

ORDINANCE NO. 86-25

**AN ORDINANCE TO AMEND ORDINANCE NO. 413-68, PASSED
JANUARY 15, 1969, COMMONLY KNOWN AS THE ZONING ORDINANCE
OF THE CITY OF AVON, OHIO, AS AMENDED, REZONING THE 0.6100 ACRE
PARCEL OF LAND LOCATED ON CHESTER, WEST OF STATE ROUTE 83,
PERMANENT PARCEL NO. 04-00-009-000-103 FROM R-3 MULTI-FAMILY
RESIDENTIAL TO C-4 GENERAL BUSINESS DISTRICT**

WHEREAS, an application to rezone the 0.6100-acre parcel of land located on Chester Road, West of State Route 83, Permanent Parcel No. 04-00-009-000-103 from R-3 Multi-Family Residential to C-4 General Business District was submitted to Planning Commission pursuant to Article VII, Section 2(d) and Article VII, Section 2(e)(3) of the Avon City Charter; and

WHEREAS, the Planning Commission, on September 17, 2025, held a Public Hearing on said amendment; and

WHEREAS, on September 17, 2025, after conducting the public hearing, the Planning Commission reviewed the proposed amendment to rezone this parcel of land as further described herein and considered the public comments and presentations of all interested parties and by a vote of Five (5) in favor and Zero (0) opposed, recommended the amendment to Ordinance No. 413-68 to allow the 0.6100 acres of land located on Chester Road, West of State Route 83, Permanent Parcel No. 04-00-009-000-103 to be rezoned from R-3 Multi-Family Residential to C-4 General Business District; and

WHEREAS, Council, on October 6th, 2025, authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on November 10, 2025 at 7:25 P.M.; and

WHEREAS, notice of the time and place of such Public Hearing has been given to record title holders of property immediately adjacent to, adjoining and abutting on such area, zone, or district proposed to be modified.

WHEREAS, Council finds that the recommendation of Planning Commission is reasonable and in the best interests of the safety, health, and welfare of the citizens of Avon and deems it desirable that Ordinance No. 413-68 be amended to rezone the 0.6100 acres of land located on Chester Road, West of State Route 83, Permanent Parcel No. 04-00-009-000-103 from R-3 Multi-Family Residential to C-4 General Business District.

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

Section 1 - That Ordinance No. 413-68, passed January 15, 1969, commonly known as the Zoning Ordinance of the City of Avon, Ohio, as amended, shall be further amended as set forth herein.

Section 2 - That from the effective date of this Ordinance, the 0.6100 acres of land located on Chester Road, West of State Route 83, Permanent Parcel No. 04-00-009-000-103,

shall be, and the same is hereby rezoned from R-3 Multi-Family Residential to C-4 General Business District, as more fully described in Exhibit A, which is attached hereto and incorporated herein by this reference.

Section 3 - That all provisions of Ordinance No. 413-68 and its various amendments, shall remain in full force and effect.

Section 4 - 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 5 - That this Ordinance shall take effect and be in force at the earliest date allowed by law.

First Reading 10-14-25
Second Reading 10-27-25
Third Reading 11-10-25

PASSED: November 10, 2025 DATE SIGNED: November 10, 2025

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: November 11, 2025

Bryan K. Jensen
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director

ATTEST:

