

**ORDINANCE 2021 – 25**

**AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 0.4 ACRES FROM B-2 (SHOPPING CENTER DISTRICT) TO B-3 (ROAD SERVICE COMMERCIAL) LOCATED AT 5614 TYLERSVILLE ROAD (TYLERSVILLE ROAD UDF)**

WHEREAS, the Planning Commission has reviewed the request of a property owner to amend the Zoning Code and Zoning Map of the City of Mason to provide for the rezoning of approximately 0.4 acres from B-2 (Shopping Center District) to B-3 (Road Service Commercial) located at 5614 Tylersville Road; and

WHEREAS, at its meeting on February 2, 2021 the Planning Commission has recommended approval of the rezoning of approximately 0.4 acres from B-2 (Shopping Center District) to B-3 (Road Service Commercial) 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, seven members elected thereto concurring:

Section 1. That the Zoning Code and Zoning Map of the City of Mason, Ohio are hereby amended to provide for the rezoning of approximately 0.4 acres from B-2 (Shopping Center District) to B-3 (Road Service Commercial).

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

Passed this 8<sup>th</sup> day of March, 2021.

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Mayor

Attest:

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Clerk of Council