

**AN ORDINANCE AMENDING VILLAGE ZONING CODE ORDINANCE 30-1974
BY MODIFYING CHAPTER 153.138 – YARD REQUIREMENTS IN
A B-1 – GENERAL RETAIL OFFICE ZONING DISTRICT**

WHEREAS, the Planning Commission of the Village of Brewster has reviewed a proposed modification of the Village Zoning Code in Chapter 153.138 – Yard Requirements in a B-1 General Retail Office Zoning District, and

WHEREAS, after completing their review and deliberations, the Planning Commission of the Village of Brewster recommends that it is in the best interest of the Village that Brewster Village Council enact the proposed modifications to the provisions of Chapter 153.138: Yard Requirements in a B-1 General Retail Office Zoning District with the addition of “Rear Yard” to yard requirements adjacent to a residential district, and

WHEREAS, Brewster Village Council desires to follow the Village Planning Commission recommendation and adopt an amendment to the Village Zoning Code of the Village of Brewster for Chapter 153. 138 – Definitions with the addition of language better defining business areas adjacent to a residential district.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BREWSTER, THAT:

SECTION 1: Brewster Village Council shall amend the Village Zoning Code adopted by Ordinance 30-1974, which has been amended from time to time, by adopting revisions to Chapter 153.138 as provided and recommended by the Village Planning Commission.

The addition of “Rear Yard” shall be added to Chapter 153.138 – Yard Requirements as follows:

153.138 YARD REQUIREMENTS

| | |
|---|---|
| Minimum front yard depth | None |
| Minimum rear yard depth | None |
| Minimum side yard width | None |
| Front yards, rear yards, and side yards adjacent to residential districts | Shall meet the front, rear, and side yard requirements of the adjacent residential district |

SECTION 2: The above replaces any previous version of this directive and supersedes any current directive which may be in conflict with this directive.

SECTION 3: This ordinance shall be in full force and effect at the earliest date provided by law.

Mayor Michael E. Schwab

ATTEST:

Village Clerk-Treasurer K. Kris King

CERTIFICATE

I, K. Kris King, hereby certify that the above is a true copy of an ordinance passed at a regular meeting of the Brewster Village Council held December 17, 2018

Clerk K. Kris King

I, K. Kris King, Clerk of the Council of the Village of Brewster, State of Ohio, do hereby certify that there is no newspaper printed in said municipality and that publication of the foregoing ordinance was duly made by posting true copies thereof at five of the most public places in said corporation as determined by Council as follows: Office of Brewster Utilities, Belloni's IGA, Brewster Federal Credit Union, Post Office and Brewster Laundromat.

Clerk K. Kris King