

ORDINANCE NO. 98-21
Amended 3 7 2022 – CLEAN

AN ORDINANCE TO AMEND CHAPTER 1121 GOVERNING
 BUSINESS DISTRICTS, AND NOT DECLARING AN EMERGENCY.

BE IT ORDAINED, by the City of Conneaut, County of Ashtabula and State of Ohio:

SECTION 1. That Chapter 1121 of the City of Conneaut Codified Ordinances is hereby amended as follows:

1121.01 B-1 HIGHWAY SERVICE BUSINESS DISTRICT.

a) Statement of Intent. The B-1 Highway Service Business District is designed to provide for uses which, due to their individual characteristics would be better located outside the primary retail center of the Community. The district also provides for highway service type facilities primarily aimed at servicing commercial and light industrial activities.

B-1 HIGHWAY SERVICE BUSINESS DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT (Ft.)	FOOT- NOTES
	LOT SIZE (Sq.Ft.)	FRONT- AGE (Ft.)	YARD REQUIREMENTS (Ft.)			REAR		
			FRONT	LEAST WIDTH	SUM OF BOTH			
PRINCIPAL PERMITTED USES:								
1. Sales, service, and business enterprises which rely on major thoroughfare interchanges for visibility and access	(1 acre) 43,560	90	50	20	40	30	45	1,3
2. Passenger-transportation agency and terminal	(1 acre) 43,560	90	50	20	40	30	45	1,3
3. Shopping centers	(2 acres) 87,120	90	50	20	40	30	45	1,3
4. Motels	(2 acres) 87,120	150	50	20	40	30	45	1,2,3
5. Automotive	(1 acre)	90	50	20	40	30	45	1,3

service stations	43,560							
6. Automotive repair	(1 acre) 43,560	90	50	20	40	30	45	1,3
7. Public uses	–	–	–	–	–	–	45	
8. Essential services	–	–	–	–	–	–	–	
9. Short-Term Rentals								7
10. Bed and Breakfasts								7
11. Farm animals	5 acres							7

CONDITIONALLY PERMITTED USES

	Lot Size	Frontage	Front	Side	Rear	Max. Height	Minimum Floor Area	Footnote
1. Industrial	1 acre	120	75	20	30	50	5,000	3,4,5,6
2. Warehouses	1 acre	120	75	20	30	50	5,000	3,4,5,6
3. Wholesale	1 acre	120	75	20	30	50	5,000	3,4,5,6
4. Farm animals								7

NOTE: Sign regulations and off-street parking and loading requirements specified in Chapter 1134.

1. See Section 1133.01(1) for side and rear yard requirements.
2. See Section 1133.04 for requirements for motels.
3. Subject to performance standards specified in Section 1125.02.
4. See Section 1137.071 for requirements for conditional uses.
5. Front yard setback is from the right-of-way line to building foundation for principal and accessory structures, parking lots and loading areas.
6. No parking, loading or drive can be less than 5 feet from the lot line. This area must be landscaped.
7. See Section 1137.072 for specific requirements

1121.02 B-2 HIGHWAY AND COMMUNITY BUSINESS DISTRICT.

(a) Statement of Intent. The B-2 Highway and Community Business District is designed to provide retail trade and personal service enterprises to meet the regular needs and for the convenience of the people of adjacent residential districts. The district also provides services to the motoring public, some part of which is through traffic.

B-2 HIGHWAY AND COMMUNITY BUSINESS DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT (Ft.)	FOOT-NOTES
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)					
			FRONT	SIDE		REAR		
				LEAST WIDTH	SUM OF BOTH			
PRINCIPAL PERMITTED USES:								
Sales, service, professional and business enterprises which rely on major thoroughfares for visibility and access and derive the bulk of their trade from areas beyond adjacent residential neighborhoods	10,000	80	30	30	60	30	45	1,2
Commercial recreational establishments	10,000	80	30	30	60	30	45	1
Restaurants	10,000	80	30	30	60	30	45	1
Funeral homes and mortuaries	10,000	80	30	30	60	30	45	1
Public uses	-	-	-	-	-	-	45	
Essential services	-	-	-	-	-	-	-	
R-4 principal permitted uses	-	-	-	-	-	-	---	1,2,3
Short-Term Rentals								4
Bed and Breakfasts								4
Farm animals	5 acres							4
CONDITIONALLY PERMITTED USES								
1. Shopping centers	-	-	-	-	-	-	-	4
Automotive, mobile home, travel trailer, and farm implement sales	10,000	80	30	30	60	30	45	1,2,4
Animal hospitals, and veterinarian clinics	10,000	80	30	30	60	30	45	1,2,4
Building material sales and storage yards	10,000	80	30	30	60	30	45	1,2,4
Fraternal lodges and private clubs	10,000	80	30	30	60	30	45	1,4
Automotive service stations	10,000	80	30	30	60	30	45	1,4
Resource and mineral extraction	-	-	-	-	-	-	-	4
Mobile home park	(5 acres) 217,800	-	-	-	-	-	-	4,5

Farm animals								4
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NOTE: Sign regulations and off-street parking and loading requirements specified in Chapter 1134.

1. See Section 1133.01(1) for side and rear yard requirements.
2. Subject to performance standards specified in Section 1125.02.
3. See Section 1117.04 for residential dwelling requirements.
4. See Sections 1137.071 and 1137.072 for requirements for conditional uses.
5. See Section 1133.09 for requirements for mobile home park regulations.

