

THE VILLAGE OF HIRAM, OHIO

ORDINANCE 2008- 19

AN ORDINANCE ESTABLISHING THE ZONING CLASSIFICATION OF R4 "SPECIAL RESIDENTIAL DISTRICT" AS DEFINED IN EXHIBIT "A", AND AMENDING THE ZONING MAP OF THE VILLAGE OF HIRAM BY CHANGING THE AREA OF PROPERTY IDENTIFIED IN EXHIBIT "B" CURRENTLY ZONED R2 TO THE NEW R4 CLASSIFICATION.

WHEREAS, the zoning code of the Village of Hiram has been adopted to protect the public and to promote the health, safety and welfare of the Village of Hiram: and

WHEREAS, the Village of Hiram Planning Commission has proposed changes to the Hiram Classification of Districts and the Hiram Zoning Map as set forth in this Ordinance; and

WHEREAS, the Council of the Village of Hiram has determined that the health, safety, and welfare of the community is advanced by approving the changes recommended by the Hiram Planning Commission; and

WHEREAS, the Council of the Village of Hiram has held a public hearing in compliance with §1210.007 of the Ordinances of the Village of Hiram, said public hearing was conducted on the 16th day of September, 2008.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Hiram, Portage County, Ohio, a majority of the members thereto concurring that:

SECTION 1: SECTION 1208.800 – PURPOSE OF THE City of Hiram Zoning Code shall be amended, the phrase "R – 4 Special Residential District" shall appear.

SECTION 2: A new section 1208.836 thru Section 1208.836D as set forth on the attached Exhibit "A" is hereby enacted.

SECTION 3: The presently existing Hiram Village Zoning District Map shall be amended to reflect a new R-4 District attached hereto as Exhibit "B" is hereby enacted.

SECTION 4: It is hereby found and determined 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 the deliberation of the 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 including §121.22 of the Revised Code of the State of Ohio.

First Reading: August 12, 2008

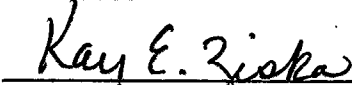
Second Reading and Public Hearing: September 16, 2008

Passed on second reading: September 16, 2008



Mayor Lou Bertrand

ATTEST:



Fiscal Officer Kay Ziska

EXHIBIT – “A”

CHAPTER 1208

ZONING DISTRICTS

R-4 SPECIAL RESIDENTIAL DISTRICT

Section 1208.836 PURPOSE

This residential district is established to accommodate multifamily residential development of approximately eleven ~~eleven~~ **nine** dwellings units/acre. This district has been established to allow for PUD (plan unit development) on ~~partial~~ **sites** under the 30 acre limit set forth in section 1208.840.

Section 1208.836A USES

The following uses are permitted or conditionally permitted as specified:

A. Permitted uses:

1. Single-family dwellings
2. Two-family dwellings
3. Multi-family (apartments / condominiums), three plus units.
4. Accessory buildings incidental to the principal use
5. Signs as regulated by Chapter 1212

B. Conditionally permitted uses:

The Planning Commission may approve the issuance of conditional zoning permits for the following uses subject to the general condition of section 1209.904 and the specific conditions of Section 1209.905 as specified below:

1. Parks and playgrounds subject to Section 1209.905 (3), (5), (6), and (11).
2. Home occupations subject to Section 1209.905: 22.
3. Government owned/operated facilities subject to Section 1209.905: (2), (11), and (13).
4. Public utility right-of-ways subject to Section 1209.905: (2), (5), (6), (11), (13).
5. Bed and Breakfast establishments, subject to Section 1209.905: (1).
6. Boarding / rooming houses, subject to Section 1209.905: (1).
7. ~~Dwelling units occupied by not more than eight unrelated individuals.~~

CHAPTER 1208

ZONING DISTRICTS

Section 1208, 836B AREA, LOT, HEIGHT REQUIREMENTS

- A. Minimum lot size:
 - 1. Single-family: 6,000 sq. ft.
 - 2. Two-family: 12,000 sq. ft.
 - 3. Multi-family, (three plus units): ~~3950~~ **4840**sq. ft per unit.
- B. Minimum lot width at the building line:
 - 1. Single-family: 50. ft.
 - 2. Two-family: 70 ft.
 - 3. Multi-family, (three plus units): 36 ft per unit.
- C. Minimum lot frontage: 50 ft.
- D. Minimum front yard depth: 30 ft.
- E. Minimum rear yard depth:
 - 1. Buildings of more than 200 sq. ft.: 20 ft.
 - 2. Buildings of 200 sq. ft. or less: 10 ft.
- F. Minimum side yard width: 10 ft.
- G. Maximum building height ~~45~~ **35** ft.
- H. Areas developed as Multi-family (three plus units), when adjacent to an R1, R2, or R3 district screening or obscuring wall shall be located along each side and rear lot line.

