

ORDINANCE Number: 24-06-035

Committee: **Judiciary and Annexation**

**AN ORDINANCE TO AMEND CHAPTER 150: ZONING BY
ADDING CHAPTER 150.03 DEFINITIONS AND CHAPTER
150.15 PERMITTED AND CONDITIONAL USES OF THE
VAN WERT CITY CODE OF ORDINANCES.**

WHEREAS, it has been determined that changes need to be made to the above numbered ordinances to the Van Wert City Code.

WHEREAS, it was decided that Sections 150.03 be amended to add the definition of a “Cottage Home” and Section 150.15 should be amended to add “Cottage Home” as a conditional use for Zoning Classifications R1, R2, and R3.

WHEREAS, The Van Wert City Council believes it to be in the best interests of the citizens of Van Wert to have flexibility in the type of dwellings that they can build.

NOW THEREFORE, be it ORDAINED, by the Van Wert City, Ohio Council, to wit:

1. That Van Wert City Code of Ordinances Sections 150.03 be amended to add the definition of a “Cottage Home” and Section 150.15 should be amended to add “Cottage Home” as a conditional use for Zoning Classifications R1, R2, and R3.

Passed: _____, 2024

Thad R. Eikenbary – President of Council

Mayor, Kenneth J. Markward

Attested by:

Clerk of Council, Stephanie R. Phillips

EXHIBIT A

PROPOSED AMENDMENT TO ORDINANCES (All new language will be in **bold** print) (All modified language will be in *italicized* print)

CHAPTER 150: ZONING

Section 150.03 Definitions

COTTAGE HOMES. Residential dwelling constructed on a permanent foundation with a minimum of 500 square feet of living area. Maximum of two units per parcel having separate utilities and mailing addresses. Off street parking requirements per Section 150.30 of the Van Wert Code of Ordinances and basic yard requirements must be met or a variance must be requested. The construction must be onsite construction or an approved modular home unit with construction plans.

Section 150.15 Permitted and Conditional Uses

(A) R-1 Low Density Residence

(2) Conditional Uses Requiring Board Approval

Cottage Homes

(B) R-2 Medium Density Residence

(2) Conditional Uses Requiring Board Approval

Cottage Homes

(C) R-3 High Density Residence

(2) Conditional Uses Requiring Board Approval

Cottage Homes