

IN THE COUNCIL OF THE VILLAGE OF NEW CONCORD, OHIO

ORDINANCE NO. K-3-96-1

AN ORDINANCE TO AMEND ORDINANCE NO. K-5-94-1, FOR THE PURPOSE OF PROMOTING PUBLIC HEALTH, SAFETY, MORALS, COMFORT AND GENERAL WELFARE: TO CONSERVE AND PROTECT PROPERTY AND PROPERTY VALUES; TO SECURE THE MOST APPROPRIATE USE OF LAND; AND TO FACILITATE ADEQUATE BUT ECONOMICAL PROVISION OF PUBLIC IMPROVEMENTS, ALL ACCORDING TO A COMPREHENSIVE PLAN, THE MUNICIPALITY OF NEW CONCORD, OHIO FINDS IT NECESSARY AND ADVISABLE TO REGULATE THE LOCATION, HEIGHT, AREA, NUMBER AND SIZE OF BUILDINGS AND OTHER STRUCTURES, PERCENTAGES OF LOT AREA THAT MAY BE OCCUPIED, SIZE OF YARD, COURTS AND OTHER OPEN SPACES, DENSITY OF POPULATION, USES OF BUILDINGS AND OTHER STRUCTURES AND THE USES OF LAND; AND FOR SUCH PURPOSES DIVIDING THE AREA OF THE MUNICIPALITY INTO DISTRICTS AND ZONES FOR SUCH NUMBER, SHAPE AND AREA AS ARE DEEMED BEST SUITED TO CARRY OUT SAID PURPOSES, PROVIDING A METHOD OF ADMINISTRATION, AND PRESCRIBING PENALTIES AND PROCEEDINGS FOR THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE.

WHEREAS, the Planning Commission has determined that it is necessary to update and amend zoning regulations previously adopted by the Village as recommended by the Comprehensive Plan, and

WHEREAS, the Planning Commission formally recommended to Council to amend the existing maps as included herein.

NOW, THEREFORE be it ordained by the Council of the Village of New Concord, Ohio that Section 301 shall be rescinded and replaced as follows:

Section 301. Zoning District Map

The boundaries of the zoning districts are shown upon a map which is made a part of this ordinance. The map is designated as the zoning district map of New Concord, Ohio. This official map is on file with the clerk.

That Section 405.1 shall be rescinded and replaced as follows:

Section 405.B-1 Local Business District

405.1 Purpose:

The local business district is hereby established to provide, at suitable locations, area where commercial development and some appropriate regional commercial business may also be developed. Except for hospitals, clinics, veterinary clinics, hotels and motels, no use shall be open for on-site customer business between midnight and 6:00 a.m..

That Section 405.2 shall be rescinded and replaced as follows:

405.2 Principal Permitted Uses

Grocery Stores
Fruit, Vegetable, Meat Markets
Florists
Funeral Homes
Pharmacies
Bakeries
Personal Service Establishments (such as Tailors, Dressmaking, Barber/Beauty Shops)
Professional Offices (such as those offering medical, legal, insurance or accounting services)
Churches or Places of Religious Worship
Community Centers
Clubs
Veterinary Clinics or Hospitals
Public Service Facilities
Off-Street Parking (as required by Article VI)
Accessory Uses

That Section 405.3 shall be rescinded and replaced as follows:

405.3 Conditional uses requiring Planning Commission approval:

Child Care Facility
Repair Garage
Service Stations
Outdoor Storage (Subject to Section 500.17)
Restaurants
Hotels and Motels

That Section 500.19 shall be added to Chapter 5:

500.19 Satellite Dish Receivers - Satellite dish type receivers shall be permitted in any district under the following conditions:

1. A satellite dish may be located in the rear yard as defined herein, if it is less than six (6) feet in diameter, is a minimum of five (5) feet from any property line and is less than fifteen (15) feet high from ground level.

2. A satellite dish may be located in a side yard if it is less than three (3) feet in diameter, less than four (4) feet in height from the ground level, a minimum of five (5) feet from any property line and cannot be viewed from any abutting street because of landscape screening.

3. A satellite dish may be located on a rear roof of a structure if the dish is less than three (3) feet in diameter and cannot be viewed from any abutting street.

4. A satellite dish may be located in a front yard if it is less than eighteen (18) inches in diameter, is five (5) feet from any property line, set back a minimum of twenty-five (25) feet from the street and cannot be viewed from any abutting street because of landscape screening.

5. A satellite dish may be located on any structure if it is less than eighteen (18) inches in diameter, does not extend more than three (3) feet above the roof and will not properly operate if located on a rear roof.

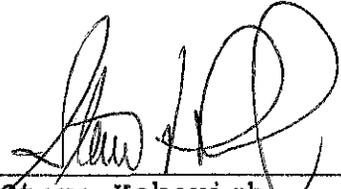
Any exception to the above requirements shall require a variance as defined herein.

Any landscape screening requirement shall be maintained year round.

That Section 407 shall be amended as follows:

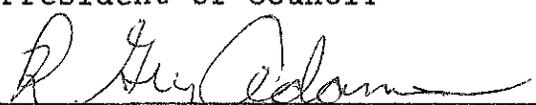
Section 407.2 Delete "Drive -In Restaurants" and Fast Food Restaurants".

PASSED: March 11, 1996



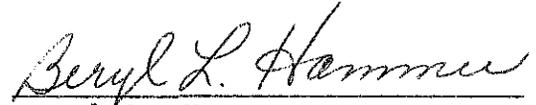
Steve Kokovich
President of Council

APPROVED: March 11, 1996



R. Gregory Adams, Mayor

ATTEST:



Beryl L. Hammer,
Clerk/Treasurer