

ORDINANCE 2025-07

AN ORDINANCE AMENDING SECTION 1246.03 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF MINERVA PARK.

WHEREAS, the Village of Minerva Park desires to maintain the lot dimensions currently existing in the R-3 Suburban Residential District; and

WHEREAS, in order to effectuate this goal, the Village wishes to extend the lot width necessary for development in the R-3 District; and

WHEREAS, the Village Council desires to implement these changes to the Codified Ordinances and Zoning Map of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF MINERVA PARK, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That Section 1246.03(b) of the Codified Ordinances of the Village of Minerva Park are amended as depicted in the attached and incorporated **Exhibit A**.

Section 2. That it is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. That this ordinance shall be in full force and effect from the earliest period allowed by law.

First Reading: April 10, 2025
Second Reading: April 24, 2025
Third Reading: May 8, 2025
Passed: May 8, 2025

ATTEST

Jeffrey Wilcheck, Fiscal Officer

Tiffany Southard, Mayor

APPROVED AS TO FORM

Jesse Shamp, Solicitor

ORD 2025-07 Exhibit A

1246.03 - Development standards.

In addition to the provisions of chapter 1272, the following standards for the arrangement and development of land and buildings are required in the R-3 Suburban Residential District.

(a) *Lot area and coverage.*

(1) For each dwelling unit there shall be a lot area of not less than 10,000 square feet. The average net density, exclusive of public rights-of-way, for an area to be platted into single-family lots, shall not exceed three (3) dwelling units per acre.

(2) For all other permitted uses and conditional uses, the lot area shall be adequate to meet the sanitation requirements of the county board of health, but shall not be less than that prescribed for such use.

(3) Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than 30 percent by structure.

(b) *Lot width.* For a dwelling there shall be a lot width of 80 feet or more at the front line of the dwelling, and such lot shall have access to and abut on a public right-of-way for a distance of 90 feet or more. For a conditional use the lot width shall be adequate to meet the development standards of the R-3 District.

(c) *Side yards.* For dwellings or associated accessory buildings there shall be a total of side yards of 18 feet or more, with a minimum of eight (8) feet on one (1) side.

(d) *Rear yards.* For main buildings there shall be a rear yard of 25 percent or more of the lot depth, except that a rear yard of more than 50 feet shall not be required.

(e) *Maximum height.* No dwelling structure shall exceed 35 feet in height. The maximum height for other structures shall not exceed a safe height as determined by the planning and zoning commission.