

ORDINANCE #22-2009

AN ORDINANCE TO AMEND SECTION 1105.02(69) OF THE CODIFIED ORDINANCES OF THE VILLAGE OF WOODVILLE

WHEREAS, the Council of the Village of Woodville, Sandusky County, Ohio previously adopted a Planning and Zoning Code pursuant to Part 11 of the Codified Ordinances of the Village of Woodville; and

WHEREAS, the Council of the Village of Woodville, Sandusky County, Ohio wishes to amend Section 1105.02(69) of the Codified Ordinances of the Village of Woodville, Sandusky County, Ohio,

NOW, THEREFORE BE IT ORDAINED by the Council of the Village of Woodville, Sandusky County, Ohio that:

1. That section 1105.02(69) which currently reads:

(69) "Home occupation" means any use customarily conducted entirely within a dwelling or accessory building and carried on only by members of a family residing on the premises thereof which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, and does not change the character of the dwelling exterior or accessory building, and provided that there is no display of goods or advertising visible from any street, that the space so used does not occupy more than one-quarter of the total floor area of the dwelling units, that no article is sold or offered for sale except such as may be produced by members of the immediate family residing on the premises; that no mechanical equipment or electrical equipment is used which will create any dust, noise, odors, glare, vibrations or electrical disturbances beyond the lot; that the occupation does not attract any greater number of automobiles than can be parked on the premises. The conducting of a clinic, hospital, boarding house and animal hospital or any similar use shall not be deemed to be a home occupation. See Chapter 1133 for specific requirements and approval process for home occupations

be amended to read as follows:

(69) "Home occupation" means and shall be classified as either a home office or a home based business, further defined as follows:

- A. Home Office: A secondary use of a residential dwelling for professional office activities. Typically the office use would be ancillary to business activity conducted elsewhere. Residences of accountants, architects, artists, authors, clergy, landscape architects, lawyers, professional engineers, professional land surveyors, real estate agents, teachers, or similar professions are examples of such use where the office would not involve use of special equipment or vehicles. A zoning permit is not required for this property use.
- B. Home Based Business: A secondary use of a residential dwelling for business activities that does not meet the definition of a home office. A home based business is typically more intense than a home office and consists of a service-oriented commercial use that is still secondary to the residential use but may involve special equipment or vehicles. A conditional use permit is required for this property use. Chapter 1133 for specific requirements and approval process for home based businesses.

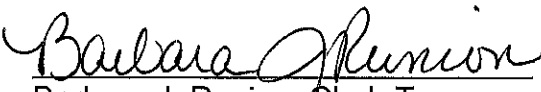
2. All former provisions of any ordinance inconsistent with this Ordinance are hereby expressly repealed.

3. It is found and determined that all formal actions of the Council of the Village of Woodville, Sandusky County, Ohio concerning and relating to the adoption of this ordinance were taken in an open meeting of this Council, and that all deliberations of this Council that resulted 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.



Mayor Richard A. Harman

ATTEST:



Barbara J. Runion, Clerk-Treasurer

Suspension of Rules: 8-10-09
Yeas: 6
Nays: 0

Passage: 8-10-09
Yeas: 6
Nays: 0