

**ORDINANCE NO. 2022-5**

Introduced by Mark Claus

**AN ORDINANCE AMENDING APPENDIX A “PERMITTED USES” TO CHAPTER 1127 “MIXED-USE DISTRICTS” OF THE CODIFIED ORDINANCES OF THE CITY OF HURON TO ADDRESS DWELLING UNITS IN COMMERCIAL BUILDINGS, TO PERMIT TRANSIENT RENTALS, TO CONDITIONALLY PERMIT OUTDOOR DISPLAYS OR SALES, AND TO PERMIT PLACES OF WORSHIP/CHURCHES IN MIXED-USE ZONING DISTRICTS.**

**WHEREAS**, after recommendation by the Planning Commission made by separate action at its meeting held on December 15, 2021 following a public hearing held on the City’s application to rezone the ConAgra Site property (PPN: 42-61270.001), this Council desires to amend Appendix A of Section 1127 of the Codified Ordinances of the City of Huron to allow additional permitted uses for mixed-use properties in MU-RFD, MU-CD and MU-GD zoning districts.

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:**

**SECTION 1.** That Appendix A to Chapter 1127 of the Codified Ordinances of the City of Huron, Ohio, which currently reads as follows: (refer to Exhibit “A” attached), shall be and hereby is repealed.

**SECTION 2.** That Appendix A to Chapter 1127 of the Codified Ordinances of the City of Huron, Ohio is hereby amended to read as follows: (refer to Exhibit “B” attached).

**SECTION 3.** 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 any of its committees 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.

**SECTION 4.** That this Ordinance shall take effect and be in force from and after the time period contained in Section 3.06 of the Charter of the City of Huron.

ATTEST:

  
Clerk of Council

  
Monty Tapp, Mayor

ADOPTED: \_\_\_\_\_

08 FEB 2022

**Appendix A - Permitted Uses**

Use	MU-RFD	MU-CD	MU-GD
<b>Residential and Lodging</b>			
A. Single-family dwellings	NP	NP	NP
B. Townhouses, stacked or otherwise	P	P	P
C. Dwelling units on the first floor of a building	NP	NP	NP
D. Dwelling units above the first floor of a building	P	P	P
E. Hotel, 16 or fewer guest rooms	P	NP	P
F. Hotel, greater than 16 guest rooms	P	P	P
G. Bed and Breakfast	P	NP	NP
<b>Office and Professional Services</b>			
A. Administrative, business and/or professional office	P	P	P
B. Bank and other financial institutions (not payday loan centers)	P	P	P
C. Medical or Dental Office	NP	P	P
D. Medical, Dental or Health Services Clinic (Definition examples)	NP	P	P
E. Veterinary service clinics	NP	NP	NP
<b>Retail, Entertainment and Services</b>			
A. Retail establishments	P	P	P
B. Restaurant, indoor seating	P	P	P
C. Restaurant, outdoor seating	P	P	P
D. Drive-thru facility	NP	NP	NP
E. Bars and Taverns	P	P	P
F. Artisan studios, photography shops, and art galleries	P	P	P
G. Grocery Stores	NP	NP	NP
H. Anchor or box retail	NP	NP	P
I. Outdoor displays or sales	C	C	P
J. Service establishment, personal	P	P	P
K. Bakery	P	P	P
L. Farmers Market or open air market	P	C	C
M. Breweries, distilleries, wineries and associated tasting rooms	P	P	P
N. Strip center development	NP	NP	NP

<b>Entertainment - Recreation</b>			
A. School, specialty or personal instructor	P	P	P
B. Theater, indoor	P	P	P
C. Assembly hall, membership club, conference center	P	P	P
D. Public park or playground area	P	P	P
E. Accessory outdoor recreational facilities	P	NP	P
F. Bowling alleys	P	NP	P
<b>Community and Civic Facilities/Other</b>			
A. Places of worship/Church	P	P	NP
B. Library	P	P	NP
C. Cultural institution	P	P	NP
D. Governmental offices	P	P	NP
E. Parking surface area	P	P	P
F. Parking structure	P	P	P

(Ord. 2015-7. Passed 8-25-15.)

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Use	MU-RFD	MU-CD	MU-GD
<b>Residential and Lodging</b>			
A. Single-family dwellings	NP	NP	NP
B. Townhouses, stacked or otherwise	P	P	P
C. Dwelling units on the first floor of a commercial building	NP	NP	NP
D. Dwelling units above the first floor of a commercial building	P	P	P
E. Hotel, 16 or fewer guest rooms	P	NP	P
F. Hotel, greater than 16 guest rooms	P	P	P
G. Bed and Breakfast	P	NP	NP
H. Transient Rental	P	P	P
<b>Office and Professional Services</b>			
A. Administrative, business and/or professional office	P	P	P
B. Bank and other financial institutions (not payday loan centers)	P	P	P
C. Medical or Dental Office	NP	P	P
D. Medical, Dental or Health Services Clinic (Definition examples)	NP	P	P
E. Veterinary service clinics	NP	NP	NP
<b>Retail, Entertainment and Services</b>			
A. Retail establishments	P	P	P
B. Restaurant, indoor seating	P	P	P
C. Restaurant, outdoor seating	P	P	P
D. Drive-thru facility	NP	NP	NP
E. Bars and Taverns	P	P	P
F. Artisan studios, photography shops, and art galleries	P	P	P
G. Grocery Stores	NP	NP	NP
H. Anchor or box retail	NP	NP	P
I. Outdoor displays or sales	C	C	C
J. Service establishment, personal	P	P	P
K. Bakery	P	P	P
L. Farmers Market or open air market	P	C	C
M. Breweries, distilleries, wineries and associated tasting rooms	P	P	P
N. Strip center development	NP	NP	NP

<b>Entertainment - Recreation</b>			
A. School, specialty or personal instructor	P	P	P
B. Theater, indoor	P	P	P
C. Assembly hall, membership club, conference center	P	P	P
D. Public park or playground area	P	P	P
E. Accessory outdoor recreational facilities	P	NP	P
F. Bowling alleys	P	NP	P
<b>Community and Civic Facilities/Other</b>			
A. Places of worship/Church	P	P	P
B. Library	P	P	NP
C. Cultural institution	P	P	NP
D. Governmental offices	P	P	NP
E. Parking surface area	P	P	P
F. Parking structure	P	P	P

(Ord. 2015-7. Passed 8-25-15.)