

# VILLAGE OF DENNISON, OHIO

## ZONING CODE

ORDINANCE NO. 2052

ADOPTED BY VILLAGE COUNCIL SEPTEMBER 3, 1998

ORDINANCE NO. 2052

**AN ORDINANCE BY THE COUNCIL OF THE VILLAGE OF DENNISON, TUSCARAWAS COUNTY, OHIO, FOR THE PURPOSE OF PROMOTING PUBLIC HEALTH, SAFETY, MORALS, COMFORT AND GENERAL WELFARE; TO CONSERVE AND PROTECT PROPERTY AND PROPERTY VALUES; TO SECURE THE MOST APPROPRIATE USE OF LAND; AND TO FACILITATE ADEQUATE BUT ECONOMICAL PROVISION OF PUBLIC IMPROVEMENTS, ALL IN ACCORDANCE A COMPREHENSIVE PLAN.**

**WHEREAS**, the Village of Dennison, Tuscarawas County, Ohio, finds it necessary and advisable to regulate the location, height, area, number and size of buildings and other structures, percentages of lot area that may be occupied, size of yards, courts and other open spaces, density of population, uses of buildings and other structures and the uses of land; and

**WHEREAS**, dividing the area of the Village into Districts and Zones of such number, shape and area as are deemed best suited to carry out the purposes of this Ordinance; and

**WHEREAS**, it is necessary to provide a method of administration, and prescribing penalties and proceedings for the administration and enforcement of this Ordinance.

**NOW, THEREFORE, LET IT BE ORDAINED** by the Council of the Village of Dennison, Tuscarawas County, Ohio:

### ARTICLE 1 GENERAL PROVISIONS

100 **Title.**

This Ordinance shall be known and may be cited to as the "Zoning Ordinance of the Village of Dennison" except as referred to herein, where it shall be known as "this Ordinance ."

110 **Purpose.**

This Ordinance is enacted for the general purpose of promoting the public health, safety, comfort, and welfare of the residents of the Village of Dennison; to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts; to facilitate the provision of public utilities and public services; to lessen congestion on public streets, roads, and highways; to provide for the administration and enforcement of this Ordinance, including the provision of penalties for its violation; and for any other purpose provided in this Ordinance, the Ohio Revised Code, or under common law rulings.

120 **Interpretation.**

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Whenever the requirements of this Ordinance conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the higher standards, shall govern.

130 **Separability.**

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

140 **Repeal of Conflicting Ordinances (Resolutions).**

All Ordinances in conflict with this Zoning Ordinance or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

150 **Effective Date.**

This Ordinance shall become effective from and after the date of its approval and adoption, as provided by law.