

Public Hearing to be held on August 8, 2026 at 9:45 am at the Town Hall Kelleys Island

**COUNCIL CHAMBER
VILLAGE OF KELLEYS
ISLAND, OHIO
ORDINANCE NO. 2026 – O -**

**INTRODUCED BY:
COUNCILMAN JOE WOLFE**

**AN ORDINANCE AMENDING
& 152.031 (D) (1) ENTITLED
R-1 LOW DENSITY SINGLE
FAMILY RESIDENTIAL
ZONING DISTRICT; AREA
REGULATIONS**

WHEREAS , The Kelleys Island Planning Commission has recommended an update to residential zoning districts to better manage new development and provide clearer guidance for open space and density.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS FOLLOWS:

SECTION 1. That section 152.031 (D) (1) entitled Low Density Single Family Residential Zoning District; Area Regulations which states as follows:

(D) Area Regulations.

(1) Minimum Lot Area. 25,000.00 square feet.

Is hereby amended as follows:

(D) Area Regulations,

(1) Minimum Lot area. 50,000.00 square feet.

(2) All lots of record previously platted, recorded and accepted by the Village are hereby recognized as legal non-conforming lots of record.

SECTION 2. That It is found and determined that all formal actions of the Council of the Village of Kelleys Island concerning and relating to the adoption of this Ordinance were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and any of its committees that resulted in such formal action were in meetings

open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance shall be in effect from and after the earliest period allowed by law

DATED THIS ____ OF _____, 2026 .

MAYOR RONALD E EHRBAR

ATTEST:

LISA M. KLONARIS, CLERK-
TREASURER
July 1, 8, 2026

Public Hearing to be held on
August 8, 2026 at 9:45 am at
the Town Hall Kelleys Island
COUNCIL CHAMBER
VILLAGE OF KELLEYS
ISLAND, OHIO
ORDINANCE NO. _____
INTRODUCED BY:
COUNCILMAN JOE WOLFE

AN ORDINANCE AMENDING
& 152.032 (D) (1) ENTITLED
R-2 MEDIUM DENSITY
SINGLE FAMILY RESIDENTIAL
ZONING DISTRICT; AREA
REGULATIONS

WHEREAS, The Kelleys Island
Planning Commission has
recommended an update to
residential zoning districts to
better manage new development
and provide clearer guidance for
open space and density.

NOW THEREFORE, BE IT
ORDAINED BY THE COUNCIL
OF THE VILLAGE OF
KELLEYS ISLAND, COUNTY
OF ERIE AND STATE OF OHIO
AS FOLLOWS:

SECTION 1. That section
152.032 (D) (1) entitled
Medium Density Single Family
Residential Zoning District; Area
Regulations which states as
follows:

(D) Area Regulations.

(1) Minimum Lot Area. 15,000.00
square feet.

Is hereby amended as follows:

(D) Area Regulations,

(1) Minimum Lot area. 30,000.00
square feet.

(2) All lots of record previously
platted, recorded and accepted
by the Village are hereby
recognized as legal non-confor
ming lots of record.

SECTION 2. That it is found
and determined that all formal
actions of the Council of
the Village of Kelleys Island
concerning and relating to the
adoption of this Ordinance were
adopted in an open meeting of
such body, and that all deliberati
ons of the Council of the Village
of Kelleys Island and any of its
committees that resulted in such
formal action were in meetings
open to the public, in compliance

with all legal requirements
including Section 121.22 of the
Ohio Revised Code.

SECTION 3. That this
Ordinance shall be in effect from
and after the earliest period
allowed by law

DATED THIS _____ OF _____,
2026 .

MAYOR RONALD E EHRBAR

ATTEST:

LISA M. KLONARIS, CLERK-
TREASURER
July 1, 8, 2026