

ORDINANCE NO. C-39-84

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE ZONING CODE
OF THE CODIFIED ORDINANCES TO ESTABLISH A RURAL ZONING
DISTRICT

WHEREAS, a need exists for a Rural (Agricultural) Zoning District within the zoning codes of the Codified Ordinances of the City for existing and annexed territory;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. Section 1135.16 of the Zoning Code of the Codified Ordinances of the city is hereby enacted to read:

1135.16 RURAL DISTRICT

This Zoning District is intended to allow the establishment of agricultural operation of property and structures within the corporation limits and future-annexed property until such time as the land is rezoned for another use.

The use of land and structures with the Rural District shall conform to the following requirements:

- (a) Agricultural uses within this district shall include farming, dairying, pasturage, horticulture, viticulture, animal and poultry husbandry, provided that such operation does not create unsanitary conditions, health or safety hazard or offensive noise and odors.
- (b) Existing dwelling structures may be used for housing the owner or tenants provided that the structures meet the requirements of Section 1407 of the Grove City Codified Ordinances.
- (c) New buildings to be used for agriculture purposes will not be constructed until all appropriate permits have been attained.
- (d) Existing buildings that have or are being used for agricultural purposes may continue to be used for such purposes.
- (e) New buildings to be used for other than agriculture purposes, including dwelling units, shall be required to be rezoned to the appropriate classification and comply to all requirements of the Codified Ordinances of the city.

SECTION 2. Section 1135.01 of the Zoning Code of the Codified Ordinances of the City and entitled "Establishments of Districts" is hereby amended to include Rural District

SECTION 3. Section 1135.09 of the Zoning Code of the Codified Ordinances of the City and entitled "Residential and PUD Districts" is hereby amended to include Rural District

Rural District of this Zoning Code.

- (b) The zoning of all territory annexed to the city and zoned under County or Township regulations as Planned Development, shall, upon annexation, be classified as the most applicable zoning district of this zoning code as determined by the City Planning Commission with their recommendation to Council for final approval and said zoning classification shall be included in the ordinance accepting the annexation.
- (c) All territory annexed to the city and not zoned under County or Township zoning as Agricultural or Planned Development shall be classified as the most comparable district of this Zoning Code.

SECTION 5. This ordinance shall take effect at the earliest opportunity allowed by law.

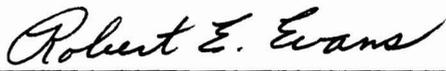
Submitted: 6/18/84

Passed: 7/2/84

Effective: 8/1/84



Jack E. Weygandt, President of Council

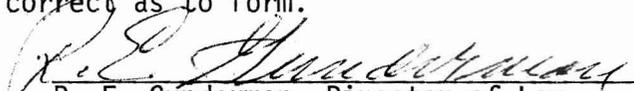


Robert E. Evans, Mayor

Attest: 

June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.



R. E. Gunderman, Director of Law