

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

ORDINANCE NO. 2026 – O – 21

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 12TH DAY OF SEPTEMBER, 2026.



MAYOR RONALD E EHRBAR

ATTEST:



LISA M. KLONARIS, CLERK-TREASURER