

ORDINANCE 2023-25

AN ORDINANCE CREATING CHAPTER 1126 LUXURY MOTORCOACH RESORT OF THE VILLAGE OF GENEVA-ON-THE- LAKE UNDER PART ELEVEN OF THE PLANNING AND ZONING CODE


WHEREAS, the village council desires to create Chapter 1126 Luxury Motorcoach Resort under Part Eleven of the Village of Geneva-on-the-Lake Planning and Zoning Code, as follows:

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Geneva-on-the-Lake, Ohio, a majority of all members elected thereto concurring hereby create Chapter 1126 Luxury Motorcoach Resort under Part Eleven of the Village of Geneva-on-the-Lake Planning and Zoning Code, said new code attached hereto as reference and fully incorporated herein, and after review, hereby designates said Chapter 1126 to be codified under the village planning and zoning code.

“See attachment marked as Chapter 1126 Resort District”


SECTION 1: That 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 all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code, and that council waived its reading requirements relative to this Ordinance.

PASSED this 10th day of April 2023.


Dwayne Bennett, Mayor

ATTEST:


Tammy Caya, Village Fiscal Officer


Christopher M. Newcomb, Solicitor

I hereby certify that a summary of the foregoing ordinance was posted in five conspicuous locations within the Village of Geneva on the Lake, in accordance with Ord 2005-02 on this 10th day of April, 2023.


Village Clerk Fiscal Officer

CHAPTER 1126
Luxury Motorcoach Resort

- 1126.01 Intent**
 - 1126.02 Use Regulations: LMR**
 - 1126.03 Area, Yard, and Height Regulations for Structures**
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1126.01 INTENT.

The Luxury Motorcoach District and its regulations are established herein in order to achieve among others, the following purposes:

- (a) To provide in appropriate and convenient locations, a zoning district of sufficient size for the promotion of a specific residential community;
- (b) To provide areas to serve the needs for the luxury motorcoach lifestyle in proximity to the immediate neighborhood which do not attract large volumes of traffic;
- (c) To provide areas which require specific land areas, which may be regulated in serving the needs of certain services supporting of the specific type of community;
- (d) To protect adjacent residential neighborhoods by regulating the types and spacing of uses, particularly at the common boundaries, which would create hazards, noise, odors, or other objectionable influences; and
- (e) To promote the most desirable land use and traffic patterns in accordance with the objectives of the general planning and the comprehensive plan.

1126.02 USE REGULATIONS: LMR DISTRICT.

Structures and land shall be used, and structures shall be designed, erected, altered, moved, or maintained in whole or in part in the LMR District only for the uses set forth in the following schedule and regulations. Any use not listed in this section is prohibited in the Resort District.

- (a) Primary Uses in the LMR District.
 - 1) One stand-alone structure capable of single-family habitation; Class A Motor homes defined as self-propelled motor home on a bus or semi-truck chassis as verified on its title, and a minimum length of 25 feet.
 - 2) Parks
 - 3) Pumping Stations
- (b) Accessory Uses in the LMR District.
 - 1) Accessory uses
 - 2) Detached accessory structures other than garages
 - 3) Detached garage
 - 4) Home occupation
 - 5) Patios and canopies
 - 6) Private garden and recreational uses
 - 7) Swimming pool, outdoor
 - 8) Rentals

- (c) Animals. Only domestic animals.
- (d) Class A Motorhomes. Class A Motorhomes are permitted and may be parked on a lot and used as a residence. Class B Motorhomes, Class C, and "Super C" Motorhomes, Truck Campers, Tow-Behind Campers or Trailers, and Park Model homes are not permitted.
- (e) All Primary Buildings. Must have a continuous foundation and must be constructed on-site.

1126.03 AREA, YARD, AND HEIGHT REGULATIONS FOR STRUCTURES.

- (a) In the LMR District, primary structures shall be erected, altered, moved, and maintained only in accordance with the area, yard, and structure height regulations set forth in the following schedule:

| | One-Family Dwelling |
|---|----------------------------|
| Minimum Front Yard Setback | 15 feet |
| Minimum Side Yard Setback | 8 feet |
| Minimum Rear Yard Setbacks | 10 feet * 0 feet ** |
| Minimum Lot Area | 7,000 square feet |
| Minimum Lot Width | 40 feet |
| Minimum Area per Dwelling Unit | N/A |
| Maximum Primary Structure Height | 35 feet |
| Maximum Lot Coverage (including primary and accessory structures) | 60% |

*When abuts a different zoning district

**When abuts a common space

- (b) In the Resort District, accessory structures shall be erected, altered, moved, and maintained only in accordance with the area, yard, and structure height regulations set forth in the following schedule:

| Structure Type | Permitted | Area Limitations | Permitted Yard Locations | Minimum Front and Corner Setbacks | Minimum Side Setbacks | Minimum Rear Setbacks | Maximum Height in Feet |
|---|------------------|-------------------------------------|---------------------------------|--|------------------------------|------------------------------|-------------------------------|
| Detached Garage | Yes | 800 square feet | Rear Only | N/A | 5 feet | 5 feet | 20 feet |
| Detached Accessory Structures, other than Garages | Yes | 200 square feet | Rear Only | N/A | 5 feet | 5 feet | 20 feet |
| Home Occupation | Yes | N/A | N/A | N/A | N/A | N/A | N/A |
| Patios and Canopies | Yes | N/A | Rear Only | N/A | N/A | N/A | 20 feet |
| Swimming Pools | Yes | May Not Exceed Maximum Lot Coverage | Rear Only | N/A | 10 feet | 10 feet | N/A |

- (c) Parking that is accessory to any use within the LMR District shall be in accordance with the regulations as set forth in Chapter 1131.
- (d) Signage that is accessory to any use within the LMR District shall be in accordance with the regulations as set forth in Chapter 1133.