RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES (844) 224-3338 FORM NO. 30043

Ordinance No. _____ *Passed* _____, 20__

VILLAGE OF NAVARRE
STARK COUNTY, OHIO
ORDINANCE 8-2020

AN ORDINANCE AMENDING NAVARRE CODIFIED
MUNICIPAL REGULATION 151.51.2

Whereas, Navarre Codified Municipal Regulation, Sec. 151.51.2(B) provides that in an I-1 industrial zone, buildings may be up to sixty (60) feet in height if such building are greater than one-thousand (1,000) feet from a residential district, and

Whereas, to encourage industrial development and foster job creation within the Prospect Park industrial park, Village Council has determined that a significantly smaller setback requirement, with appropriate screening as provided for in Sec. 151.51.3 will be adequate to screen residential zones from buildings of up to sixty (60) feet in height, and

Whereas, the Village advertised for and conducted a public hearing on this proposed ordinance at 6 PM on June 1, 2020, immediately prior to consideration of this ordinance, which was also considered at a meeting open to the public,

Now, therefore, be it ordained by the Council of the Village of Navarre, Ohio, that Section 151.51.2 be amended, with no change being made to any other Navarre Codified Municipal Regulation, to read

151.51.2 LOT AND HEIGHT REGULATIONS

(A) Lot area and lot width for the forgoing permitted uses shall be sufficient to provide space for the main and accessory buildings and to provide such space as is necessary to satisfy the yard and off-street parking and loading requirements of this chapter. The minimum lot frontage shall be 50'.

(B) Main and accessory use buildings shall be designed, erected, altered, moved, or maintained in accordance with the regulations set forth in the following schedule.

	Maximum Building Height
Adjacent to a Non-Residential District	*60'*
Adjacent to a Residential District	*40'*
Adjacent to a Residential District if the buildings or structures are greater than 250' from the Residential District	*60'*

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(C) Building setbacks for main and accessory use structures shall be maintained in accordance with the regulations set forth in the following schedule.

	Front Yard	*Side Yard*	*Rear Yard*
Adjacent to a Non-Residential District	*65'*	*45'*	*45'*
Adjacent to a Residential District	*200'*	*200'*	*200'*

This ordinance shall take effect at the earliest time permitted by law. This ordinance is deemed an EMERGENCY, not requiring three readings, the Emergency being that time is of the essence as prospective employers, for whom the Village of Navarre is in competition with other municipalities, make decisions quickly on whether zoning for development land is then presently conducive to their development plans, and should therefore be passed as an EMERGENCY, with the number of votes necessary to waive the three readings rule and adopt this measure as an EMERGENCY.

_____

ROBERT L. BENSON, MAYOR DATE: June 1, 2020

ADOPTED as an Emergency, with the number of votes necessary to waive the customary rules of passage and to pass as an EMERGENCY: Ayes:_____; Nays:_____

ATTEST:

_____

ANNE JOHNSON, CLERK-TREASURER