

ORDINANCE NO. 75-25

**AN ORDINANCE TO AMEND THE PLANNING AND ZONING CODE
SECTION 1222.02(b) “DEFINITIONS, 1270.03 “SCHEDULE OF PERMITTED USES,”
IN THE BUSINESS DISTRICT, SECTION 1274.03 “SCHEDULE OF PERMITTED USES
IN O-2 DISTRICT”, SECTION 1280.05 “MINIMUM LOT AND YARD REGULATIONS
FOR SPECIAL USES IN NON-RESIDENTIAL DISTRICTS AND 1280.06
“SUPPLEMENTAL REGULATIONS FOR CERTAIN USES” PERTAINING
SPECIFICALLY TO HOTELS/MOTELS IN THE CITY OF AVON**

WHEREAS, Section 1222.02(b) provides definitions for specific words and phrases used in the Planning and Zoning Code; and

WHEREAS, Section 1270.03 provides a schedule of the Permitted and Special Uses within the Business Districts; and

WHEREAS, Section 1274.03 provides a schedule of the Permitted and Specials Uses within the Office Districts; and

WHEREAS, Section 1280.05 sets forth regulations governing requirements for Special Uses in non-residential zoning districts such as minimum lot area and minimum lot width; and

WHEREAS, Section 1280.06 sets forth specific conditions, standards and regulations for certain types of special uses and are in addition to the criteria and standards set forth in Sections 1280.02 through 1280.05.

WHEREAS, 1270.03(f)(3) currently allows for hotels/motels in C-2 and C-3 Districts with a Special Use Permit, but hotels/motels are permitted in the C-4 District; and

WHEREAS, 1274.03(b)(1) currently allows for hotels/motels in the O-2 District but with a Special Use Permit; and

WHEREAS, 1280.05(kk) sets forth regulations governing minimum lot area and minimum lot width requirements for these special uses in the aforementioned non-residential districts; and

WHEREAS, the Planning Coordinator considered amendments to these sections to revise definitions of “hotel,” “motel,” and “extended stays” and to only allow for them as Special Uses in the C-2 Central Business/French Creek District, C-3 Planned Commercial Development District, C-4 General Business District and O-2 Planned Research Office Park District and to provide for supplemental regulations to govern the operation of these special uses; and

WHEREAS, the Planning Commission authorized a Public Hearing on said amendments which was duly publicized according to law and held on August 20, 2025; and

WHEREAS, on August 20, 2025, by a vote of Five (5) in favor and Zero (0) opposed, Planning Commission recommended approval of the aforementioned amendments to the Planning and Zoning Code; and

WHEREAS, Council, on September 2, 2025 authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on October 14, 2025 at 7:25 PM; and

WHEREAS, Council, in considering the recommendation of Planning Commission and comments from the Administration finds that amending Sections 1222.02(b), 1270.03(f)(3), 1274.03(b)(1), 1280.05(kk), and adding 1280.06(oo) of the Codified Ordinances of the City of Avon is in the best interests of the health, safety, and welfare of the citizens of Avon.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 – That Section 1222.02(b) of the Avon Codified Ordinances shall be amended as set forth in [Exhibit A](#) attached hereto and incorporated herein by this reference.

Section 2 - That Section 1270.03(a)(5) of the Avon Codified Ordinance which currently reads as follows:

1270.03 SCHEDULE OF PERMITTED USES.

	<u>C-1</u> <u>Neighborhood</u> <u>Business</u>	<u>C-2</u> <u>Central</u> <u>Business/</u> <u>French Creek</u>	<u>C-3</u> <u>Planned</u> <u>Commercial</u> <u>Development</u>	<u>C-4</u> <u>General</u> <u>Business</u>
f) Residential/Lodging				
(1) Bed and breakfast	<u>SU</u>	<u>SU</u>		
(2) Dwelling unit on upper floors of a commercial/office building	<u>P</u>	<u>P</u>		
(3) Hotel/motel		<u>SU</u>	<u>SU</u>	<u>P</u>

