

ORDINANCE NO. 12-24

INDEFINITELY TABLED

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AN ORDINANCE TO AMEND SECTION 17 OF THE 2008 VILLAGE OF THORNVILLE PLANNING AND ZONING CODE (ZONING DISTRICTS) AS SET FORTH IN ORDINANCE 08-12 BY CREATING AN AGRICULTURE DISTRICT

WHEREAS, on October 27, 2008, Council for the Village of Thornville adopted Ordinance 08-12 and established the Village of Thornville Planning and Zoning Code; and

WHEREAS, Council for the Village of Thornville believes it is necessary to update Article 17 of the Village's Planning and Zoning Code in order to better protect the general health, safety, and welfare of all Village residents.

NOW, **THEREFORE, BE IT ORDAINED** by the Council of the Village of Thornville, County of Perry, State of Ohio:

SECTION 1: Article 17 of the 2008 Village of Thornville Planning and Zoning Code, as set forth in Ord. 08-12, shall be amended by adding the following:

ARTICLE XVII

(AG) AGRICULTURAL DISTRICT

Section 17.01 Purpose

The Agricultural District is established within the Village of Thornville for the following purposes:

- A. to promote the continuance of agriculture and farm-based uses, and
- B. to provide areas for low density single family residential environments not normally served by public water and/or sewer and reflecting a rural lifestyle, and
- C. to physically conserve such areas as needed for future more intensive development.

Section 17.02 Permitted Uses

- A. Agricultural uses limited to the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; any combination of the foregoing; the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such production, along with customary agricultural buildings and structures incidental to the carrying out of the principal agricultural activity.
- B. One (1) single-family detached dwelling.
- C. Public parks and nature preserves.
- D. Projects specifically designed for watershed protection, conservation of water or soils for flood control.
- E. Greenhouses and nurseries, including tree farms and woodlots.

Section 17.03 Accessory Uses

- A. Accessory buildings or structures customarily associated with single-family residential use, including detached garages or carports, tool or garden sheds, playhouses, swimming pools and/or similar facilities for primary use by occupants of the principal use of the property on which the facility is located, subject to the requirements of this Ordinance.

Section 17.04 Conditional Uses

None.

Section 17.05 Development Standards

- 17.05.01 Minimum Lot Area
- For each permitted and conditional uses, the lot area shall be not less than five (5) acres, or such size as determined by the Perry County Health Department, whichever is larger.
- 17.05.02 Minimum Lot Width
- All lots shall have a minimum lot width of 200 feet of frontage along a dedicated improved street or highway, or such distance along a dedicated improved street or highway, as is required by the Perry County Engineer, Ohio Department of Transportation or other applicable agency for obtaining a permit for driveway installation, whichever is larger. In addition, all lots less than five (5) acres in size shall have a depth:width ratio of not higher than 3:1.
- 17.05.03 Minimum Front Yard Depth
- All structures shall be located not less than 100 feet from the center line of any roadway.
- 17.05.04 Minimum Side Yard Width
- Fifty (50) feet.
- 17.05.05 Minimum Rear Yard Depth
- Fifty (50) feet.
- 17.05.06 Maximum Building Height
- Forty-five (45) feet for buildings. Silos, windmills, or other structures listed as permitted, accessory or conditional uses may exceed this height provided such structures maintain a distance equal to their height to any adjacent property.

SECTION 2: All other original and amended sections and sub-sections of the Village's 2008 Planning and Zoning Code, as set forth in Ordinance 08-12 shall remain unchanged, in effect, and enforceable.

SECTION 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the Village of Thornville which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

SECTION 4: All prior legislation, or any parts thereof, which is/are inconsistent with this Ordinance is/are hereby repealed as to the inconsistent parts thereof.

SECTION 5: This Ordinance shall take effect at the earliest time allowed by law.

Passed in Council this _____ day of _____, 2013.

Gavin Renner, Mayor

ATTEST:

Clerk of Council

APPROVED:

Approved as to form this 28th day of December 2012.

A handwritten signature in dark ink, appearing to read "Brian M. Zets". The signature is fluid and cursive, with the first name "Brian" being more prominent.

Brian M. Zets, Esq.
Village Solicitor