

ORDINANCE NO. 17-3548

AN ORDINANCE AMENDING 153.102 OF THE CODE OF ORDINANCES TO ALLOW SINGLE FAMILY DWELLING UNITS AS A CONDITIONAL USE IN THE C-2 HIGHWAY COMMERCIAL DISTRICT

WHEREAS, the Village of Silverton regulates land use through the Zoning Code, which includes the types of land uses permitted in different zoning districts established inside the corporate limits of Silverton; and

WHEREAS, the Village of Silverton has established a C-2 Highway Commercial District in the southeast portion of the corporate limits which includes all portions of the Silverton community near Interstate 71; and

WHEREAS, the uses of property in the C-2 Highway Commercial District are the most intensive in the corporate limits of Silverton because of its general proximity to I-71; and

WHEREAS, several single family homes exist in the C-2 Highway Commercial District that are legal non-conforming uses and are thus prohibited from expanding or adding on to these homes; and

WHEREAS, the Planning Commission conducted a public hearing on a proposed amendment to the Zoning Code to allow single family homes as a conditional use in the C-2 Highway Commercial District. The Planning Commission's public hearing was held on Thursday, March 16, 2017, and afterwards the Commission made a recommendation to Village Council to allow single family dwelling units in the C-2 Highway Commercial District; and

WHEREAS, Village Council conducted a public hearing on the Planning Commission's recommendation on March 16, 2017.

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Silverton, Ohio, that:

SECTION I. To add Section: "Section 153.102 (9) of the Municipal Code of Ordinances, which is to be added o and amends the Municipal Code of Ordinances, reads as follows:

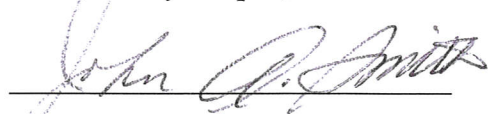
(9) Single-family dwelling units.

SECTION II. This Ordinance shall take effect and be in force from and after its passage and approval at the earliest time provided by law.

First reading April 6, 2017.

Second reading April 20, 2017.

PASSED this 20th day of April, 2017.



John A. Smith, Mayor

ATTEST:



Thomas M. Carroll, Village Manager

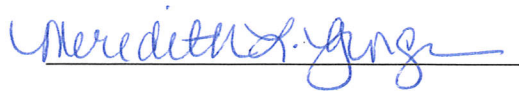
Approved as to form:



Bryan E. Pacheco, Village Solicitor

CERTIFICATION:

I, Meredith L. George, Clerk of Council of the Village of Silverton, County of Hamilton, State of Ohio; do hereby certify that there is no newspaper published in said municipality and that publication of the foregoing Ordinance No. 17-3548 has been duly made by posting true copies in three (3) of the most public places in said municipality, as determined by Council as follows: 1) Parkview Lane at Railroad; 2) Silverton Municipal Building and 3) The Village of Silverton's Website. Said posting was for a period of fifteen days commencing April 24, 2017.



Meredith L. George, Clerk of Council of Silverton, Ohio