

ORDINANCE 2024-27

**AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF HIRAM,
OHIO**

WHEREAS, the Hiram Village Planning Commission has determined that there is a change necessary to the Hiram Village Zoning Code, which change includes, but is not limited to, adding the language for a Mixed-Use District and amending the College Research/Institutional District; and

WHEREAS, the Hiram Village Planning Commission has requested the Village Council to adopt the proposed changes to the Hiram Village Zoning Code; and

WHEREAS, as required by the Hiram Village Zoning Code the Village Council held a public hearing on November 5, 2024; and

WHEREAS, upon review the Council of the Village of Hiram has determined that the changes are appropriate.

NOW, THEREFORE BE IT ORDAINED by the Council of the Village of Hiram, Portage County, Ohio, and a majority of the members elected thereto concurring that:

SECTION 1: The Zoning Code of the Village of Hiram is amended as set forth in the attached Exhibit "A", specifically the additions shown in the bold text and deletions shown in the strikeout text are enacted.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that the deliberations of the 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 Section 121.22 of the Revised Code of the State of Ohio.

SECTION 3: This Ordinance shall take effect at the earliest time allowed by law.

First Reading: November 12, 2024
Second Reading: December 10, 2024
Third Reading: January _____, 2025

Mayor Anne Haynam

ATTEST:

Fiscal Officer Susan J. Skrovan-DeYoung

Approved as to Form:

Village Solicitor Charles V. Gasior

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EXHIBIT "A"

Chapter 1126 MIXED USE COMMERCIAL DISTRICT

1126.01 PURPOSE

The purpose and intent of the Mixed-Use Commercial District is to provide suitable areas for a mixed use, visually integrated neighborhood with a moderate concentration of various types of compatible businesses to service neighborhood needs, and residences while providing neighborhood and Village enhancing features, such as adequate parking, appropriate landscaping, screening, desirable aesthetics, and site design intended to eliminate adverse effects of traffic congestion. The Mixed-Use District is intended to provide increased tax revenues to both the local schools and the Village, while minimizing costs to the Village for infrastructure acquisition and maintenance, and with preservation or enhancement of, rather than harm to neighborhood and Village quality of life and property values.

1126.02 USES

Within the Mixed-Use District, only the following uses shall be permitted or conditionally permitted:

(a) Permitted Uses.

- (1) Retail outlets: Clothing, furniture, hardware, and variety stores,**
- (2) Retail food preparation: markets, bakeries, specialty food shops, ice cream stores, delicatessens, coffee shops, and other similar facilities.**
- (3) Specialty shops: Antique shops, gift shops, bookstores, florist shops, arts and crafts supplies stores, health food stores, music stores, bicycle stores, toy stores, technology stores, houseware stores, picture frame stores, and sporting goods outlets.**
- (4) Service, and places of assembly: Restaurants, barber and beauty shops, physical fitness centers, shoe repair and tailor shops, print shops, copy shops, and civic structures, religious structures and other places of assembly.**
- (5) Business and professional offices: Medical and dental offices and clinics, law offices, insurance offices, real estate offices, advertising agency offices, answering service offices, architects' offices, certified public accountants' offices, engineers' offices, interior decorators' offices, and financial services offices including financial planner offices, and stock brokerage offices.**
- (6) Mobile food trucks.**
- (7) Single family, two-family residential units and single family short term rentals.**

(b) Conditional Uses.

- (1) Mortuaries and funeral homes.**

- (2) Gas stations and all other traffic oriented commercial establishments.
- (3) Banks, finance and utility company offices.
- (4) Grocery stores, hotels, motels and inns.
- (5) Laundromat, dry-cleaning and laundry pick-up stations
- (6) Retirement community, nursing homes, assisted living structures and childcare/preschool facilities.
- (7) Drive-ins, drive-ups, or drive-through areas in conjunction with a permitted, or approved conditional use, except, that drive-up, drive through, or drive-in facilities shall not be permitted in or at any fast food enterprise, or any enterprise involving the sale of beverages (for the purposes of this section, a fast food enterprise is a business engaged in the sale of pre-prepared or quickly prepared food and beverages, usually in disposable containers and wrappers, for consumption either on or off premises, in a facility in which a major portion of the food and beverage sales to patrons are at stand-up type counters or drive-in, drive-up, or drive-through arrangements)
- (8) Garden center.
- (9) Multifamily residential units