Planted screens shall follow the following specifications:

- 1. Screen shall be of pine, Norway spruce, or plants of similar screening ability.
- 2. Plants/trees shall be of a species that will produce, within two years, a dense screen barrier at least 8 feet in height.
- 3. Screening shall be maintained and screening material which does not live shall be replaced within one year.
- 4. Trees shall be planted in a staggered row with no more than 10 feet between trees.

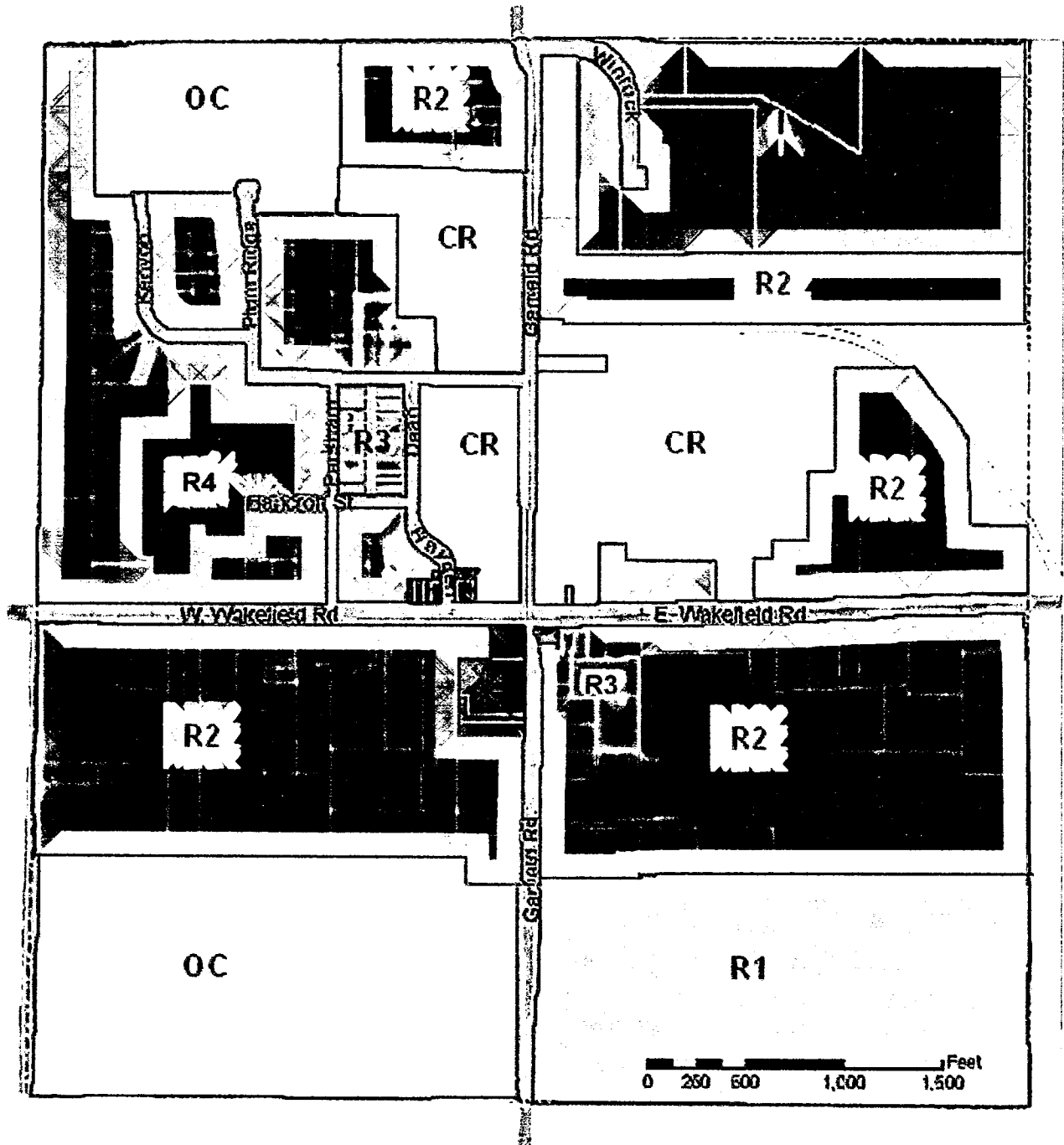
Section 1208, 836C PARKING REQUIREMENTS

As regulated by Chapter 1211

Section 1208, 836D SITE PLAN REVIEW AND CONFORMANCE

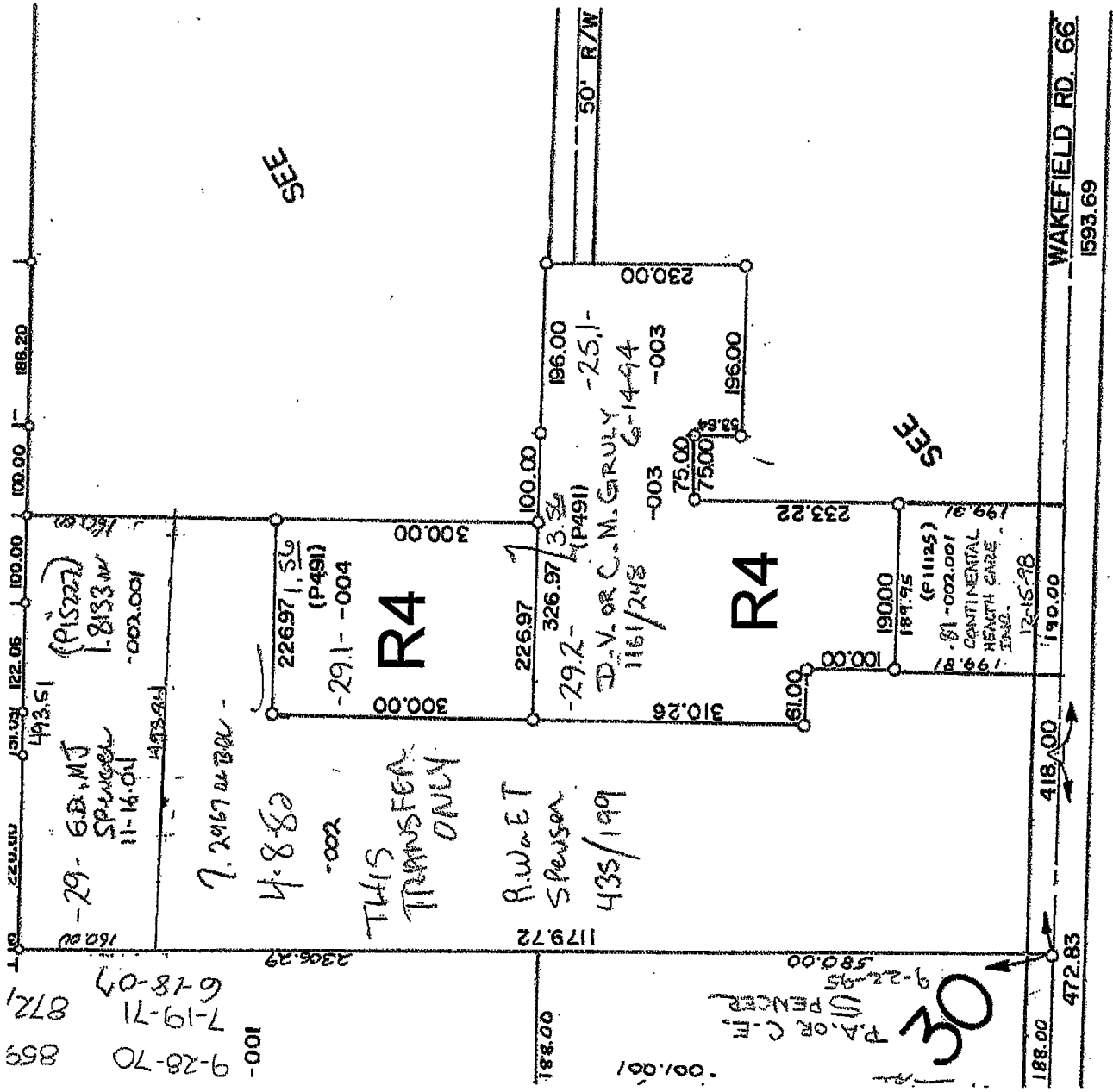
All two-family and multi-family units shall only be permitted after review and approval of site plan has been given by the Planning Commission, in accordance with the requirements of Chapter 1206 Site Plan Review.

