

ORDINANCE NO. 2020-12

**AN ORDINANCE
AMENDING SUBSECTION (c) OF SECTION 1141.15 OF
THE CODIFIED ORDINANCES OF THE VILLAGE OF
WAITE HILL, OHIO, ACCESSORY STRUCTURES AND
BUILDINGS TO INCLUDE ACCESSORY BUILDINGS,
AND REPEALING CERTAIN ORDINANCES.**

WHEREAS, Council desires to clarify the definition of buildings as it relates to Section 1141.15 Accessory Uses and Structures of the Codified Ordinances of the Village of Waite Hill; and

WHEREAS, this Ordinance has been referred to the Planning and Zoning Commission for report and recommendation; and

WHEREAS, Council has duly noticed and held a public hearing regarding the proposed amendment to the zoning code.

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

SECTION 1. That existing Section 1141.15(c), “Accessory Structures and Buildings” of the Codified Ordinances of the Village of Waite Hill is amended as follows:

“1141.15 ACCESSORY USES AND ACCESSORY STRUCTURES.

Accessory uses, buildings, and structures permitted in residential districts and associated with a one-family detached dwelling, shall conform to the location, coverage, area, and maintenance standards contained in this Section and this Code. No accessory building or use shall be established on a lot unless a principal building or use has first been established on the lot in conformance with all applicable provisions of this Zoning Code. No accessory building shall be used, enlarged, restored or maintained in such a manner as to become the main or principal use, nor shall such use be designated as an accessory use for the purpose of avoiding the intent and purpose of any provision of this Zoning Code.

(c) Accessory Structures and Accessory Buildings. The total of all accessory structures and accessory buildings, excluding corrals and detached garages, shall not exceed one percent (1%) of the lot area.

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SECTION 2. That existing Section 1141.15(c), and all ordinances of parts thereof in conflict with this ordinance, be, and the same hereby are, repealed.

SECTION 3. That actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were held in compliance

with all legal requirements including Chapter 107 of the Codified Ordinances of the Village of Waite Hill.

SECTION 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2020

Council President

Submitted to the Mayor for
his approval on this
_____ day of _____, 2020

Approved by the Mayor

ATTEST:

_____, 2020

Clerk-Treasurer

Mayor