

ORDINANCE 11-21

AN ORDINANCE AMENDING SECTION 1135.03 (CONDITIONAL USES IN THE GENERAL COMMERCIAL (“GC”) ZONING DISTRICT) OF THE PLANNING AND ZONING CODE OF THE VILLAGE OF HEBRON, OHIO.

WHEREAS, pursuant to the procedures set forth in Chapter 1111 of the Village of Hebron Planning and Zoning Code, the Village of Hebron Planning and Zoning Board has recommended amending Section 1135.03 of the Zoning Code (Conditional Uses in the General Commercial (“GC”) Zoning District) to remove self-storage facilities as an allowable conditional use in the GC Zoning District; and

WHEREAS, in accordance with the notice and hearing procedures required by Chapter 1111 of the Zoning Code, Village Council has reviewed the recommendation of the Planning and Zoning Board and desires to adopt the recommendation removing self-storage facilities as an allowable conditional use in the GC Zoning District, in order to uphold the general intent of the GC Zoning District and to preserve the best interests of the Village of Hebron’s future planning efforts for all residents; and

WHEREAS, Council for the Village of Hebron now hereby desires to amend Section 1135.03 of the Zoning Code (Conditional Uses in the General Commercial (“GC”) Zoning District) to remove self-storage facilities as an allowable conditional use in the GC Zoning District.

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

Section I: Section 1135.03 of the Village of Hebron Planning and Zoning Code shall be amended to read as follows:

1135.03 CONDITIONAL USES.

The following conditional uses are allowed in the General Commercial District (GC) subject to approval in accordance with Chapter 1113:

- (a) Drive-In Facility or Open Display. Drive-in, outdoor service, or open display facility, developed in association with a principal permitted use.
- (b) Residential. Living quarters as an integral part of and subordinate to a principal permitted use.
- (c) Gasoline Stations.
- (d) Used Vehicle Sales. The business of selling used or previously owned motorized vehicles and recreational vehicles.
- (e) Recreation. Theaters, dance halls, dance studios, dance schools, bowling, swimming pools, and skating rinks.
- (f) Hotels and Motels. Lodging facilities and subordinate eating and drinking facilities and recreational facilities, provided that the minimum lot area is two (2) acres.
- (g) Automobile Parking Lots.
- (h) Private Assembly Halls.
- (i) Significant Developments. Any proposed structure in the General Commercial District (GC) that contains at least fifty thousand (50,000) square feet of gross floor area shall be considered a Significant Development and may be allowed as a conditional use subject to approval in accordance with Chapter 1113.
- (j) Establishments Providing Commercial Vehicle Parking. Any business or establishment which provides for the parking of commercial vehicles, trucks, semi-trucks, or commercial trailers shall be a conditional use and only permitted upon approval of the Planning and Zoning Board and upon meeting the provisions of Chapter 1113.

(k) Truck Stops. Any establishment which provides service, fueling, restaurant, personal services, overnight sleeping in vehicles, lodging facilities, or repairing of commercial vehicles, commonly known as a truck stop.

(l) Retail Stores not falling under any category specified by Section 1135.02.

Section II: All other sections and sub-sections of Chapter 1135 not addressed herein shall remain unchanged, in effect, valid, and enforceable.

Section III: 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 Council and that all deliberations of the Council and any of the decision-making bodies of the Village of Hebron which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section IV: Any contrary and inconsistent ordinances are hereby repealed.

Section V: This ordinance shall become effective at the earliest period allowed by law.

Passed this 14th day of July, 2021.

(on file)
JAMES LAYTON, MAYOR

(on file)
DEBORAH MORGAN, FISCAL OFFICER

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