

**ORDINANCE 2022-43
VILLAGE OF BUCKEYE LAKE
THIRD READING**

AN ORDINANCE UPDATING CERTAIN PROVISIONS OF THE ZONING CODE AND THE DECLARATION OF AN EMERGENCY.

WHEREAS, the certain portions of the Zoning Code need to be updated to provide for a more efficient application of the Zoning Code where multiple adjacent parcels may be developed simultaneously and/or in close succession to other adjacent parcels but are not zoned as a planned development district; and

WHEREAS, Council has determined it to be in the best interest of the Village that this Zoning Code update is necessary, without first going through Planning Commission, to protect persons and property within the Village;

NOW THEREFORE, BE IT NOW ORDAINED BY THE COUNCIL OF THE VILLAGE OF BUCKEYE LAKE, OHIO:

Section I. Article 12 Planned Development Districts of the Zoning Code shall be amended, as follows:

1201 PURPOSE AND INTENT

Planned Developments shall include residential, commercial, industrial, and mixed-use sub-developments: Planned Residential Development (PRD), Planned Commercial Development (PCD), Planned Industrial Development (PID), and Planned Unit Development (PUD).

Further, these Planned Development District provisions shall apply to any development, however zoned, under the following circumstances:

1. When an existing single parcel is being subdivided and,
 - a. The original parcel is three (3) acres or larger in size; or
 - b. The original parcel is being subdivided into five (5) or more parcels, or otherwise having five (5) or more structures planned for the parcel.
2. When an existing platted area:
 - a. consists of five (5) or more platted lots, currently owned by one entity or having been owned by the same entity within ten (10) years of the permit application date;
 - b. Requires the construction of a roadway, either private or public;
 - c. Requires the extension of Village utility services to five (5) or more parcels; or
 - d. Requires the re-platting or combination of five (5) or more parcels, regardless of total acreage.
3. When, in the opinion of the Service and/or Development Director, the Planned Development District procedure will provide for a more efficient development of the land.

* * *

Section II. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, morals, and welfare of the citizens of Buckeye Lake, Ohio. Therefore, this ordinance shall become effective upon its passage by Council.

PASSED THIS 24th DAY OF October, 2022.

ATTEST: Samantha Torres
Samantha Torres, Clerk of Council

Linda Goodman
Linda Goodman, Council President

Jeryne Peterson
Jeryne Peterson, Mayor