EXHIBIT - "B"



	OC	Open Space Conservation
	R1	Residential
	R2	Residential
	R3	Residential
	R4	Special Residential
	C	Commercial
	CR	College Research
	I	Industrial

EXHIBIT - "B"



SEE

SEE

859
9-28-70
7-19-71
6-18-07
872

160.00
-29- G.D. M.J.
SPENCER
11-16-04
493.51
(P15227)
1.8133 MW
150.00

7.2067 MW BAL

4.882

-002

THIS
TRANSFER
ONLY

R.W. & E.T.
Spencer
435/199

R4

R4

188.00

-001/001

30
P.D. OR C.M.
SPENCER
9-22-95
580.00

188.00

472.83

418.00

190.00

12-15-98

190.00

100.00

100.00

WAKEFIELD RD. 66
1593.69

226.97
1.56
(P491)
-29.1- -004

300.00

226.97
326.97
3.56
(P491)
-29.2-
D.V. OR C.M. GRUPLY
1161/248
6-14-94
-003 -003

100.00

75.00
75.00

196.00

233.22

196.00

190.00

187.95

(P1125)
-81 -002.001
-81 -002.001
CONTINENTAL
HEALTH CARE
INSO.

199.97

190.00

199.97

100.00

100.00

WAKEFIELD RD. 66
1593.69