:**

**1. Bounded by First, High, Second and Franklin:**

24-041-13-00-008-000  
24-041-13-00-009-000  
24-041-13-00-010-000  
24-041-13-00-011-000  
24-041-13-00-012-000  
24-041-13-00-013-000  
24-041-13-00-014-000  
24-041-13-00-015-000

**2. Bounded by Herald, High, Prospect and Franklin:**

24-041-13-00-023-000  
24-041-13-00-024-000  
24-041-13-00-024-001  
24-041-13-00-025-000  
24-041-13-00-026-000  
24-041-13-00-028-000  
**24-041-13-00-028-001**

**3. Bounded by First, Franklin Second and Prospect**

24-041-13-00-063-000  
24-041-13-00-064-000  
24-041-13-00-065-000  
24-041-13-00-066-000  
24-041-13-00-067-000

**4. Bounded by Second, Franklin, Herald and Prospect:**

24-041-13-00-068-000  
24-041-13-00-069-000  
24-041-13-00-069-001  
24-041-13-00-070-000  
24-041-13-00-070-001  
24-041-13-00-071-000

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**5. Bounded by Herald, Franklin and Prospect:**

24-041-13-00-072-000  
24-041-13-00-073-000  
24-041-13-00-073-001  
24-041-13-00-074-000

**Amend to Commercial:**

24-041-13-00-080-000  
24-041-13-00-081-000  
24-041-13-00-082-000 to the west bank of the Cuyahoga River  
24-041-13-00-086-000  
24-041-13-00-087-000  
24-041-13-00-088-000  
24-041-13-00-090-000  
24-041-13-00-091-000  
24-041-13-00-092-000  
24-041-13-00-094-002  
24-041-13-00-101-002 to the north bank of the Cuyahoga River  
24-041-13-00-101-006 to the north bank of the Cuyahoga River  
24-041-13-00-101-007  
24-041-13-00-103-000

