

ORDINANCE NO. 2006-131

**AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 1.86 ACRES LOCATED AT 208, 210, 212, 300, 302 AND 304 EAST MAIN STREET FROM R-4 TO R-4 AND DOWNTOWN OVERLAY DISTRICT AND TO AMEND THE DESIGN GUIDELINES HANDBOOK TO ADD THE PROPERTIES TO THE DOWNTOWN OVERLAY DISTRICT (MAIN STREET PROPERTY)**

WHEREAS, the Planning Commission has reviewed the request of multiple property owners to amend the Zoning Code and Zoning Map of the City of Mason to provide for the rezoning of approximately 1.86 acres from R-4 (Single Family Residential) to R-4 (Single Family Residential) and Downtown Overlay District located at 208, 210, 212, 300, 302 and 304 East Main Street and to amend the Design Guidelines Handbook to add the properties to the Downtown Overlay District; and

WHEREAS, the Planning Commission has recommended approval of the rezoning of approximately 1.86 acres from R-4 to R-4 and Downtown Overlay District and to amend Design Guidelines Handbook to add the properties to the Downtown Overlay District by a vote of 6-0; and

WHEREAS, a public hearing was held pursuant to the requirements of the Zoning Code. NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mason, Ohio, five members elected thereto concurring:

Section 1. That the Zoning Code and Zoning Map of the City of Mason, Ohio is hereby amended to provide for the rezoning of approximately 1.86 acres from R-4 (Single Family Residential) to R-4 (Single Family Residential) and Downtown Overlay District located at 208, 210, 212, 300, 302 and 304 East Main Street.

Section 2. That the tract of land proposed for rezoning is more particularly described in the attached Exhibit "A", which is incorporated herein by reference.

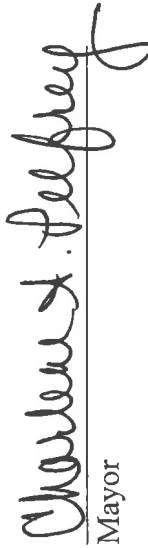
Section 3. That the Design Guidelines Handbook is hereby amended in part as set forth in Exhibit "B", which is incorporated herein by reference.

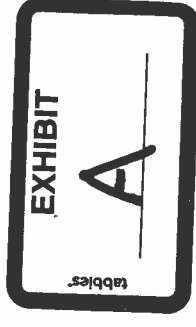
Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 13<sup>th</sup> day of November, 2006.

Attest:

  
Clerk of Council

  
Mayor



**Downtown Overlay District Chart**

**R-4 Single Family Residential**

**Permitted Uses**

- Single Family Structures
- Agriculture
- Public and Private Schools
- Parks
- Residential Facilities
- Institutions, Public and Cultural
- Golf Courses

**Accessory Uses**

- Gardening, Pets, and Animals
- Parking Facilities
- Swimming Pools
- Real Estate and Professional Signs
- Home Occupations and Professional Offices
- Solar Units and Satellite Signal Receiving Stations

**Conditional Uses**

- Child Day Care Centers
- Convalescent, Nursing, or Rest Homes
- Home-based Barber Shops and Beauty Salons

**B-1 Central Business District**

**Permitted Uses  
Offices**

- Business, Professional and Administrative
- Business and Professional Associations
- Medical Offices and Clinics

**Retail, Commercial, and Service**

- Specialty Retail and Commercial, including Drug Stores
- Specialty Food Stores
- Home Equipment Stores etc. with no Outdoor Storage
- Garden Supply
- General Merchandise and Grocery Stores
- Personal Services
- Business and Cleaning
- Art Studios
- Financial Establishments, no Drive Through
- Restaurants, no Drive Through

**Institutional, Public, and Cultural**

- Public Offices and Buildings
- Public and Private Schools
- Libraries, Museums, and Art Galleries
- Churches and Places of Worship
- Child Day-Care Centers

**Conditional Uses**

- Commercial Parking Garages and Lots
- Residential Use
- Bed and Breakfast

**Downtown Overlay District**

**Permitted Uses**

- Any Use Permitted in Underlying Zoning District
- Any use Permitted in the B-1 Zoning District
- Public Parks, Greens, Squares, and Plazas
- Outdoor Seating Operated and Maintained by a Restaurant, Café, or Coffee Shop
- Public Parking Lots
- Financial Institutions and Drug Stores, Cafes, and Coffee Shops and by Other Similar Consumer Service Uses with Drive Through Facilities.

