



VILLAGE OF OBETZ  
RECORD OF ORDINANCES

ORDINANCE: 10 – 18

PASSED: \_\_\_\_\_

**AN ORDINANCE TO MODIFY SECTION 1171.04(c) OF THE CODIFIED ORDINANCES RELATED TO THE LOCATION OF ACCESSORY STRUCTURES RELATIVE TO THE PRINCIPLE STRUCTURE**

**WHEREAS**, the Building Code and Zoning Code have different setback requirements between accessory structures and the principle structure; and,

**WHEREAS**, it is confusing to residents constructing accessory structures; and,

**WHEREAS**, the Planning and Zoning Commission initiated changes in order to resolve this issue; and,

**WHEREAS**, the Planning and Zoning Commission held a public hearing on March 14, 2018 at 6:00 PM; and,

**WHEREAS**, the Planning and Zoning Commission recommended approval of the proposed zoning modification at that meeting; and,

**WHEREAS**, the Council of the Village of Obetz held a public hearing on April 23, 2018 as part of the regularly scheduled Council meeting as required by the Codified Ordinances.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OBETZ, OHIO, THAT:**

Section 1. Section 1171.04(c) of the Codified Ordinances shall be modified as follows:

**1171.04 DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES ASSOCIATED WITH SINGLE FAMILY RESIDENTIAL USES.**

\* \* \*

(c) Location.

- (1) All Accessory Uses and Structures must be located behind the rear of the Principal Structure unless otherwise set forth in the Codified Ordinances.
- (2) Detached garages, swimming pools, pole barns, greenhouses, sheds, gazebos, and other similar accessory structures as determined by the Zoning Inspector shall not be closer than ~~ten (10)~~ **five (5)** feet to the principal structure and shall follow other location requirements as set forth in this Chapter.
- (3) All Accessory Structures must be located at least ten (10) feet from the rear property line and five (5) feet from the side property line(s) with the exception of swimming pools. Swimming pools shall be no closer than ten (10) feet to any property line.
- (4) All fences except Front Yard Fences as regulated in Chapter 1173 shall be set back ten (10) feet from the front of the principal structure.

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Section 2. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ATTESTS:**

\_\_\_\_\_  
Stacey Boumis, Clerk of Council

\_\_\_\_\_  
D. Greg Scott, Mayor

\_\_\_\_\_  
Michael Flaherty, Council Pres. Pro-Tem

**APPROVED AS TO FORM**

\_\_\_\_\_  
Stephen J. Smith, Esq., Law Director

**CERTIFICATION OF PUBLICATION**

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance \_\_\_\_\_ was duly posted at \_\_\_\_\_ (time) on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.

\_\_\_\_\_  
Stacey Boumis, Clerk

\_\_\_\_\_  
Date