

ORDINANCE NO. 2025-12

Introduced by Sam Artino

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HURON TO REFLECT THE REZONING OF APPROXIMATELY 41.88 +/- ACRES OF VACANT LAND OWNED BY THE CITY OF HURON LOCATED ON THE EAST SIDE OF RIVER ROAD, ERIE COUNTY, OHIO PERMANENT PARCEL NUMBERS 42-01718.000 & 42-01721.000, FROM THE CURRENT I-2 (GENERAL INDUSTRIAL DISTRICT) TO R-1 (ONE-FAMILY RESIDENCE DISTRICT); AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Section 1121.05 (a) of the Codified Ordinances, the City is divided into nine categories of zoning districts; and

WHEREAS, Section 1121.05 (b) of the Codified Ordinances prescribes that all zoning districts be duly approved and recorded on an adopted Zoning Map on file in the Office of the City Clerk; and

WHEREAS, the City of Huron submitted an application to rezone approximately 41.88 +/- acres of land located on the east side of River Road, Erie County, Ohio Permanent Parcel Numbers 42-01718.000 & 42-01721.000 (hereinafter the "Property"), from I-2 General Industrial District) to R-1 (One-Family Residence District); and

WHEREAS, pursuant to Section 1139.03 of the Codified Ordinances, the rezoning application has proceeded through a process of review and recommendation by the Planning Commission on March 26, 2025; and

WHEREAS, the Huron City Council was advised of the Planning Commission recommendation to support the rezoning request as presented; and

WHEREAS, Huron City Council, as required by Section 1139.03 of the Codified Ordinances, held a Public Hearing on the proposed rezoning request on May 13, 2025, and finds and concludes that the rezoning application should be approved because it promotes the public necessity, convenience and general welfare, and further constitutes good zoning practice.

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

SECTION 1. That the official Zoning Map for the City of Huron previously adopted on December 27, 2016 by Ordinance 2016-33 shall be and hereby is amended to change the zoning classification of the Property on the east side of River Road, Erie County, Ohio Permanent Parcel Numbers 42-01718.000 & 42-01721.000, from I-2 (General Industrial District) to R-1 (One-Family Residence District) and shall supersede all previously published zoning maps for the City.

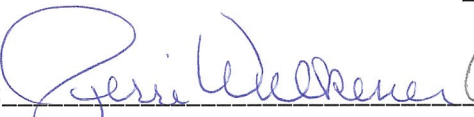

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reasons that it is

necessary to make updates to the City's zoning map to properly reflect recent zoning changes adopted by Council. In accordance with Section 3.06 of the Charter of the City of Huron, this Ordinance shall take effect and be in full force and effect immediately upon its adoption

ATTEST:

ADOPTED:



Monty Tapp, Mayor

10 JUN 2025