**Prohibited Uses**

- Vehicle Sales, Rental and Services
- Equipment Sales, Rentals, and Services
- Auto Repair, Body Shops, Automobile Accessories
- Automobile Washing Facilities
- Vehicle Storage
- Other Similar Uses As Determined By the Planning Commission

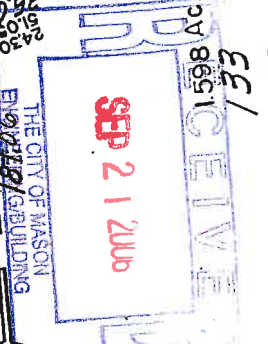
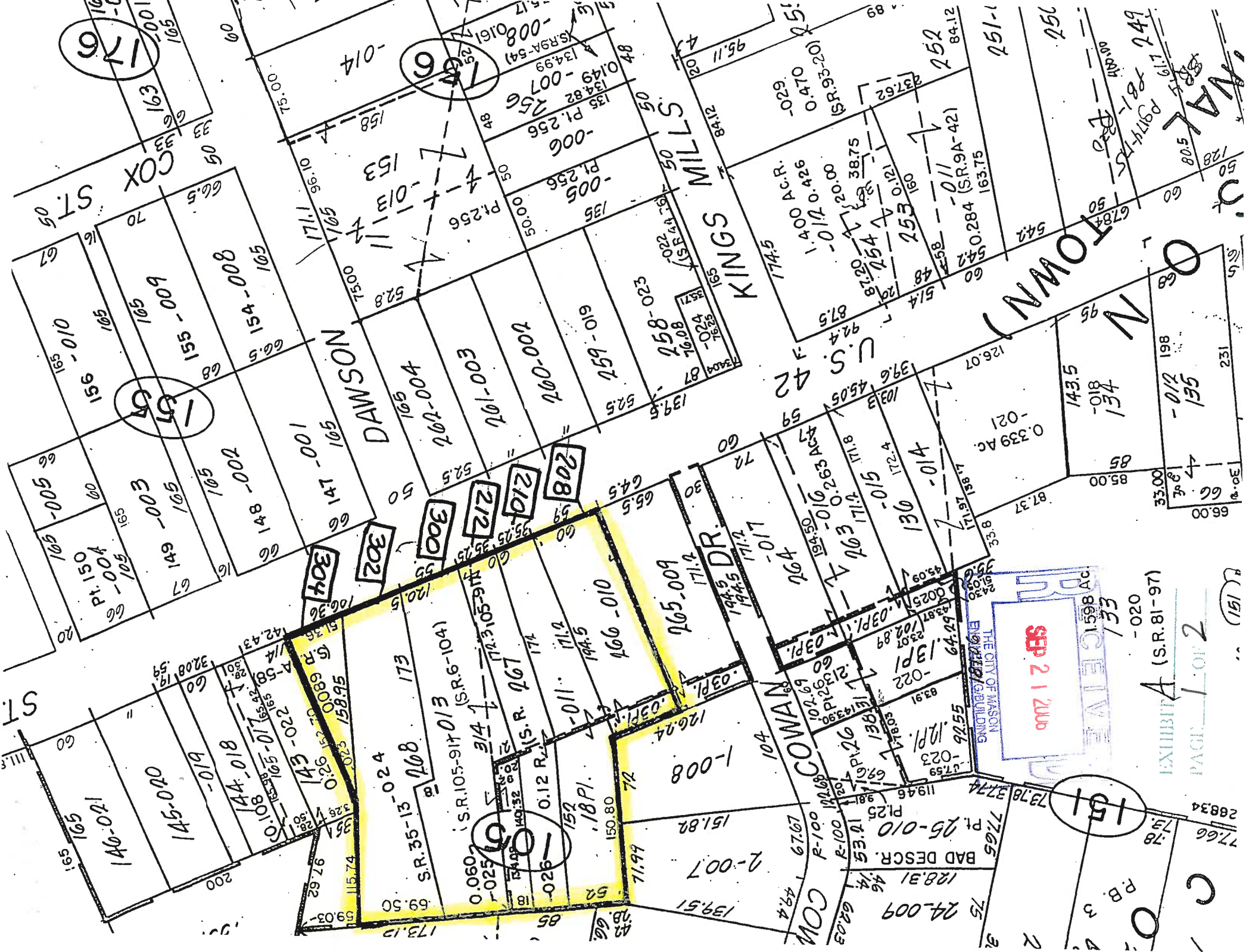
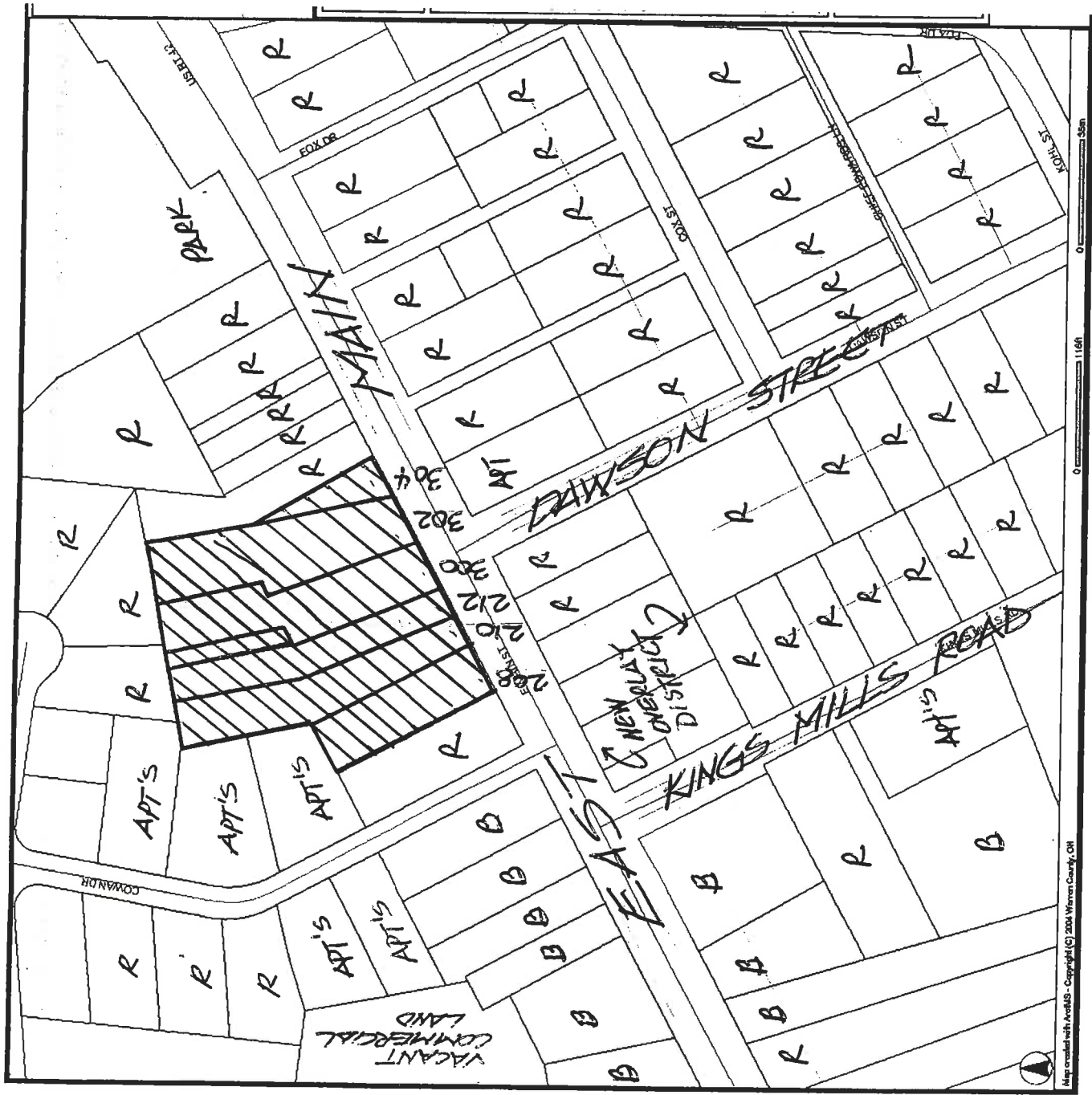


EXHIBIT A (S.R. 81-97)  
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208, 210, 212, 300, 302 & 304 EAST MAIN STREET

REZONING

SUBMITTED BY DAVE HARBIN ~ REALTOR  
 STELLAR REAL ESTATE, MASON, OH 9.01.06

