

RECORD OF ORDINANCES

FILED  
MAY 16 2022  
LICKING COUNTY COMMISSIONERS

Ordinance No. \_\_\_\_\_ Passed

ORDINANCE 07-22

An ordinance to establish zoning for a ten-acre parcel adjacent to the eastern boundary of the Village of Hebron located at parcel number: 073-329550-00.001 otherwise known as 3480 National Road, Hebron, Ohio 43025 upon the effective date of its annexation into the Village of Hebron, and zoning the parcel M-2 Manufacturing

Whereas, Council has received notice of the filing of an Expedited Type II Annexation Petition for the annexation of ten acres, more or less, from Union Township to the Village of Hebron; and

Whereas, the recommended zoning for the parcel is M-2 Manufacturing;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF HEBRON, STATE OF OHIO, WITH A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

Section 1. That, upon the effective date of the annexation, the zoning in said annexed parcel will be revised by establishing the zoning of certain contiguous territory from Union Township to the Village of Hebron, as filed by Leslie S. Johnson, Agent for the Petitioners, containing ten acres, more or less, as more clearly defined in the petition. Therefore, upon the effective date of the annexation, the zoning for said property will be M-2 Manufacturing.

Section 2. That all height, setback and side lot restrictions and requirements of the Hebron Zoning Ordinance, as amended, shall be complied with, and no building or structure shall be erected on the property herein rezoned that is not in full and complete compliance with said Hebron Zoning Ordinance, as amended, and no use shall be made of any building erected thereon which is not in full and complete compliance with the Hebron Zoning Ordinance or other regulations.

Section 3: At the time of execution of this ordinance parcels 073-329550-00.001 is a residential lot with the back eight acres tillable soil, as a result, the lot shall be deemed an "open space" buffer pursuant to R.C. 709.023(C). Said buffer shall be deemed sufficient until the parcel is developed, or industrial storage is located thereon at such time the property owner will be required to comply with the buffer zone requirements of 709.023(C).

Section 4. That the Hebron Community Development Coordinator be, and she hereby is, authorized and directed to make the said change on the said original Zoning Map in the Office of Planning and Zoning.

Section 5. That this Ordinance shall take effect at the earliest time allowed by law.

Passed this 11th day of May, 2022

  
JAMES LAYTON, MAYOR

  
DEBROAH MORGAN, VILLAGE FISCAL OFFICER

APPROVED AS TO FORM: Wesley K. Untied, Village Solicitor

# RECORD OF ORDINANCES

BARRETT BROTHERS - DAYTON, OHIO

Form 6220S

Ordinance No. \_\_\_\_\_, Passed \_\_\_\_\_,

Certificate of Recording Officer

I, the undersigned, hereby certify that the foregoing is a true and correct copy of the Ordinance adopted by the Village of Hebron, Ohio held on the 11 day of April, 2022, and that I am duly authorized to execute this certificate.

  
Deborah Morgan, Fiscal Officer

