

**VILLAGE OF CHIPPEWA LAKE
MEDINA COUNTY, OHIO_____**

**AN ORDINANCE AMENDING THE VILLAGE ZONING CODE, ORDINANCE NO. 498-00 IN
ORDER TO ADD THE L-1 LAKEFRONT DISTRICT CONTAINED IN NEW ARTICLE 4,
DISTRICT REGULATIONS, SECTION 406.**

WHEREAS, Village Council has determined that it is beneficial to the Village to create a new zoning district in the Village where buildings are prohibited based upon the deed restrictions for the property and to change the designation of the area as a Residential District in the Zoning Code of the Village;

WHEREAS, Village Council has held a public hearing on this Ordinance with at least thirty (30) days notice of the time and place thereof in a newspaper general circulation in the Village, for thirty (30) days prior to said hearing the text or a copy of the text of this Ordinance together with all attachments was on file for public examination in the Village Town Hall, and in addition a copy of the proposed Ordinance was sent to each owner in the proposed new District;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CHIPPEWA LAKE, COUNTY OF MEDINA, AND STATE OF OHIO, THAT:

SECTION 1. The Village Zoning Code, Ordinance No. 498-00 is hereby amended in order to add the following District, which consists of sixteen (16) parcels of land illustrated on Exhibit A which is attached hereto and incorporated herein:

SECTION 406

L-1 LAKEFRONT DISTRICT

SECTION 406.1 PURPOSE

When the Village was platted and the parcels in this District created, various deed restrictions were imposed upon the parcels in this District and the Village Council believes these restrictions have not been abandoned and remain in full force and effect. These properties are not public and are individually owned and it is the intent of Village Council not to alter or abandon any of the specific deed restrictions that apply to these properties.

SECTION 406.2 PERMITTED AND NON-PERMITTED USES

- A. No buildings of any kind are permitted on properties in this District.
- B. Uses which are permitted under deed restrictions applicable to these properties shall be permitted.
- C. Properties in this District may be privately owned and unless permitted by the owner are not open to or available for public or community use, and shall be used exclusively by the owners of the properties, their guests, and invitees.

SECTION 2. This Ordinance shall go into effect thirty (30) days after the date of its passage.

APPROVED: _____
JOANNE E. DODARO, Mayor

DATE:

PASSED: 1st Reading:
2nd Reading:
3rd Reading:

ADOPTED:

AYES:

NAYS:

ATTEST: _____
GARY D. HARRIS, Fiscal Officer