

ORDINANCE NO. 2008-5

AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 1.25 ACRES FROM R-4 AND B-1 TO R-4 DO (DOWNTOWN OVERLAY) AND B-1 DO (DOWNTOWN OVERLAY) LOCATED AT: 104 AND 106 NORTH FOREST AVENUE; 305, 309, AND 311 CHURCH STREET; AND A PROPERTY ON THE NORTH SIDE OF CHURCH STREET BETWEEN THE RAILROAD TRACKS AND 304 CHURCH STREET AND TO AMEND THE DESIGN GUIDELINES HANDBOOK TO ADD THESE PROPERTIES TO THE DOWNTOWN OVERLAY DISTRICT (DOWNTOWN PROPERTY)

WHEREAS, the Planning Commission has reviewed the request of property owners to amend the Zoning Code and Zoning Map of the City of Mason to provide for the rezoning of approximately 1.25 acres from R-4 (Single Family Residential) and B-1 (Central Business District) to R-4 DO and B-1 DO located at: 104 and 106 North Forest Avenue; 305, 309 and 311 Church Street; and a property on the north side of Church Street between the railroad tracks and 304 Church Street and to amend the Design Guidelines Handbook to add these properties to the Downtown Overlay District; and

WHEREAS, the Planning Commission has recommended approval of the rezoning of approximately 1.25 acres from R-4 and B-1 to R-4 DO and B-1 DO and to amend the Design Guidelines Handbook to add these properties to the Downtown Overlay District by a vote of 6-0; and

WHEREAS, a public hearing was held pursuant to the requirements of the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mason, Ohio, seven members elected thereto concurring:

Section 1. That the Zoning Code and Zoning Map of the City of Mason, Ohio is hereby amended to provide for the rezoning of approximately 1.25 acres from R-4 (Single Family Residential) and B-1 (Central Business District) to R-4 DO and B-1 DO located at: 104 and 106 North Forest Avenue; 305, 309 and 311 Church Street; and a property on the north side of Church Street between the railroad tracks and 304 Church Street and to amend the Design Guidelines Handbook to add these properties to the Downtown Overlay District.

Section 2. That the tracts of land proposed for rezoning are more particularly described in the attached Exhibit "A", which is incorporated herein by reference.

Section 3. That the Design Guidelines Handbook is hereby amended in part as set forth in Exhibit "B", which is incorporated herein by reference.

Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 25th day of February, 2008.

Attest: 
Clerk of Council


Mayor