

Sponsor: Ondera/Newkirk

ORDINANCE NO. 08- 22

AN ORDINANCE REPEALING AND AMENDING ZONING REGULATION TEXT IN CHAPTER II REGARDING ZONING DISTRICT REGULATIONS, CHAPTER IV REGARDING RESIDENTIAL CONVERSIONS AND CHAPTER IX REGARDING DEFINITION OF THE MOBILE HOME.

WHEREAS, the legislative authority of the City of Jackson has published certain Zoning Regulations which reserved to this body the right to amend the Zoning Regulations text upon recommendation of the Planning Commission; and

WHEREAS, the City Planning Commission has recommended the zoning text be amended regarding Residential Conversions and the definition of Mobile Home; and

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE AUTHORITY OF THE POLITICAL SUBDIVISION OF THE CITY OF JACKSON, OHIO THAT THE TEXT OF THE CITY'S ZONING REGULATIONS REGARDING ZONING DISTRICT REGULATIONS, RESIDENTIAL CONVERSIONS AND THE MOBILE HOME DEFINITION BE REPEALED AND AMENDED, AS SET FORTH BELOW, WITH THOSE STRUCK THROUGH PORTIONS BEING REMOVED AND REPLACED WITH THE UNDERLINED LANGUAGE SHOWING THE AMENDMENTS TO THE ORIGINAL LANGUAGE AND THAT EACH BE REPLACED WITHIN THE ZONING REGULATION BOOK, IN REGULAR TEXT AS FOLLOWS:

CHAPTER II - Zoning District Regulations

Section B

R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

Footnotes

8. No dwelling or building shall be erected nearer than seven (7) feet to the edge of an alley.

9. Corner lots shall be considered as having two front setbacks - one for each intersecting street regardless of lot street address.

10. First floor must be a minimum of 850 sq./ft.

11. Structure must be on a permanent perimeter foundation with a proper footer

Section C

R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

Footnotes

10. First floor must be a minimum of 850 sq./ft.

11. Structure must be on a permanent perimeter foundation with a proper footer

Section D

R- 3 MEDIUM DENSITY SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT

Footnotes

9. No dwelling or building shall be erected nearer than seven (7) feet to the edge of an alley.

10. Corner lots shall be considered as having two front setbacks - one for each intersecting street regardless of lot street address.

11. First floor must be a minimum of 850 sq./ft.

12. Structure must be on a permanent perimeter foundation with a proper footer

Section E

R- 4 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Footnotes

4. No dwelling or building shall be erected nearer than seven (7) feet to the edge of an alley.

5. Corner lots shall be considered as having two front setbacks - one for each intersecting street regardless of lot street address.

CHAPTER IV – Supplementary Regulations

Section E - Regulation of Residential Conversions

2. In no case shall a conversion result in the creation of a new dwelling unit which has a floor area of less than ~~five hundred fifty (550)~~ 850 square feet.

4. The conversion must be on a permanent perimeter foundation with an appropriate footer.

5. A residential conversion is not to include yard barn type structures or structures on skids.

CHAPTER IX – Glossary of Definitions

Mobile Home: A modular unit constructed on a chassis ~~with a body width exceeding eight (8) feet and a body length exceeding thirty-two (32) feet,~~ designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities. A mobile home shall meet all standards in the Mobile Home Construction and Safety Standards published by the United States Department of Housing and Urban Development.

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

PASSED AND ADOPTED by the Legislative Authority of the Political Subdivision on this 28th day of February, 2022.

David J. Fuller
President of Council

ATTEST:

Cynthia E. Kuhn
Clerk of the Legislative Authority

Approved this 28th day of February 2022.

B. M. [Signature]
Mayor

