

**ORDINANCE NO. 2020-3**

Introduced by Trey Hardy

**AN ORDINANCE AMENDING SECTION 1123.01(a), “R-1 ONE-FAMILY RESIDENCE DISTRICT,” AND SECTION 1123.02(a), “R-1-A ONE FAMILY RESIDENCE DISTRICT,” OF THE CODIFIED ORDINANCES OF THE CITY OF HURON TO ALLOW THE TRANSIENT RENTAL OF RESIDENTIAL PROPERTIES IN THE CITY.**

**WHEREAS**, after recommendation by the Planning Commission, this Council desires to amend Sections 1123.01(a) and 1123.02(a) of the Codified Ordinances of the City of Huron to allow for the transient rental of residential properties in the City.

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

**SECTION 1.** Section 1123.01(a), “R-1 One Family Residence District,” of the Codified Ordinances of the City of Huron is hereby amended to read as follows:

**“1123.01 R-1 ONE-FAMILY RESIDENCE DISTRICT.**

(a) Principal Permitted Uses. No building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses except as provided in Section 1121.07:

- (1) One-family detached dwellings.
- (2) Churches and other places of worship and Sunday school buildings located not less than twenty feet from any other lot in and R-District; schools and colleges for academic instruction, located not less than forty feet, and public libraries, public museums, public art galleries and similar public cultural uses, located not less than twenty feet from any other lot in any R-District; cemeteries.
- (3) Public parks, playgrounds, golf courses or country clubs, provided that any principal building used therefore shall be located not less than forty feet from any other lot in any R-District.
- (4) Nurseries, greenhouses, and general farming, not including commercial animal farms or kennels, provided any lot or tract in such use shall be not less than five acres in area and provide that any greenhouse heating plant or any building in which farm animals are kept shall be distant not less than 200 feet from every lot line.
- (5) Essential services as defined in Section 1121.04.
- (6) Licensed adult family homes as defined in Ohio R.C. 3722.01.

**(7) Transient Rental of any Dwelling Unit, Residential Premises, or any other residential property being utilized or otherwise made available for rent to Transient Guests.**

(A) **"Residential Premises" means a dwelling unit for residential use and occupancy and the structure of which it is a part, the facilities and appurtenances unit, and the grounds, areas, and facilities for the use of tenants generally or the use of which is promised the tenant.**

(B) **"Transient Guests" means persons occupying a room or rooms, Dwelling Unit, Residential Premises or other property used for sleeping accommodations for less than 30 consecutive days."**

**SECTION 2.** Existing Section 1123.01(a), "R-1 One Family Residence District" of the Codified Ordinances of the City of Huron as it existed prior to the effective date of this Ordinance is hereby repealed.

**SECTION 3.** Section 1123.02(a), "R-1-A One Family Residence District," of the Codified Ordinances of the City of Huron is hereby amended to read as follows:

**"1123.02 R-1-A ONE-FAMILY RESIDENCE DISTRICT.**

(a) **Principal Permitted Uses.** No building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses, except as provided in Section 1121.07:

(1) One-family detached dwellings;

(2) Public parks and playgrounds;

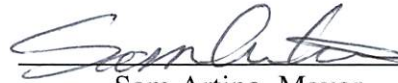
(3) Churches and other places of worship and Sunday school buildings located no less than twenty feet from any other lot in any R District; and


**(4) Transient Rental of any Dwelling Unit, Residential Premises, or any other residential property being utilized or otherwise made available for rent to Transient Guests, as those terms are defined in Section 1123.01(a)(7) of these Codified Ordinances."**

**SECTION 4.** Existing Section 1123.02(a), "R-1-A One-Family Residence District," of the Codified Ordinances of the City of Huron as it existed prior to the effective date of this Ordinance is hereby repealed.

**SECTION 5.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

**SECTION 6** This Ordinance shall be in full force and effect from at the earliest date permitted by law.

  
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Sam Artino, Mayor

ATTEST:   
Clerk of Council

ADOPTED: 10 MAR 2020

