

ORDINANCE NO. 29 - 2015

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES
OF MADISON VILLAGE, OHIO, PART SEVEN – PLANNING
AND ZONING, SECTION 5.2, TO REDUCE THE MINIMUM FLOOR
AREA REQUIRED FOR SINGLE FAMILY DETACHED RESIDENCES
LOCATED IN AN R-3, MULTIPLE FAMILY RESIDENCE DISTRICT.**

WHEREAS, upon application of the owner of certain lands within the Village now zoned R-3, Multiple Family Residence District, the Planning and Zoning Commission at its regular meeting held on May 11, 2015 by unanimous 4-0 vote recommended adoption of the requested Code amendment which would (i) reduce the minimum floor area required for single story detached residences from the current 1,700 square feet to 1,400 square feet, and (ii) reduce the minimum floor area required for multi-story detached residences from the current 1,900 square feet to 1,600 square feet; and

WHEREAS, pursuant to Art. 18, § 18.4 of the Zoning Code, the Council has conducted the required public hearing after timely publication notice; and

WHEREAS, upon consideration of the recommendation made by the Planning and Zoning Commission, public comments presented, and having given the matter its independent consideration, the Council finds that it is in the public interest, health and welfare, and consistent with good zoning practice to amend the Zoning Code to reduce the required minimum floor area for single family detached residences located within an R-3 zoning district.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF MADISON, COUNTY OF LAKE, STATE OF OHIO, THAT:

SECTION 1. That § 5.2 of the Codified Ordinances of Madison Village, Ohio, Part Seven - Planning and Zoning, is hereby amended as shown herein below with the current minimum floor area requirements stricken (to wit: ~~xxx~~) to be amended and replaced with the new minimum floor area requirement shown in bold text (to wit: **xxxx**):

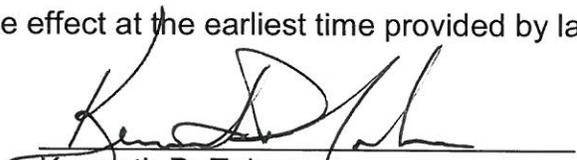
DISTRICT SYMBOL:	A-1	R-1	R-2	R-3 Single Family	R-3 Two Family
⁽¹⁾ Maximum height of buildings (in stories)	2.5	2.5	2.5	2.5	2.5
⁽²⁾ Maximum height of buildings (in feet)	35	35	35	35	35
⁽³⁾ Minimum depth of front yard from right-of-way (in feet) (except, see fn. 1)	75	40	40	40	40
⁽⁴⁾ Minimum width of either side yard (in feet)	50	15	15	15	15
⁽⁵⁾ Minimum depth of rear yard (in feet)	50	40	45	40	40
⁽⁶⁾ Minimum lot area per dwelling unit (in square feet)	43,560	20,000	20,000	20,000	12,350
⁽⁷⁾ Minimum lot frontage (in feet)	175	100	100	100	100
⁽⁸⁾ Minimum residential floor area, one (1) level building only (in square feet)	1,500	1,700	1,700	1,700 1,400	N/A
⁽⁹⁾ Minimum residential floor area, more than one (1) level, but no more than three (3) (in square feet)	1,800	1,900	1,900	1,900 1,600	N/A
⁽¹⁰⁾ Minimum residential floor area, per dwelling (in square feet)	N/A	N/A	N/A	1,400	1,400
⁽¹¹⁾ Minimum distance between buildings (in feet)	N/A	N/A	N/A	30	30

SECTION 2. The replacement Code page to be published in accordance with law is attached hereto as Exhibit 1.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including § 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect at the earliest time provided by law.

PASSED: 7-6-2015



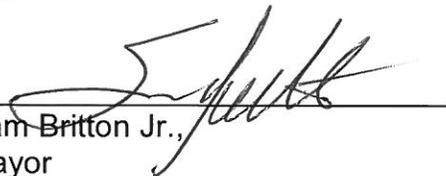
 Kenneth D. Takacs,
 President of Council

Attested:



Kristie M. Crockett,
Fiscal Officer / Clerk of Council

Approved:



Sam Britton Jr.,
Mayor

7/6/15
Date