

TITLE I GENERAL PROVISIONS

CHAPTER 100 TITLE AND PURPOSE

Section 100.01 Title

This ordinance shall be known, cited and referred to as the “Zoning Code of the Village of Mantua, Ohio,” the “Mantua Village Zoning Code” or the “Zoning Code.”

Section 100.02 Purpose

The purposes of this Zoning Code are:

- A. To promote and protect the public health, safety, convenience, comfort, prosperity and the general welfare of the Village by regulating the use of buildings, structures and land for residences, public facilities, businesses, industries or other uses;
- B. To regulate and restrict the bulk, height, design and location of buildings;
- C. To regulate and limit population density;
- D. To divide the land within the Village into districts, according to the use of land and buildings and the intensity of such use, as may be deemed best suited to carry out the purposes of this Zoning Code; and
- E. To provide procedures for the administration and enforcement of this Zoning Code.

CHAPTER 110 GENERAL OBJECTIVES

This Zoning Code is intended to achieve the following objectives:

- A. To protect and enhance the character and value of the residential, commercial, industrial, institutional and public uses, and insure their orderly and beneficial development in accordance with Village land use policy;
- B. To protect and preserve the historical and cultural resources of the Village;
- C. To provide adequate open spaces for light, air and outdoor uses;
- D. To prevent the overcrowding of the land;
- E. To prevent uncoordinated development;
- F. To minimize congestion in the public streets and to ensure efficient and safe traffic circulation;

- G. To encourage land use patterns that ensure economical extensions for the sewer and water systems, waste disposal services and other public utilities, as well as the development of adequate recreational facilities and other public facilities;
- H. To provide for orderly growth and development and to guide the future development of the Village in accordance with Village land use policy;
- I. To safeguard the public against flood damage and to prevent damage to environmentally sensitive areas;
- J. To protect ground water quality; and
- K. To accomplish the goals and purposes set forth in each chapter consistent with the intent and purposes of this Code.

CHAPTER 120 INTERPRETATION

The provisions of the Zoning Code shall be construed to achieve the purposes for which they are adopted. In interpreting and applying the provisions of this Zoning Code, these provisions shall be held to be the minimum requirements for the promotion of public health, safety and general welfare. Whenever the requirements of this Code conflict with any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards shall govern.

CHAPTER 130 COMPLIANCE

After the effective date of this Zoning Code, no buildings, structures, uses of land, or lots of record shall be established, altered, moved, divided or maintained except in accordance with the provisions of this Zoning Code. Existing buildings, structures and uses of land that do not comply with the regulations of this Zoning Code are nonconforming, pursuant to Chapter 420, Nonconforming Uses and Structures or are contrary to this Zoning Code.

CHAPTER 140 REPEAL OF EXISTING ZONING CODE

The Zoning Code for the Village of Mantua adopted as ordinance No.91-25 on December 13, 1991, and as subsequently amended, together with the Zoning Districts Map that is a part of that Zoning Code is hereby suspended and amended to read as set forth in this Zoning Code.

CHAPTER 150 SEVERABILITY

If any provision of this Zoning Code is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions shall not be invalidated and shall remain in full force and effect. Should any provision of this Zoning Code be held as unconstitutional or otherwise invalid, and the Zoning Code as it existed prior to the

enactment of this Zoning Code or any amendment thereto, contains a corresponding provision not inconsistent with this Zoning Code, the provision of the prior Zoning Code will return to full force and effect.

CHAPTER 160 EFFECTIVE DATE

The effective date of this Zoning Code is June 21, 2002.