

ORDINANCE NO. 23-203

AN ORDINANCE AMENDING PART ELEVEN (PLANNING AND ZONING CODE), TITLE THREE (ZONING DISTRICTS AND REGULATIONS), CHAPTER 1133 (BUSINESS DISTRICTS), SECTION 1133.06 (PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT) OF THE CODIFIED ORDINANCES; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT UNDER SUSPENSION OF THE RULES AS CONTAINED IN AND IN ACCORDANCE WITH SECTION 13 OF THE CITY CHARTER.

WHEREAS, the *2023 Housing Needs Assessment for the Firelands Region of Ohio*, conducted by Bowen National Research and led by Firelands Forward, found our three-county region has an overall housing gap of more than 10,000 units and Erie County alone needs more than 1,600 rental units and 2,734 for-sale units to support a healthy housing market for existing and expected residents over the next five years; and

WHEREAS, as a proactive measure to enable mixed-use development and multi-family residential projects, the Planning Commission recommends amending the General Business zoning district to allow multi-family residential as a main use; and

WHEREAS, this Ordinance should be passed under suspension of the rules in accordance with Section 13 of the City Charter approving the amendment to Chapter 1133 (Business Districts), Section 1133.06 (Permitted Buildings and Uses; General Business District) of the Codified Ordinances; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

**NEW LANGUAGE APPEARS IN BOLD PRINT
LANGUAGE TO BE STRICKEN APPEARS WITH A STRIKE THROUGH IT
LANGUAGE TO REMAIN UNCHANGED APPEARS IN REGULAR PRINT**

Section 1. Part Eleven (Planning and Zoning Code), Title Three (Zoning Districts and Regulations), Chapter 1133 (Business Districts), Section 1133.06 (Permitted Buildings and Uses; General Business District) of the Codified Ordinances of the City is hereby amended as follows:

1133.06 PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

(1) All stores, services, dwellings, and other uses permitted in Roadside Business Districts;

- (2) Additional retail business stores and services conducted wholly within enclosed buildings, and devoted to supplying all community needs to the following extent:
- A. The sale of all food; frozen food lockers; state liquor stores;
 - B. The sale of general merchandise; dry goods, wearing apparel, shoes, hats, variety, and department stores;
 - C. The sale of all hardware, appliances, china, furniture, floor and wall covering, business equipment, music, radios and televisions, provided no loudspeakers broadcast onto the street;
 - D. Shops for custom work, and all personal service establishments without limitation on the number of persons engaged in work, provided the services rendered and articles produced are to be sold only at retail, and only on the premises;
 - E. Photographic developing, blueprinting, letter and small job printing shops, medical and dental laboratories, radio and television broadcasting stations, transmittal towers, telephone exchanges, and transformer stations;
 - F. Railroad and bus passenger stations, taxi stations;
 - G. Offices such as banks, travel bureaus, public utility, insurance, and all types of business and professional offices;
 - H. Wholesale offices and showrooms.

(3) Multi-family residential.

(b) Similar Main Uses. Any other general business store, shop, or service not listed above or in any subsequent use classification and determined as similar by the Commission.

(c) Accessory Buildings or Uses.

- (1) Accessory off-street parking and loading facilities as required and set forth in Chapter 1149;
- (2) Any accessory use, such as the storage of goods or processing operations clearly incident to the conduct of a retail business, service establishment or office permitted as a main use, providing the use has no injurious effect on adjoining residential districts.

~~(Ord. 04-057. Passed 1-12-04).~~

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of

PAGE 3 - ORDINANCE NO. 23-203

this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter after its adoption and due authentication by the President and the Clerk of The City Commission.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST:

CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: October 9, 2023 (effective after 30 days)