

ORDINANCE NO. 2023.007 (Exhibit A)

ZONING ORDINANCE

WHEREAS, Ohio Const. Art. XVIII, § 3 provides that the legislative authority of a village shall adopt and enforce zoning regulations, and the Village Council hereby establishes a zoning plan for the Village of Blanchester, Clinton County, Ohio.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Blanchester, Clinton County, Ohio, the following zoning plan:

ZONING ORDINANCE OF BLANCHESTER ORDINANCE NO. 90.017 AN ORDINANCE ESTABLISHING A ZONING PLAN FOR THE VILLAGE OF BLANCHESTER, OHIO, TO CONSERVE THE VALUE OF PROPERTY AND TO THE END THAT ADEQUATE LIGHT, AIR, CONVENIENCE OF ACCESS, AND SAFETY FROM FIRE AND OTHER DANGERS MAY BE SECURED: THAT CONGESTION IN THE PUBLIC STREETS MAY BE LESSENED OR AVOIDED: AND THAT THE PUBLIC HEALTH, SAFETY, CONVENIENCE, COMFORT, AND GENERAL WELFARE MAY BE PROMOTED IN A MANNER WHICH RECOGNIZES THE NEEDS OF INDUSTRY AND BUSINESS IN THE FUTURE GROWTH OF THE VILLAGE AND WHICH WILL ENCOURAGE THE DEVELOPMENT OF HEALTHY SURROUNDINGS FOR FAMILY LIFE IN RESIDENTIAL NEIGHBORHOODS: ALL IN ACCORDANCE WITH A MASTER PLAN DESIGNED TO ASSURE EFFICIENCY AND ECONOMY IN THE PROCESS OF DEVELOPMENT OF THE VILLAGE, AND FOR THE PURPOSE OF:

1. Classifying, regulating and limiting the height, area, bulk and use of buildings and premises hereafter to be erected;
2. Regulating and determining the area of front, rear and side yards and other open spaces about buildings;
3. Regulating and determining the use and intensity of use of land and lot areas;
4. Classifying, regulating and restricting the location of trades, industries, commercial enterprises and the location of buildings designed for specified uses;
5. Dividing the Village into districts of such kind, character, number, shape and area as may be deemed necessary to carry out the purposes of this ordinance;

AND FURTHERMORE PROVIDING FOR ITS ADMINISTRATION AND FOR PENALTIES FOR THE VIOLATION OF ITS PROVISIONS. CREATING A BOARD OF ZONING APPEALS, AND PROVIDING FOR REVIEW OF THE DECISIONS OF SUCH BOARD BY THE COURT.

Be it Ordained by the Council of the Village of Blanchester, Ohio:

ARTICLE I. TITLE AND REPEAL

Sec. 100 Title

1. This Ordinance, and ordinances supplemental or amendatory thereto, shall be known, and may be cited hereafter, as the "Zoning Ordinance of Blanchester, Ohio"; and may be referred to as the "Zoning Ordinance". Sec. 105 Repeal of Existing Zoning Ordinances 1. The Village of Blanchester Zoning Ordinance as previously adopted and as subsequently revised and amended,