

ORDINANCE NO. 2020-O-22

AN ORDINANCE AMENDING ORDINANCE 1258.02 – PERMITTED BUILDINGS AND USES OF THE CODIFIED ORDINANCES

WHEREAS, Council wishes to amend Ordinance 1258.02 of the Codified Ordinances in order to improve the zoning regulations for the Business Zoning District of the City and to add the language to indicate that certain uses are not permitted and to add and additional uses that may either be permitted, not permitted or allowable with a conditional use permit; and

WHEREAS, the additional uses that are being added to the existing ordinance are as follows:

Subheading	Use	B-I	B-II
1. Entertainment and Recreation	Sound Studio	NP	CUP
2. Self Storage		NP	P
3. Recreational Vehicles – Trailers, Motor Homes, Mobile Homes Sales or Rentals		NP	CUP
4. Outdoor Storage of Heavy Equipment		NP	NP
5. Motor Vehicle Repair, Autobody, Painting		NP	CUP

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Mentor-on-the-Lake, County of Lake and State of Ohio, as follows:

Section 1. That Codified Ordinance Chapter 1258 is amended in its entirety and as amended hereby reads as follows:

1258.01 COMPLIANCE REQUIRED.

Buildings, structures or land shall be used, and buildings or structures shall be erected, altered, enlarged or designed to be used, in whole or in part, only in accordance with the regulations for the Business District set forth in this chapter. The Business District is subdivided into Business I and Business II. Business District I are those lots that are shown on the Zoning Map and as a general rule the Business District I lots abut a single family district. Business District II are those lots that are shown on the Zoning Map and as a general rule the Business District II lots primarily abut a non-single family district.

1258.02 PERMITTED BUILDINGS AND USES

The following buildings and uses are permitted or not permitted or allowed with a conditional use permit in the Business District I and Business District II. Binary Use Structure is defined for the purposes of Chapter 1258 as building comprised of a condominium or an apartment built above a permitted business. (“P” is a permitted use, “NP” is a use that is not permitted and “C” is a conditional use that is approved pursuant to the provisions of Ordinance 142.03)

Classification	Use	Business	
		I	II
Office			
	Offices (Administrative, Professional, and Business)	P	P
	Sales office in completely enclosed building (no retail)	P	P
	Banks, Financial Institutions	P	P
	Mortuary	P	P
	Dispensaries, Medical Clinics, Urgent Care	P	P
	Research and Testing Laboratories	C	C
Retail/Services			
	Retail in completely enclosed building	P	P
	Automated Teller Machines (ATMs)	C	C
	Personal Services in completely enclosed building	P	P
	Restaurants (no sale of alcoholic beverages)	C	P
	Restaurants (including sale of alcoholic beverages)	C	C
	Dance floor/entertainment in association with permitted use	C	C
	Hotels, Motels, Inns, and Bed and Breakfasts	C	C
	Business Equipment and Supply	P	P
	Pet Shops	P	P
	Veterinary Hospitals, Animal Hospitals and Clinics	C	C
	Animal Boarding and Daycare Facilities	C	C
	Outdoor storage and display associated with a permitted use	C	P

	Drive-in/Drive-thru facility in association with a permitted use	C	P
	Pharmacy and associated convenience goods	P	P
Automotive Associated			
	Gasoline Station	C	C
	Electric Vehicle Charging Stations	C	C
	Alternative Automotive Fuel Filling Station	C	C
	Car Wash/Car Detailing	C	P
	Automobile Service Station	C	C
	Car Sales Agency	C	P
	Automobile/Truck Rental Agency	C	P
	Parking Lot For noncommercial vehicles as principle use	NP	NP
	Recreational Vehicles -- Trailers, Motor Homes, Mobile Homes Sales or Rentals	NP	C
	Motor Vehicle Repair, Autobody, Painting	NP	C
Entertainment and Recreation			
	Membership Sports/Fitness Club	P	P
	Studios for Instruction	P	P
	Indoor Commercial Recreation	P	P
	Family Fun Center	P	P
	Theater	C	P
	Assembly Hall, Meeting Place, Party Center	P	P
	Sound Studio	NP	C
Community Services and Facilities			
	Libraries, Museums	P	P
	Places of Worship, Public and Private Schools	P	P

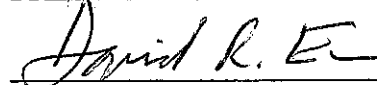
	Public Safety Facility	P	P
	Child Daycare	C	C
	Adult Daycare	C	C
	Nursing Home	C	C
	Vocational, Technical, or Trade School	C	C
	Assisted Living Facilities	C	C
Residential			
	Apartments for the Elderly (ARTARP Only)	P	
	Binary Use (Condominium or apartment above Business Unit)	C	C
Storage			
	Self-Storage Facility	NP	P
	Outdoor Storage of Heavy Equipment	NP	NP

Section 2. That all formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

WHEREFORE, this Ordinance shall be in full force and effect as provided in law upon its passage by Council and approval by the Mayor.



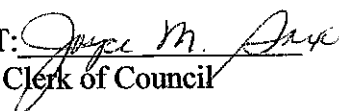
DESIREA THOMPSON
PRESIDENT OF COUNCIL



DAVID R. EVA
MAYOR

Dated: 11/10/2020

ADOPTED: November 19, 2020

ATTEST: 
Clerk of Council