Barbara Brooks
Barbara Brooks, Clerk of Council

Posted: November 12, 2025
Electronically and at City Hall as
Provided by Council

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

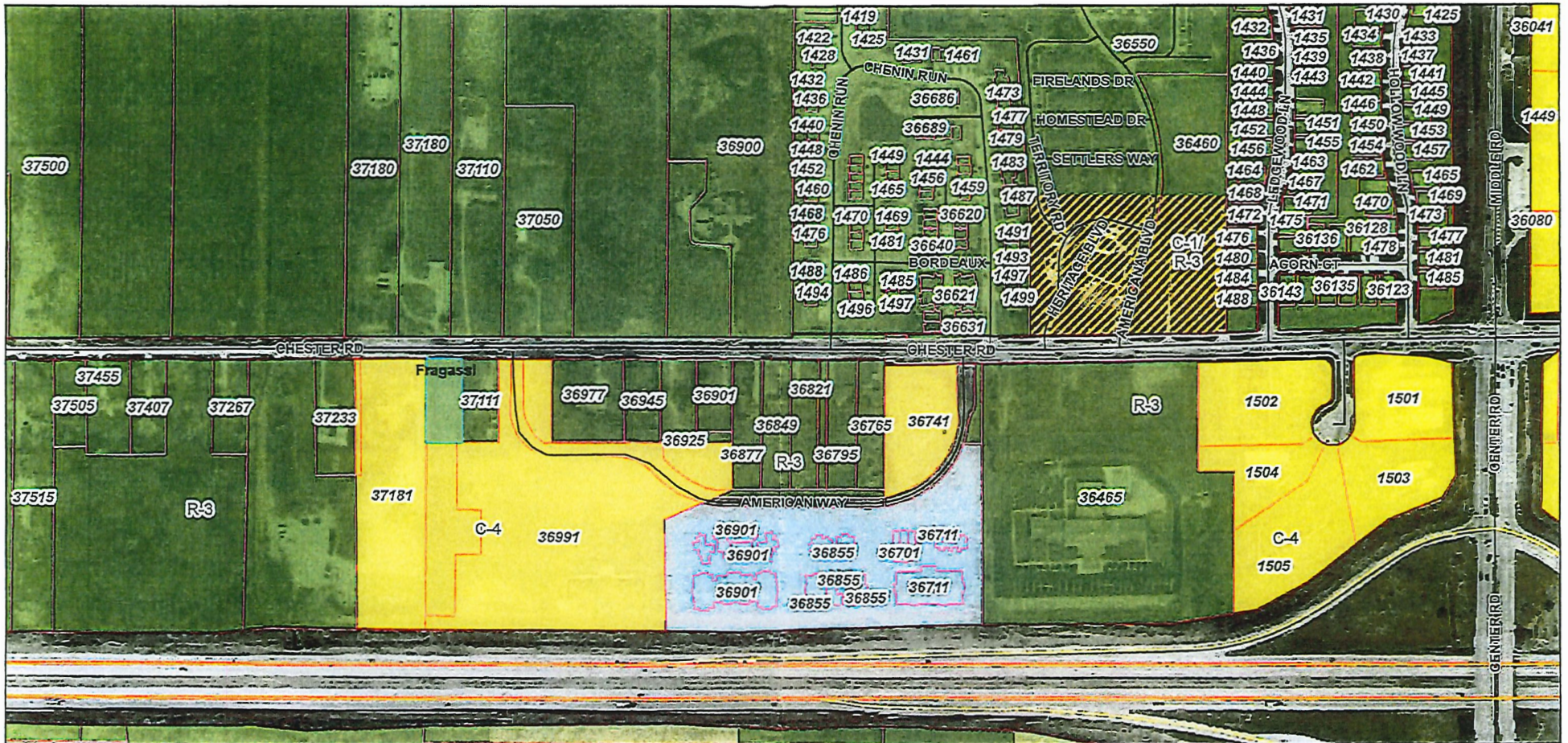
I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 86-25, passed by the Council of said City on November 10, 2025.

IN WITNESS WHEREOF, I have on this 11th day of November 2025, affixed my signature and official seal.

Barbara J. Brooks
Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio

EXHIBIT A TO ORDINANCE NO. 86-25

Avon GIS Viewer



7/14/2025, 10:03:40 AM

- | | |
|-------------------------|--|
| Interstate | Zoning |
| Ramp | C-1/R-3 NEIGHBORHOOD BUSINESS/MULTI-FAMILY RESIDENTIAL OVERLAY |
| Centerline | C-4 GENERAL BUSINESS DISTRICT |
| Right of Way | C-1 PLANNED OFFICE DISTRICT |
| Parcel (Address Labels) | R-1 SINGLE FAMILY RESIDENTIAL |
| Parcel | R-2 SINGLE & DOUBLE FAMILY RESIDENTIAL |
| NO | R-3 MULTI-FAMILY RESIDENTIAL |
| Zoning Labels | |

