

Village of Mantua, Ohio
ORDINANCE 2024-28

AN ORDINANCE AMENDING SCHEDULE 410.01 AND SECTION 410.04 OF THE ZONING ORDINANCES OF THE VILLAGE OF MANTUA RELATING TO FENCE SETBACKS AND HOME OCCUPATIONS.

WHEREAS, the Planning Commission has recommended amendments to the regulations pertaining to setbacks for fences and to home occupations; and

WHEREAS, this Council now wishes to amend Schedule 410.01 and Section 410.04 of the Zoning Code of the Village of Mantua in order to address this recommendation.

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 Existing Schedule 410.01 and Section 410.04 of the Zoning Ordinances of the Village of Mantua are hereby repealed.

SECTION 2. Schedule 410.01 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. Section 410.04 of the Zoning Ordinances of the Village of Mantua is hereby enacted as set forth in “Exhibit B”, attached hereto and incorporated herein by reference.

SECTION 4. 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 5. This Ordinance shall become effective after public hearing and its passage by Council, at the earliest period allowed by law.

PASSED in Council this 17th day of September, 2024.

1st Reading: June 18, 2024

2nd Reading: July 16, 2024

3rd Reading: September 17, 2024

Public Hearing: September 17, 2024

Effective: October 17, 2024

Village of Mantua, Ohio
ORDINANCE 2024-28

ATTEST:

Tammy Meyer, 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:

William Mason, Solicitor

**Village of Mantua, Ohio
ORDINANCE 2024-28**

“Exhibit A”

Schedule 410.01

Structure or Use ¹	Yard Permitted	Setback from Lot Line		
		Front	Side	Rear
1. Detached accessory buildings ²	Rear	NA	3 ft.	3 ft.
2. Driveways	Front, side, rear	NA	3 ft.	3 ft.
3. Fences, walls	Front, side, rear	0 ft. from street ROW ³	0 ft.	0 ft.
4. Refuse storage and collection areas	Rear	NA	4 ft.	4 ft.
5. Roadside stands	Front	NA	30 ft.	30 ft.
6. Swimming pools, community	Rear	NA	50 ft.	50 ft.
7. Swimming pools, private ⁴	Rear	NA	10 ft.	10 ft.
8. Terraces, uncovered porches, platforms, decks, ornamental features that do not extend more than 2 feet above the ground	Side, rear	NA	10 ft.	10 ft.

(a) ¹ Applies to those uses not on a foundation as well.

(b) ² Accessory buildings in the Commercial and Light Industrial District shall conform to all lot and setback requirements for principal buildings in the District in which the lot is located and shall be subject to site plan review.

³ Subject to the restrictions of Section 400.10.

⁴ Includes decks around pools and platforms.

Village of Mantua, Ohio
ORDINANCE 2024-28

“Exhibit B”

Section 410.04 Home Occupations

Home occupations are regulated in order to ensure that their external effects are not inappropriate to their location in residential districts.

- A. The home occupation shall be clearly incidental and secondary in importance to the use of the property for dwelling purposes.
- B. The entrepreneur of every home occupation shall reside on the property at which the business operates.
- C. All business activities of the home occupation shall be conducted entirely within a completely enclosed structure, other than agriculture.
- D. No outdoor display or storage of materials, goods, supplies or equipment shall be allowed.
- E. There shall be no advertising, displays or other indications of a home occupation in the yard, on the exterior of the dwelling unit or visible from the exterior of the dwelling unit, with the exception of the placement of one (1) sign that complies with all of the requirements of Chapter 450.
- F. The activity should not generate any noise, vibrations, smoke, dust, odors, heat, or glare that would exceed that normally produced by a dwelling unit in a residential zoning district.
- G. No toxic, explosive, flammable, radioactive or otherwise hazardous materials, nor any excessive waste materials whatsoever shall be used, sold, or stored on the site. However, such materials common to ordinary household use are permitted, provided the quantity of such materials does not exceed that found in ordinary household use.
- H. All parking related to the home occupation shall be off-street.