1121.03 B-3 GENERAL BUSINESS DISTRICT.

(a) Statement of Intent. The B-3 General Business District is designed to provide personal and business services and general retail trade for persons living in the community and in the surrounding trade area. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

B-3 GENERAL BUSINESS DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT (Ft.)	FOOT- NOTES
	LOT SIZE (Sq.Ft.)	FRONT- AGE (Ft.)	YARD REQUIREMENTS (Ft.)			REAR		
			FRONT	SIDE LEAST WIDTH	SUM OF BOTH			
PRINCIPAL PERMITTED USES:								
1. Sales, service, professional and business enterprises, institutional, cultural, residential and related uses which provide the mix of activities necessary for a centralized urban area.	—	—	—	—	—	—	—	1,2,4,5
2. Funeral homes and mortuaries	10,000	80	—	30	60	30	—	1,5
3. Fraternal lodges and private clubs	10,000	80	—	30	60	30	—	1,5
4. Hotels	—	—	—	—	—	—	—	1,4,5
5. Restaurants	—	—	—	—	—	—	—	1,4,5
6. Automotive repair	—	—	—	—	—	—	—	1,2,4,5
7. Automotive service stations	—	—	—	—	—	—	—	1,2,4,5
8. R-4 principal permitted uses	—	—	—	—	—	—	—	1,2,3,4,5
9. Public uses	—	—	—	—	—	—	—	

10. Essential services	-	-	-	-	-	-	-	
11. Short-Term Rentals								7
12. Bed and Breakfasts								7
13. Farm Animals	5 acres							
CONDITIONALLY PERMITTED USES								
1. Resource and mineral extraction	-	-	-	-	-	-	-	4
2. Farm Animals								6, 7

NOTE: Sign regulations and off-street parking and loading requirements specified in Chapter 1134.

1. See Section 1133.01(1) for side and rear yard requirements.
2. Subject to performance standards specified in Section 1125.02.
3. See Section 1117.04 for residential dwelling requirements.
4. No yard required for business establishments unless abutting a residential lot.
5. Buildings in excess of thirty-five (35) feet must provide elevator service.
6. See Sections 1137.071 and 1137.072 for requirements for conditional uses.
7. See Section 1137.072 for specific requirements

1121.04 B-4 COASTAL BUSINESS DISTRICT.

(a) Statement of Intent. The B-4 Coastal Business District is designed to parallel the B-3 General Business District to provide personal and business services and general retail trade. The B-4 district, however, further allows R-4 principal permitted uses, public uses, hotel and motel uses, marina uses and supporting industry or businesses, restaurants and private clubs, but shall not provide for mineral or resource extraction. A conditional use in the B-4 district shall include recreational uses.

B-4 COASTAL BUSINESS DISTRICT	MINIMUM ZONING LOT REQUIREMENTS					MAX. HEIGHT (Ft.)	FOOT-NOTES
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				
			FRONT	SIDE			
		LEAST WIDTH		SUM OF BOTH			
PRINCIPAL PERMITTED USES:							
All Permitted Uses in the B-3 General Business District	-	-	-	-	-	-	1,2,3,4,5
Indoor Boat Storage	-	-	-	-	-	-	1,2,4,5
Restaurants	-	-	-	-	-	-	1,4,5
Private Clubs	10,000	80	-	30	60	30	1,4,5
Bait and Fish Cleaning Shops	-	-	-	-	-	-	
Boat Sales and Repairs	-	-	-	-	-	-	
Motels	-	-	-	30	60	30	1,4,5,9
Short-Term Rentals							10
Bed and Breakfasts							10
Farm Animals	5 acres						
CONDITIONALLY PERMITTED USES - Excluding Resource and Mineral Extraction unless in conjunction with a dredging operation							
Outdoor Temporary Boat Parking							5,6,7, 10

Outdoor Boat Parking year-round								5,6,7,8, 10
Recreational Uses	-	-	-	-	-	-	-	6
Mini Warehouse Storage Buildings or similar uses	-	-	-	-	-	-	-	1,5,8
Farm Animals								5, 10

NOTE: Sign regulations and off-street parking and loading requirements specified in Chapter 1134.

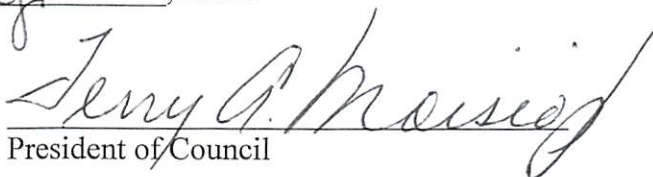
1. See Section 1133.01(1) for side and rear yard requirements.
2. Subject to performance standards specified in Section 1125.02.
3. No yard required for business establishments unless abutting a residential lot.
4. Buildings in excess of thirty-five (35) feet must provide elevator service.
5. See Section 1137.071 for requirements for conditional uses.
6. Shall only be allowed from April 1 to November 1 of each year and trailers shall be parked on a gravel, asphalt or concrete surface.
7. Perimeter shall be enclosed with an obscured fence no more than 6 feet in height on all sides. Barbed or razor wire shall be allowed on top.
8. Lighting shall not project beyond the property lines.
9. Comply with Section 1133.04 Motels.
10. See Section 1137.072 for specific requirements.

SECTION 2. That all other prior ordinances found to be inconsistent with this ordinance are hereby repealed.

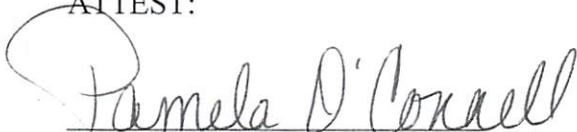
SECTION 3. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council or any of its committees that resulted in such formal actions were 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 is not declared to be an emergency measure in the interests of public peace, health and safety and, shall take effect thirty (30) days after passage.

Passed this 9th day of May, 2022.


President of Council

ATTEST:


Clerk of Council

I, Pamela O'Connell, Clerk of the Council of the City of Conneaut, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ord. No. 98-21 passed on the 9th day of May, 20 22, by said Council.


Clerk of Council 6/13/22