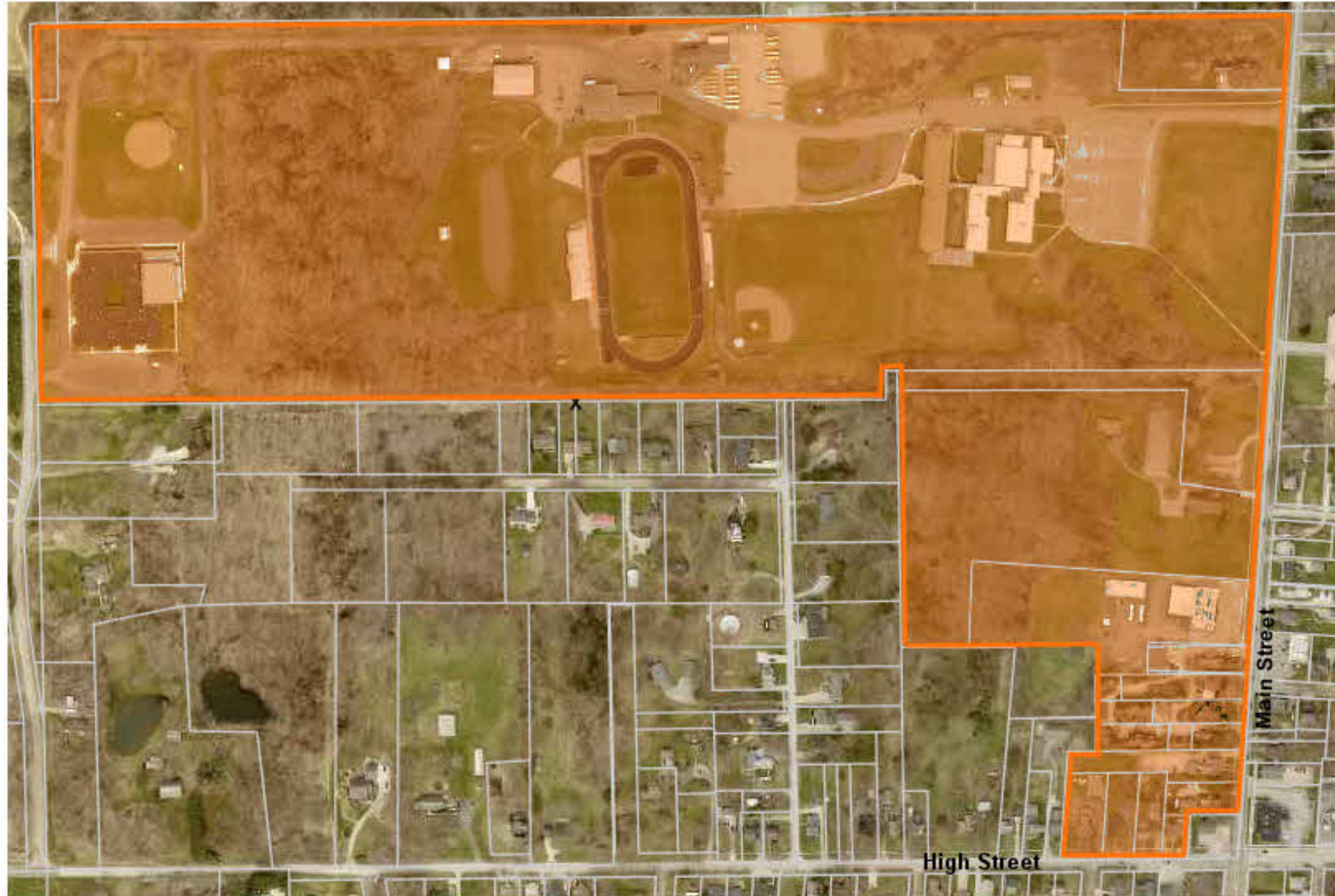
**Amend to Open Space Conservation:**

24-041-13-00-094-001  
24-041-13-00-101-003  
24-041-13-00-101-004

**Amend from Commercial to Open Space Conservation:**

24-041-30-00-001-000

# Mantua Village Zoning Map Amendments Northwest Quadrant



**Legend:**

**Amend to R2 Residential**

**Amend to Open Space Conservation**

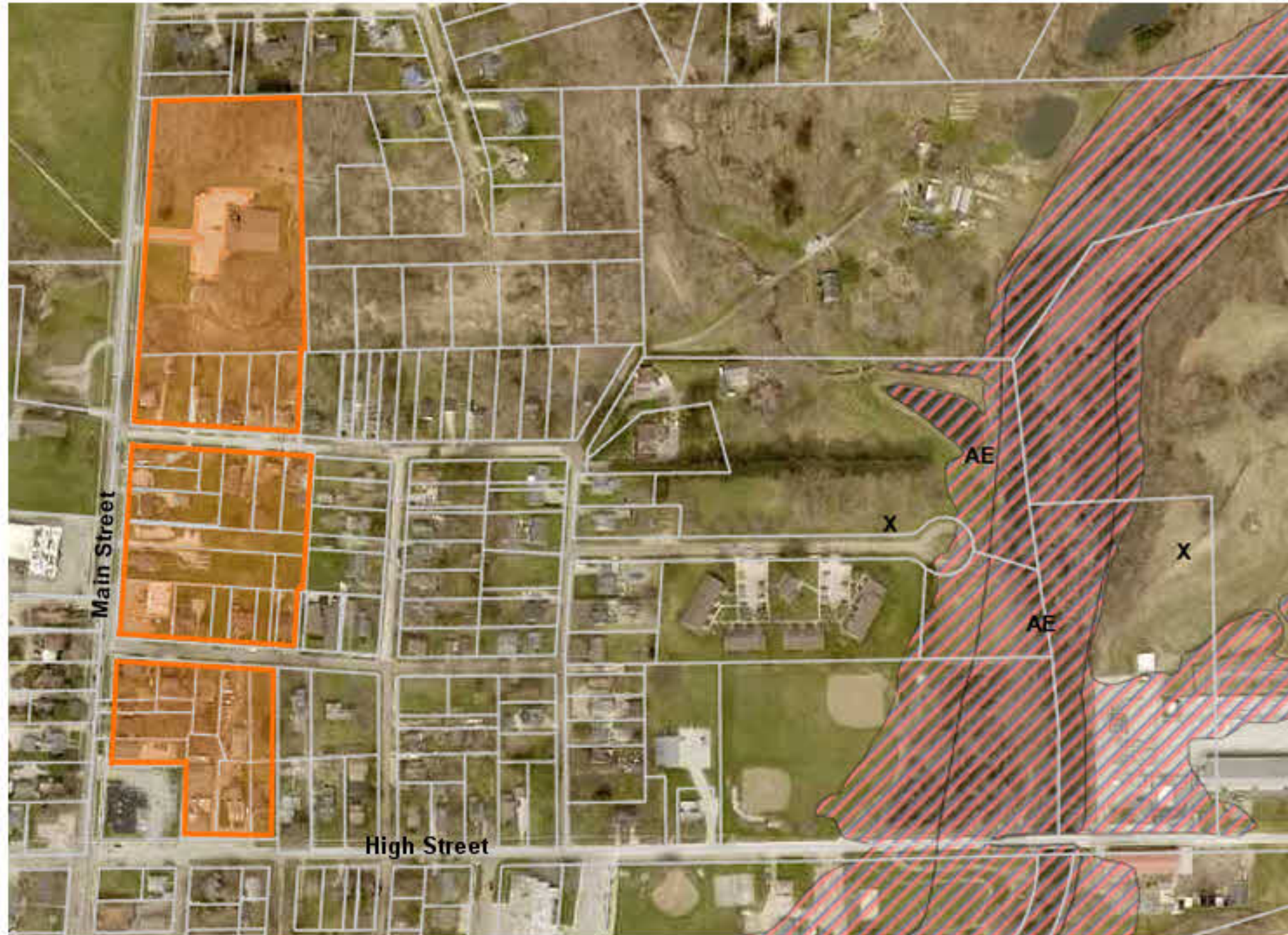
**Amend to Commercial**

**Amend to Industrial**

**FEMA Floodplain 2017**

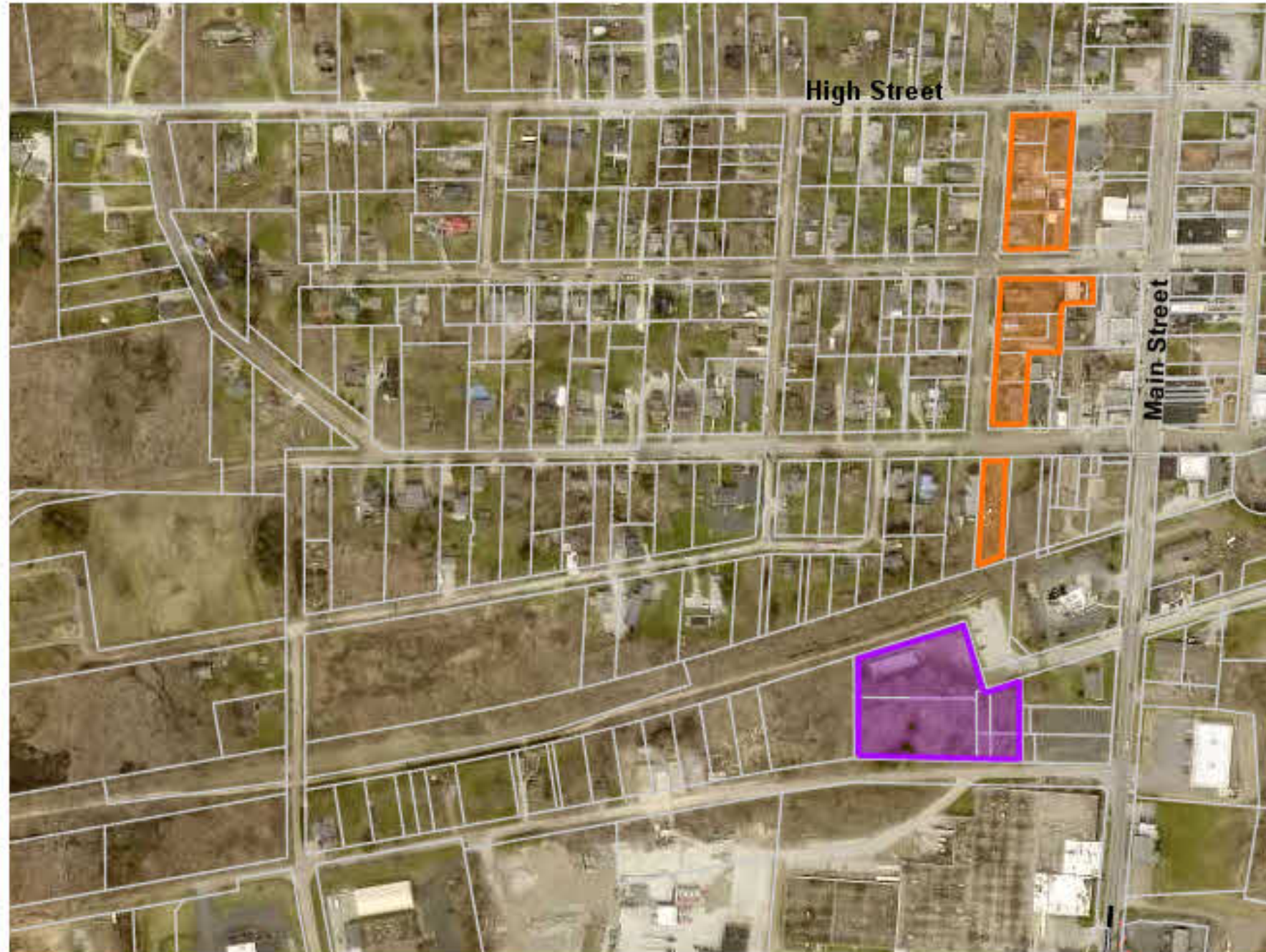







# Mantua Village Zoning Map Amendments Northeast Quadrant



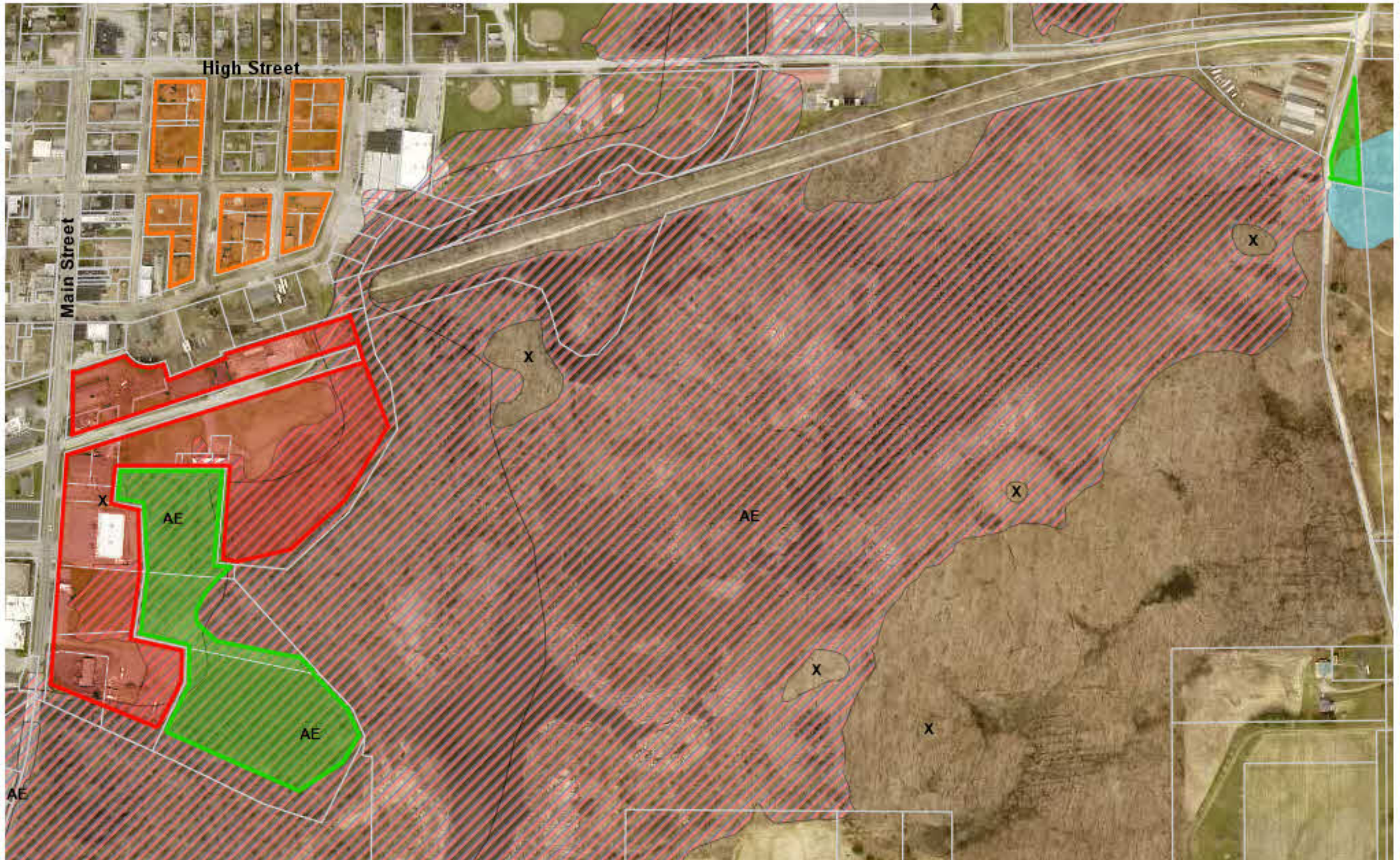
- Legend:**
- Amend to R2 Residential
  - Amend to Open Space Conservation
  - Amend to Commercial
  - Amend to Industrial
  - FEMA Floodplain 2017


# Mantua Village Zoning Map Amendments Southwest Quadrant



- Legend:**
- |                                                                                                                      |                                                                                                           |                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Amend to R2 Residential          |  Amend to Commercial |  FEMA Floodplain 2017 |
|  Amend to Open Space Conservation |  Amend to Industrial |                                                                                                            |

# Mantua Village Zoning Map Amendments Southeast Quadrant



- Legend:**
- |                                                                                                                      |                                                                                                           |                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Amend to R2 Residential          |  Amend to Commercial |  FEMA Floodplain 2017 |
|  Amend to Open Space Conservation |  Amend to Industrial |                                                                                                            |