

1st reading 7-6-17
2nd reading 8-31-17
3rd reading 9-14-17

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. 2017-18

Passed Sept. 14, 2017

ORDINANCE 2017- 18

ORDINANCE CONCURRING WITH THE NORTHWOOD PLANNING COMMISSION'S RECOMMENDATION TO CHANGE LANGUAGE OF A PORTION OF CHAPTER 1282.02 (a) (3) OF THE CITY OF NORTHWOOD'S CODIFIED ORDINANCES; AND DECLARING AN EMERGENCY

WHEREAS, the Northwood Planning Commission has recommended changing language in Chapter 1282.02 (a) (3) of the City's Codified Ordinances by deleting the follow words "to the extent of seventy-five percent of its value" from line 2 of said Chapter 1282.02 (a) (3), and

WHEREAS, the Northwood Planning Commission, upon review of the recommendation from the City Engineer and Planning & Zoning Coordinator, has determined the language change is appropriate in that it promotes the general public welfare, and

WHEREAS, the City of Northwood held a public hearing on Thursday, June 22, 2017 at 7:00 P.M. as advertised and in accordance with the Northwood Codified Ordinance 1242.07 for purposes of receiving public comment and reviewing the zoning amendment application.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO THAT:

SECTION 1. That the Council of the City of Northwood hereby concurs with the recommendation of the Northwood Panning Commission and approves the change in language of Chapter 1282.02 (a) (3) from:

(3) Damage and destruction. If a building or other structure containing a nonconforming use is damaged or destroyed, by any means, **to the extent of seventy-five percent of its value,** such building or other structure may be reconstructed or restored and thereafter occupied and used only for a conforming use, except that a residential structure can be rebuilt as a matter of right even if such residential structure would not be a conforming use, provided that a permit to rebuild is applied for within one year of from the date of destruction and provided, further, that construction is complete within one year from the date of the application for the permit to rebuild.

To:

(3) Damage and destruction. If a building or other structure containing a nonconforming use is damaged or destroyed, by any means, such building or other structure may be reconstructed or restored and thereafter occupied and used only for a conforming use, except that a residential structure can be rebuilt as a matter of right even if such residential structure would not be a conforming use, provided that a permit to rebuild is applied for within one year of from the date of destruction and provided, further, that construction is complete within one year from the date of the application for the permit to rebuild.

SECTION 2. That it is found and determined that all formal actions of council concerning or relating to the passage of this Ordinance were adopted in an open meeting of Council, and that all deliberations of this Council and any of its committees, that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

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SECTION 3. This ordinance shall take effect as an emergency measure or at least the earliest date allowed by law. The reason for the emergency is that the proper enforcement of the Northwood Planning & Zoning Code is necessary for the protection of the health, safety and welfare of our citizens.

Vote to suspend the rules: For _____ Against _____

Vote on emergency clause: For _____ Against _____

Vote on final adoption: For: 6 Against 0

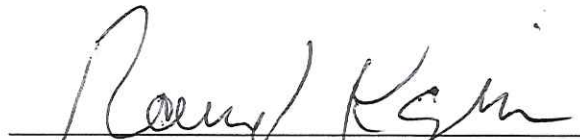
Adopted this _____ day of _____, 2017

Effective Date: Sept. 14, 2017

ATTEST:

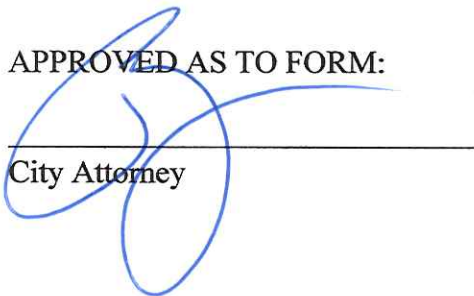


Clerk of Council



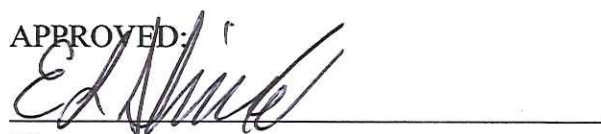
President of Council

APPROVED AS TO FORM:



City Attorney

APPROVED:



Mayor