Chapter 129 ~~College/Research District~~ INSTITUTIONAL DISTRICT

1129.01 PURPOSE

It is recognized that institutions, such as a college, have special needs and land use requirements. Hiram College forms an integral part of the community and it is the intent of the Institutional District to provide for the protection and where necessary, the continued growth of the college and other similar educational institutions, and to protect and enhance compatibility and relationships to adjacent uses. A primary intent shall be to ensure compatibility of use between the Hiram College campus periphery and surrounding and adjacent uses.

~~The purpose of the College/Research District is to provide for an area which allows for and encourages the continuation and necessary expansion of Hiram College, and its related uses as well as to allow for and encourage other public and private uses which may benefit from being located in close proximity to the College, in particular, research and development related uses. (Ord. 88-10. Passed 1-10-89.)~~

1129.02 USES

Within the ~~the~~ College Institutional District, only the following uses shall be permitted or conditionally permitted:

(a) Permitted Uses Include:

- (1) Residence halls, laboratory & classroom buildings, and athletic fields, except as delineated under conditional uses below.
- (2) Faculty & administrative housing.
- (3) Library & archival depository buildings.

- (4) **Passive recreational uses including parks and nature preserves.**
- (5) **Dining facilities and mobile food trucks.**

(b) Conditionally Permitted Uses.

- (1) **Active recreational uses such as a gymnasium or stadium where a large number of visitors or spectators can be anticipated.**
- (2) **Accessory uses such as maintenance shops and storage areas to service an institution.**
- (3) **Parking lots to service the institution located on the periphery of the District or visible from a public street.**
- (4) **Specialty food service operations (restaurant, coffee shop, bar or the like)**
- (5) **Retail/service businesses outlined under mixed use allowances**
- (6) **Sorority and fraternity houses or other specialty housing.**
- (7) **Administrative offices and childcare centers**

~~(a) Permitted Uses Include: College or other uses of an educational character, including such college owned, operated, leased or licensed facilities, such as dormitory, dining hall, retail facility, gymnasium, classrooms, sports facilities, laboratory, offices, laundry, heating and maintenance facilities, off street parking, library, museum and similar college related facilities/uses.~~

~~(b) Conditionally Permitted Uses: The Planning Commission may approve issuance of conditional zoning permits for the following listed uses subject to the general conditions of Section 1135.05 and the specific conditions of Section 1135.06 as specified below:~~

~~(1) Administrative, executive, financial, data processing, accounting, clerical, and drafting offices, subject to Section 1135.06(b), (e), (f) and (l). 2016 Replacement 1129.03
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~~(2) Research facilities, other offices and similar uses which the Planning Commission would find are consistent with the purpose of this chapter, and of a character that would not have an adverse effect on neighboring properties, subject to Section 1135.06(b), (e), (f) and (l).~~

~~(3) Quasi public, institutionally or organizationally owned and/or operated recreational instructional and meeting facilities, such as those developed and used by YMCA/YWCA, Boy Scouts, Girl Scouts or various fraternal or community service groups, subject to Section 1135.06(l).~~

~~(4) Child day care/pre school education facilities, subject to Section 1135.06(b), (e), (e), (f) and (k).~~

~~(5) Governmentally owned and/or operated parks/playgrounds, subject to Section 1135.06(b), (e), (d), (e), (f) and (l).~~

~~(6) Governmentally owned and/or operated facilities, subject to Section 1135.06(b), (e), (k) and (l).~~

~~(7) Public utility right of ways and pertinent structures, subject to Section 1135.06(b), (e), (f), (k) and (l).~~

~~(8) Signs as regulated by Chapter 1141. (9) Uses similar in character as determined by the Planning Commission. (Ord. 88-10. Passed 1-10-89.)~~