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

1270.03 SCHEDULE OF PERMITTED USES.

	<u>C-1</u> <u>Neighborhood</u> <u>Business</u>	<u>C-2</u> <u>Central</u> <u>Business/</u> <u>French Creek</u>	<u>C-3</u> <u>Planned</u> <u>Commercial</u> <u>Development</u>	<u>C-4</u> <u>General</u> <u>Business</u>
f) Residential/Lodging				
(1) Bed and breakfast	<u>SU</u>	<u>SU</u>		
(2) Dwelling unit on upper floors of a commercial/office building	<u>P</u>	<u>P</u>		

(3) Hotel/motel		<u>SU</u>	<u>SU</u>	<u>P SU</u>
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Section 3 - That Section 1274.03(b)(1) of the Avon Codified Ordinance which currently reads as follows:

1274.03 SCHEDULE OF PERMITTED USES.

	<u>O-1</u> <u>Planned Office</u>	<u>O-2</u> <u>Planned Research</u> <u>Office Park</u>
(b) Retail, Services and Lodging		
(1)Hotels/motels		<u>P</u>

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

1274.03 SCHEDULE OF PERMITTED USES.

	<u>O-1</u> <u>Planned Office</u>	<u>O-2</u> <u>Planned Research</u> <u>Office Park</u>
(b) Retail, Services and Lodging		
(1)Hotels/motels		<u>P SU</u>

Section 4 - Section 1280.05(kk) of the Avon Codified Ordinance which currently reads as follows:

Schedule 1280.05

<u>MINIMUM LOT AND YARD REGULATIONS FOR</u> <u>SPECIAL USES IN NONRESIDENTIAL DISTRICTS</u>				
Special Use	<u>Special Use in</u> <u>District</u>	<u>Minimum Lot</u> <u>Regulations</u>		<u>Also See</u> <u>Section:</u>
		<u>Area</u>	<u>Width</u>	
(kk) Hotels/motels	C-1 C-2	(1)	(1)	—

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

Schedule 1280.05

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<u>MINIMUM LOT AND YARD REGULATIONS FOR SPECIAL USES IN NONRESIDENTIAL DISTRICTS</u>				
Special Use	Special Use in District	Minimum Lot Regulations		Also See Section:
		Area	Width	
(kk) Hotels/motels	C-1 C-2 C-3 C-4 O-2	(1)	(1)	—

Section 5 - That the following Section 1280.06(oo) shall be added to the Avon Codified Ordinance to read as set forth in Exhibit B attached hereto and incorporated herein by this reference.

Section 6 - The Codifier is hereby instructed to insert the amendments to Sections 1222.02(b), 1270.03(f)(3), 1274.03(b)(1), 1280.05(kk), and 1280.06(oo) in the appropriate order within the existing codified ordinances, renumbering and/or re-lettering anywhere applicable. All other language contained in Sections 1270.03(f)(3), 1274.03(b)(1), 1280.05(kk), and 1280.06(oo) not specifically amended herein shall remain in full force and effect.

Section 7 – That upon the effective date of Ordinance No. 75-25, the moratorium covering the future development or construction of any hotel, motel, or extended stays within the City of Avon in Ordinance No. 55-25 shall be repealed. All other provisions of Ord. No. 55-25 shall remain in effect.

Section 8 - That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 9- That this Ordinance shall take effect and be in force at the earliest date allowed by law.

First Reading _____

Second Reading _____

Third Reading _____

PASSED: _____

DATE SIGNED: _____

By: _____
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: _____

Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior, Law Director
City of Avon, Ohio

ATTEST:

Barbara Brooks, Clerk of Council

POSTED: _____
Electronically and at City Hall as
Provided by Council

Prepared By:
John A. Gasior, Esq.
Law Director