

AN ORDINANCE AMENDING VILLAGE ZONING ORDINANCE #19-97 REGARDING PERMITTED RESIDENTIAL “R-1” DISTRICT USES IN COMMERCIAL DISTRICT “C”; AND COMMERCIAL DISTRICT “C” USES IN LIGHT INDUSTRIAL/MANUFACTURING DISTRICT “I-1” AND HEAVY OR GENERAL INDUSTRIAL/MANUFACTURING DISTRICT “I-2”

WHEREAS, the current zoning ordinance of the Village of Weston does not permit Residential “R-1” uses/dwelling in Commercial Districts “C”; and does not permit Commercial District uses in Light Industrial/Manufacturing “I-1” and Heavy or General Industrial/Manufacturing District “I-2”; and

WHEREAS, the Council of the Village of Weston has determined that the public welfare and good zoning practices require the creation of additional provisions regarding Residential “R-1” uses/dwelling in Commercial Districts “C”; and Commercial District “C” uses in Light Industrial/Manufacturing “I-1” and Heavy or General Industrial/Manufacturing Districts “I-2”; and

WHEREAS, the Village of Weston Planning Commission has recommended the creation of additional provisions regarding Residential “R-1” uses/dwelling in Commercial Districts “C”; and Commercial District “C” uses in Light Industrial/Manufacturing “I-1” and Heavy or General Industrial/Manufacturing Districts “I-2; and

WHEREAS, the Planning Commission and Council of the Village of Weston have conducted appropriate proceedings and hearings regarding the proposed amendment of creating additional provisions regarding Residential “R-1” uses/dwelling in Commercial Districts “C”; and Commercial District “C” uses in Light Industrial/Manufacturing “I-1” and Heavy or General Industrial/Manufacturing Districts “I-2.

NOW THEREFORE, BE IT ORDAINED BY COUNCIL OF THE VILLAGE OF WESTON, COUNTY OF WOOD AND STATE OF OHIO:

Section 1: That the following **CAPITALIZED BOLD PROVISION** shall be language added to the current zoning ordinance in this Amendment to the Village’s Comprehensive Zoning Ordinance:

D. “C” COMMERCIAL DISTRICT

The following uses are permitted in “C” Commercial District:

...

**8. ANY USES/DWELLINGS PERMITTED IN THE RESIDENTIAL DISTRICT “R-1”**

...

E. “I-1” LIGHT INDUSTRIAL/MANUFACTURING DISTRICT

1.Purpose

...

2.Permitted Uses

A building or lot within the I-1 District may be used only for the following purposes:

...

**16. ANY USE PERMITTED IN “C” COMMERCIAL DISTRICT NOT INCLUDING “R2” RESIDENTIAL MULTIPLE HOUSING DISTRICT AND “R1” RESIDENTIAL DISTRICT. HOWEVER, IF USED FOR COMMERCIAL “C” PURPOSES WHILE LOCATED IN AN “I-1” DISTRICT, IT MUST FOLLOW ALL REQUIREMENTS SET FORTH IN SUBSECTION D- “COMMERCIAL DISTRICT.”**

...

F. “I-2” HEAVY OR GENERAL INDUSTRIAL/MANUFACTURING DISTRICT

1.Purpose

...

2.Permitted Uses

Buildings or lots within I-2 Districts shall include but not be limited to the following:

...

**18. ANY USE PERMITTED IN “C” COMMERCIAL DISTRICT NOT INCLUDING “R2” RESIDENTIAL MULTIPLE HOUSING DISTRICT AND “R1” RESIDENTIAL DISTRICT. HOWEVER, IF USED FOR COMMERCIAL PURPOSES “C” WHILE IN LOCATED IN AN “I-2” DISTRICT, IT MUST FOLLOW ALL REQUIREMENTS SET FORTH IN SUBSECTION D- “COMMERCIAL DISTRICT.”**

...

Section 2: That the following **CAPITALIZED BOLD PROVISION** shall be language added to the current zoning ordinance in this Amendment to the Village’s Comprehensive Zoning Ordinance

F. “I-2” HEAVY OR GENERAL INDUSTRIAL/MANUFACTURING DISTRICT

**CURRENT:**

1.Purpose

The purpose of this District is to provide for the development of industries which require large parcels for segregation from residential and commercial districts and which are not suitable for I-1 districts due to noise, odor, smoke, or storage requirements inherent in the operation.

...

**AMENDED:**

*1.Purpose*

***THE PURPOSE OF THIS DISTRICT IS TO PROVIDE FOR THE DEVELOPMENT OF INDUSTRIES WHICH REQUIRE LARGE PARCELS FOR SEGREGATION FROM RESIDENTIAL WHICH ARE NOT SUITABLE FOR I-1 DISTRICTS DUE TO NOISE, ODOR, SMOKE, OR STORAGE REQUIREMENTS INHERENT IN THE OPERATION.***

...

Section 3: That the Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of the Council and that all deliberations of the council and its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: That this Ordinance shall be effective from and after its passage at the earliest period allowed by law and shall not affect any preexisting Permanent Accessory Buildings.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_

CLERK

CERTIFICATION

I hereby certify that there is no newspaper printed in said municipality, and that the publication of the foregoing Ordinance No. \_\_\_\_\_ was duly made by posting a true copy thereof on [www.westonohio.org](http://www.westonohio.org) and five (5) of the most public places in said Weston, Ohio, as determined by Council, as follows:

Weston Public Library  
Weston Market

Weston Post Office

Weston Marathon  
Village Administrative Offices

for period \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
CLERK, Stephanie Monts