

RECORD OF ORDINANCES

Ordinance No. _____

Passed _____

ORDINANCE No. 18-23

An ordinance to establish zoning for a 21.43 acres parcel adjacent to the southern boundary of the Village of Hebron located at parcel number: 073-330558-00.000 upon the effective date of its annexation into the Village of Hebron.

Whereas, Council has received notice of the filing of an Expedited Type II Annexation Petition for the annexation of 21.43 acres from Union Township to the Village of Hebron; and

Whereas, it is contemplated that the property may be rezoned when it is annexed into the Village.

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 may be revised by establishing the zoning of certain contiguous territory from Union Township to the Village of Hebron, as filed by Connie J. Klema, Agent for the Petitioners, containing 21.43 acres, more or less, as more clearly defined in the petition. Therefore, upon the effective date of the annexation, the zoning for said property may be revised and the zoning map will be amended to incorporate said new parcel.

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 parcel number 073-330558-00.000 is an agricultural lot with 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 until said parcel is developed, 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 14th day of June, 2023


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 on the 4th day of June, 2023, and that I am duly authorized to execute this certificate.


Deborah Morgan, Village Fiscal Officer