

# RECORD OF ORDINANCES

Ordinance No. 10-75-2024

Passed 10-1, 2024

**AN ORDINANCE AMENDING THE CITY OF CIRCLEVILLE ZONING CODE TO MAKE CERTAIN CHANGES AND ADDITIONS TO THE CODE AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Council of the City of Circleville, Ohio is empowered pursuant to Chapter 713 of the Ohio Revised Code to enact a Zoning Code to frame and adopt a plan for regulating the location and character of all buildings, construction and other uses of property within the city of Circleville; and

**WHEREAS**, the Council of the City of Circleville has previously adopted a Zoning Code for the city; and

**WHEREAS**, the Circleville Planning and Zoning Commission has recommended that certain amendments be made to the Circleville Zoning Code; and

**WHEREAS**, pursuant to Ohio Revised Code Section 713.12, the Circleville Planning and Zoning Commission has held a public hearing on Wednesday, July 3, 2024 permitting the general public to appear and be heard concerning the proposed amendments to the City of Circleville Zoning Code; and

**WHEREAS**, Council of the City of Circleville has also held a public hearing on September 3, 2024 permitting the general public to appear and be heard concerning the proposed amendments to the City of Circleville Zoning Code; and

**WHEREAS**, Council of the City of Circleville desires to approve and adopt the recommendations of the Circleville Planning and Zoning Commission to enact the amendment to the Circleville Zoning Code and believes this to be in the best interest of the citizens of the city of Circleville and not detrimental to their health and welfare.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, COUNTY OF PICKAWAY, OHIO AS FOLLOWS:**

**SECTION I.** That Chapter 1129 of the Circleville Zoning Code is hereby amended to change the maximum coverage for the Medium Density Residential (MDR) District from 35% to 40% in Table 2.

**SECTION II.** That an addition of Section 1145.09(e) Prohibited Accessory Structures. Shipping containers shall be prohibited from being used as accessory structures.

**SECTION III.** Establish a "Lot Coverage" permit fee of \$25.00 in the Planning & Zoning Fee Schedule

**SECTION IV.** That all other provisions of the Circleville Zoning Code not otherwise amended by this ordinance shall remain in full force and effect.

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**SECTION V.** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, health and safety of the citizens of the City of Circleville, such emergency rising out of the immediate need to avoid unnecessary delay in the application of these amendments to avoid confusion and to provide additional clarity relating to these areas of the Zoning Code so that this ordinance shall take effect and be in force immediately from and after its passage and approval by the mayor.

PASSED: 10-1-2024  
DATE

Baugh J. Hill  
PRESIDENT OF COUNCIL

ATTEST: Melissa J. Hill  
CLERK OF COUNCIL

APPROVED: 10-1-2024  
DATE

Wendell L. Benton  
MAYOR

APPROVED AS FORM:

KC

KENDRA C. KINNEY - LAW DIRECTOR