

RECORD OF ORDINANCES

Ordinance No. _____

Passed Sept 20, 2010

**ORDINANCE NO. 2010-6
VILLAGE OF HASKINS, WOOD COUNTY, OHIO**

**AN ORDINANCE AMENDING VILLAGE OF HASKINS, OHIO
ZONING ORDINANCE**

WHEREAS, the Village of Haskins is a statutory Village located in Wood County, Ohio, and;

WHEREAS, the Village Council adopted, by Ordinance No. 2002-9, a set of zoning provisions known as the Village of Haskins, Ohio, Zoning Ordinance, and;

WHEREAS, the adoption of the Village of Haskins, Ohio, Zoning Ordinance was approved after appropriate public review by the Council and the Planning Commission in accordance with Ohio Law, and

WHEREAS, the Village Planning Commission has proposed changes to the Village of Haskins, Ohio, Zoning Ordinance after public review, and

WHEREAS, the Village Council has held the required public hearings, after required notice.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Village of Haskins, Wood County, Ohio, that:

Section 1: That Article II, Definitions, shall be amended to include the following terms and the corresponding definition.

Attached-shall mean the units share at least one common wall.

Attached Garage-shall mean a garage that shares at least one common wall with the primary dwelling unit, and allows direct access to the dwelling from inside the garage.

Section 2: That Article II, Definitions, shall be amended such that the definition of "Permanent Foundation" as used in the Zoning Ordinance, shall be replaced as follows:

Permanent Foundation-shall mean a continuous perimeter weight-bearing foundation consisting of poured concrete or other like material supporting a dwelling or other building, including but not limited to a garage, and engineered to resist the imposition of external forces such as rain, wind and snow. The perimeter foundations walls shall be supported by footings placed below the normal frost line. The Dwelling or building shall be permanently attached and physically secured to the foundation.

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Section 3: That all terms defined in Article II, Definitions, not identified herein shall remain unchanged.

Section 4: That Section 706 of Article VII of the Haskins, Ohio, Zoning Ordinance shall be amended to read as follows:

Section 706. Garages-All lots, upon which a new dwelling is erected, located, or relocated, shall contain an attached garage which has a minimum width of 24 feet and a minimum length of 24 feet, and be affixed to the land on a permanent foundation, and contain a cement or masonry floor. Dwellings in "S-1", "R-A", "R-B", "R-1", and "R-2" shall have a two-car attached garage. All unattached garages shall require a zoning permit. No garage square footage shall exceed 50% of the square footage of the primary dwelling. Garages will be constructed in a reasonable time not to exceed the valid time frame of the building permit (1 year).

Section 5: That all other Sections of Article VII of the Haskins, Ohio, Zoning Ordinance not identified herein shall remain unchanged.

Section 6: That Table 501-1 of Section 501, Minimum Floor Area Requirements for Dwellings, of the Haskins, Ohio, Zoning Ordinance, shall be amended to read as follows:

**Table 501-1
Minimum Floor Area Per Dwelling Unit (Square Feet)**

| District | Minimum Floor Area (Sq.Ft.) |
|---|-----------------------------|
| "S-1" Suburban Residential | 1,152 |
| "R-A", "R-B", "R-1", "R-2", Single Family Residential | 1,152 |
| "R-3" Two-Family Residential | 900 Per Living Unit |
| "R-4" Multi-Family Residential | 600 Per Living Unit |
| | |

Section 7: That all other provisions of Section 501 of the Haskins, Ohio, Zoning Ordinance not identified herein shall remain unchanged.

Section 8: That all definitions, charts, tables or other provisions of the Haskins, Ohio Zoning Ordinance not amended, added or otherwise specifically addressed herein shall remain unchanged.

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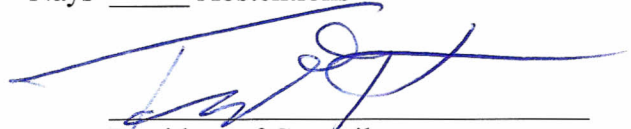
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Section 9: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that results in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

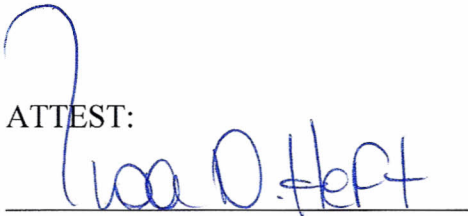
Vote on passage: 5 Yeas _____ Nays _____ Abstentions _____

Passed this 20th day of September, 2010.



President of Council

ATTEST:



Clerk-Treasurer

APPROVED:



Mayor