

**ORDINANCE NO. 2020-30**

Introduced by: Monty Tapp

**AN ORDINANCE AMENDING SECTION 1125.02 (B-2 DOWNTOWN BUSINESS DISTRICT) OF THE CODIFIED ORDINANCES OF THE CITY OF HURON TO ADD RESIDENTIAL USE AS A PRINCIPAL PERMITTED USE IN A B-2 ZONING DISTRICT (DOWNTOWN BUSINESS DISTRICT), AND DECLARING AN EMERGENCY.**

**WHEREAS**, upon the recommendation of the Planning Commission after public hearing, the City of Huron seeks to modify the principal permitted uses in a B-2 Zoning District to include residential uses.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:**

**Section 1.** This Council hereby declares that Section 1125.02(a) of the Codified Ordinances shall be eliminated in its entirety and shall be replaced with the following:

“(a) Principal Permitted Uses. Any use permitted and as regulated in the B-1 District, and as hereinafter specified in this section, but not including filling stations or repair garages:

- (1) Art or antique shops, interior decorating shops, paint and wallpaper stores, furniture and appliance stores, department stores, variety and dime stores, dry goods and apparel stores, jewelry stores, mail order houses and any other retail business or service not first permitted or prohibited in the B-3 District.
- (2) Any office or office building.
- (3) Banks and savings and loan associations, including the drive-in type; other financial establishments.
- (4) Bars, restaurants, cocktail lounges.
- (5) Billiard parlors and pool halls, not permitting the sale of alcoholic beverages.
- (6) Night clubs and theaters, but not within 100 feet of any R District, subject to all applicable regulations and such permits as may be required by law.
- (7) Trade or business schools, provided any machinery or equipment which is used for instruction purposes is not objectionable due to noise, fumes, smoke, odor or vibration.
- (8) Commercial studios, including art, photographic, music, dancing and radio studios.
- (9) Hotels, including motels and motor hotels, subject to the provisions of Section 1126.02.
- (10) Newspaper printing and publishing, job printing.
- (11) Automotive services; none, except parking lots, parking garages and automobile car wash establishments 100 feet from an R District.
- (12) Any use permitted and as regulated in the residence district adjoining the B-2 District; and if there are adjoining two or more different categories of


residence districts, the regulations of the least restrictive residence district shall prevail.”

**Section 2.** This Council hereby declares that the following language shall be added to the end of existing Section 1125.02(f) of the Codified Ordinances of the City of Huron, which shall state as follows:

“Residential: same as the lot area, frontage and yard requirements for the least restrictive adjoining residents district.”

**Section 3.** That this Council hereby finds and determines that all formal actions relative to the adoption of this Ordinance were taken in an open meeting of the Council and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. § 121.22.

**Section 4.** That this Ordinance is hereby declared to be an emergency measure, immediately necessary for the preservation of the public peace, health, safety and welfare and in furtherance of the City of Huron’s promotion and preservation of thoughtful, effective and efficient land use for the public good, and in accordance with 3.06 of the Charter of the City of Huron, Ohio, this Ordinance shall be in full force and take effect immediately following its adoption.

  
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Sam Artino, Mayor

ATTEST:   
Clerk of Council

ADOPTED: 13 OCT 2020

