

ORDINANCE NO. 20-3639

AN ORDINANCE ESTABLISHING §153.092 (12) AND AMENDING §153.177 (C) OF THE CODE OF ORDINANCES TO ALLOW PRIVATE PARKING LOTS AS A CONDITIONAL USE IN THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

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

WHEREAS, the Village of Silverton has established a C-1 Neighborhood Commercial District in the center of the corporate limits which includes most portions of the Silverton community along Montgomery and Plainfield Roads; and

WHEREAS, §153.177 (C) requires all parking spaces for commercial uses in the C-1 and C-2 shall be provided on the same parcel for which the principal structure is located and outside any public rights-of-way. While this is feasible for many properties in the C-1, it is not feasible for all properties. The requirement for on-site parking may thus limit the ability of some properties in the C-1 District to be redeveloped; and

WHEREAS, Village Council adopted a resolution on October 3, 2019 to refer a zoning text amendment to the Planning Commission that would allow a property in the C-1 District to be used solely for private parking in support of another approved land use on a different parcel of land in the C-1; and

WHEREAS, the Planning Commission conducted a public hearing on a proposed amendment to the Zoning Code to allow private parking lots as a conditional use in the C-1 Neighborhood Commercial District for an approved land use. The Planning Commission's public hearing was held on November 21, 2019, and afterwards the Commission made a recommendation to Village Council to allow private parking lots in the C-1 Neighborhood Commercial District as a conditional use; and

WHEREAS, Village Council conducted a public hearing on the Planning Commission's recommendation on February 6, 2020.

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

SECTION I. To add a section: "Section 153.092 (12) of the Municipal Code of Ordinances, which is to be added to and amends the Municipal Code of Ordinances, reads as follows:

(12) A private parking lot providing required parking spaces for an otherwise permitted land use on an unattached parcel."

SECTION II. To amend a section: "Section 153.177 (C), of the Municipal Code of Ordinances, is amended to read as follows:

(C) Standards for parking lots located in C-1 and C-2 Districts. All off-street parking spaces for parking lots located within the C-1 and C-2 Districts shall be provided on the same parcel for which the principal structure is located and outside any public rights-of-way,

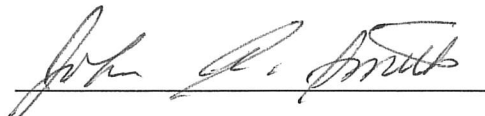
unless otherwise exempted pursuant to §153.092 (12). Off-street parking in the G-1 District shall not be located in any front yard area. Off-street parking in the G-2 District may be permitted in the front yard area subject to all street frontage landscaping requirements provided for in this subchapter. Parking may be located on a parcel abutting the parcel served, subject to a recorded reciprocal parking and access easement.”

SECTION III. 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 January 16, 2020.

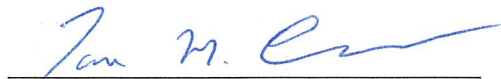
Second reading February 6, 2020.

PASSED this 6th day of February, 2019.



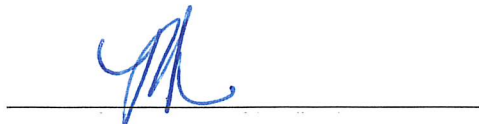
John A. Smith, Mayor

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. 20-3639 has been duly made by posting true copies in two (2) places that are accessible by the public in said municipality, as determined by Council as follows: 1) Silverton Town Hall lobby area and Council Chambers foyer; and 2) Silverton's official website. Said posting was for a period of fifteen days commencing February 10, 2020.



Meredith L. George
Clerk of Council of Silverton, Ohio