

VILLAGE OF GRAFTON  
ORDINANCE NO.: 18-003

INTRODUCED BY:

MOTION BY: STRAH

SECONDED BY: KITTS

AN ORDINANCE AMENDING CHAPTER 1248.01 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GRAFTON, PERTAINING TO SITE PLAN REVIEW PROCEDURES, AND, SPECIFICALLY, CONDITIONS FOR REVIEW, AND REPEALING FORMER CHAPTER 1248.01

WHEREAS, Planning Commission for the Village of Grafton has recommended, and Village Council has concurred, that it necessary, and in the best interests of the Village of Grafton and its citizenry, to amend Chapter 1248.01.of the Village's Zoning Code relative to Conditions for Review, and to repeal former Chapter 1248.01.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Grafton, County of Lorain, and State of Ohio:

Section 1. That, Chapter 1248.01 of the Codified Ordinances of the Village of Grafton shall be amended to read as follows:

**1248.01 CONDITIONS FOR REVIEW**

**Site plan review shall be required in any District within the Village whenever any of the following occurs:**

- (a) New structure(s) are proposed;**
- (b) An existing structure is enlarged (square footage under roof or an increase in height);**
- (c) The "use" of any building or any premises, or any portion of any building or premises, is changed pursuant to Chapter 3, "Use and Occupancy Classification", Ohio Building Code, current edition; or**
- (d) Enlargement of a parking area by 5 or more spaces.**

**Preliminary and final site development plans shall be submitted to Planning Commission and Council in accordance with this Chapter.**

**Site plan review shall not apply to the construction, addition, or alteration to one-, two-, or three-family dwellings."**


Section 2. That, former Chapter 1248.01 of the Codified Ordinances of the Village of Grafton shall be repealed.

Section 3. That, it is found and determined that all formal actions of this Council concerning and relating to adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

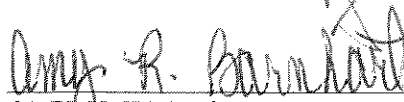
Section 4. That, this Ordinance shall be in full force and effect from and immediately after the earliest date allowed by law.

  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

3/20/18  
\_\_\_\_\_  
DATE PASSED

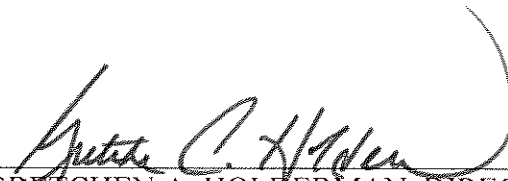
  
\_\_\_\_\_  
MAYOR

3/26/18  
\_\_\_\_\_  
DATE APPROVED

  
\_\_\_\_\_  
CLERK-TREASURER

3-20-18  
\_\_\_\_\_  
DATE ATTESTED

APPROVED AS TO FORM BY:

  
\_\_\_\_\_  
GRETCHEN A. HOLDERMAN, DIRECTOR OF LAW

1ST READING: 2-20-2018  
2ND READING: 3-6-2018  
3RD READING: 3-20-2018