

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. 2026-14

Passed October 19, 20 24

VILLAGE OF WESTON, WOOD COUNTY, OHIO
 ORDINANCE NO. 2026-14

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF WESTON

WHEREAS, the Village of Weston is a statutory village located in Wood County, Ohio and

WHEREAS, the Village of Weston has powers of local self-government, pursuant to Article XVIII, Section 3 of the Ohio Constitution, and the Ohio Revised Code, including the power to enact zoning restrictions upon property located within the village, and

WHEREAS, the Village of Weston has adopted a Zoning Ordinance, (19-67) and has, from time to time, amended said Zoning Ordinance,

WHEREAS, the Village Planning Commission has recommended, after a meeting open to the public, amending the Zoning Ordinance of the Village of Weston, and

WHEREAS, it is the desire of the Village of Weston to amend its zoning ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF WESTON, WOOD COUNTY, STATE OF OHIO, THAT:

1. That the Zoning Ordinance of the Village of Weston Section 5.D.1, "C" Commercial District, presently reads as follows:

D. "C" Commercial District
 The following uses are permitted in "C" Commercial District

1. Any use permitted in "R2" Residential Multiple Housing District, provided that any such residential unit shall be located only on the second (2nd) or higher floor. As an exception to general nonconformities provisions (SECTION 7 herein), if any nonconforming uses of the lands in this provision are discontinued or abandoned for more than sixty (60) days, plus any prior approved extension of not more than thirty (30) days by the zoning inspector; (except when government action impedes access to the premises), any subsequent use of such lands shall conform to the regulations specified herein. is hereby amended, as set forth in the attached.

2. That Section 5.D.1 of the Zoning Ordinance of the Village of Weston is amended to read as follows:

D. "C" Commercial District
 1. The Commercial District shall be divided into two distinct areas, a) the Downtown Business District; and b) the Commercial District. The Downtown Business District shall be that area of the Commercial District located adjacent to Main Street. The Commercial District (not including the Downtown Business District) shall be all other areas designated "C" Commercial on the attached map. The following uses are permitted in the Commercial District:

A. Any use permitted in "R1" and "R2" Residential District, except as follows:
 i.) First floor residential use shall not be permitted in the Downtown Business District;
 ii.) First and second floor (or higher) residential use shall be permitted in the Commercial District area not included in the Downtown Business District. All permitted residential uses in the "C" Commercial

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District area must comply with all zoning requirements, rules and restrictions of "R1" and "R2", herein.

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 of any other committees that results 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.

Vote on passage: 5 Yeas 0 Nays Abstentions

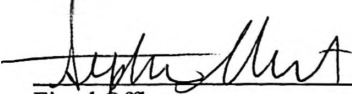


President of Council



Mayor

ATTEST:



Fiscal Officer