

AN ORDINANCE NO. 751.

By Mr. Manly.

To provide for the zoning and districting of an area within the Village of Bexley, Ohio, and the regulation, restriction and limitation of the uses of said area and parts thereof.

WHEREAS, the lands hereinafter described, and lying within the Village of Bexley, Ohio, are at present unimproved and consist of undivided acreage, and are in part low-lying and incapable of subdivision and improvement, in accordance with the general plans of development contemplated and ordained by ordinance of the Village of Bexley number 456, and duly enacted on October 23, 1923; and

WHEREAS, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity and general welfare, said lands should be zoned and restricted in accordance with a plan which will correspond in principle with the plans heretofore ordained for the regulation of other lands in the Village of Bexley, and

WHEREAS, said lands can be divided along lines of convenience, beauty and utility, and in harmony with the best types of residential districts of the Village of Bexley, and the owners thereof have presented plans for such development to the Council of the Village of Bexley, and have offered to carry out such development without expense to such Village, if such development is authorized by said Village of Bexley;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BEXLEY, STATE OF OHIO:

Article 1. The lands and area hereby zoned and districted are described as follows, to-wit:

Beginning at a point in the north line of Broad Street, distant 278.95 feet from the north west corner of Parkview Avenue and Broad Street; thence running westerly, with the north line of Broad Street, to the intersection of said line of Broad Street with the east line of Cheek Brothers' Addition; thence northerly with said east line of Cheek Brothers' Addition 677.17 feet to a point in the north line of the area herein described; thence easterly, and in a straight line to a point in the west line of Bullitt Park Addition, distant 268.17 feet from the intersection of said west line of Bullitt Park Addition with the south line of Clifton Avenue; thence southerly, along the west line of said Bullitt Park Addition, to the point of beginning, excepting however a tract of land 180 feet by 150 feet out of the southeast corner of the above tract heretofore conveyed by W. D. Fulton Jr. to Sherman B. Randall and L. Leveque.

Article 11. The regulations, restrictions and limitations imposed upon said lands and area and upon the use thereof shall be and are as follows:

Section 1. No building or other structure shall be erected in said area to a height of more than two and one-half stories.

Section 2. No building or other structures shall be erected nearer to the street line (meaning thereby the boundary line between the lot and the area dedicated for highway purposes on the front of the lot) of Broad Street than thirty (30) feet; provided however, that this section shall not prevent the erection of walls or fences not over five (5) feet in height.

Section 3. No. family or number of persons living and cooking together as a single housekeeping unit shall use or occupy a story of any building in said area above or below another family or number of persons living and cooking together as a single housekeeping unit.

Section 4. No. building or premises in said area shall be erected or used for retail stores, banks, offices, studios, telephone exchanges, fire stations, theatres (including moving pictures), halls, private clubs, restaurants, bakeries, gasoline filling stations, public garages, or any building or use which, in the opinion of Council, is in character similar to those enumerated in this Section.

Section 5. No buildings or premises shall be erected or used in said area for any of the following purposes: Billboards or advertising signs, refuse dumps, veterinary hospitals, scrap iron or junk storage, reduction plants, sewage disposal plants, explosive storage, wholesale produce, manufacturing establishments, stockyards or any other purpose which may cause noxious odors, dangerous explosives, undue fire hazard, or such noise as to be a public nuisance. No. premises shall be used for sand or gravel pits except by permit issued by Council on satisfactory warranties that such pits will be suitable refilled to suitable elevation for building permits within reasonable time.

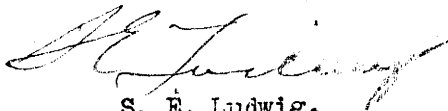
Section 6. That the administration board provided for in said Ordinance No. 456 shall have all the powers, duties and jurisdiction within the above described territory as are provided in said Ordinance No. 456.

Section 7. Said area shall not be subject to any zoning or districting regulations, restrictions or limitations except those herein specifically prescribed and ordained.

Article 111. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed June 15, 1926.

Attest: S. W. Roderick. Clerk.


S. E. Ludwig.

Mayor.

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