

ORDINANCE # 252

AN ORDINANCE ESTABLISHING SPECIFICATIONS AND MINIMUM RESTRICTIONS AS PREREQUISITE FOR APPROVAL OF RESIDENTIAL SUBDIVISIONS FOR THE VILLAGE OF HAMERSVILLE

BE IT ORDAINED by the Council of the Village of Hamersville, Brown County, Ohio, three-fourths or more of all members elected thereto concurring as follows:

SECTION I. That there be enacted the following specifications as prerequisite for approval by the Council of the Village of Hamersville of plats for residential subdivisions:

- A. Lot Size: Lot without water or sewer - 20,000 sq. feet
Lot with water but without sewer - 15,000 sq. feet.
- B. Roadways - Roadways shall be 50 feet wide, traveled portion to be 20 feet wide, paved with 8 inch granular base and two inches of blacktop. Balance of right of way to be reserved for sidewalks and utilities.
- C. Sidewalks - 4 feet wide, five inches thick, poured concrete. ~~Streets and sidewalks to be curbed.~~
- D. Restrictions: (1) Only one single family dwelling not to exceed two stories in height will be permitted.
(2) The ground floor area of any one story dwelling exclusive of open porches, breezeways and attached garages, shall be not less than twelve hundred square feet and for a two story dwelling shall not be less than one thousand square feet.
(3) Any dwelling shall be set back not less than 35 feet from the road right-of-way and shall not be nearer than ten (10) feet from the side or rear lines of the Lot.
(4) Each dwelling unattached garage or any other building that may be permitted in the territory shall be compatible to surrounding dwellings in the territory with respect to materials, workmanship, and architecture. All materials used in the construction of dwelling and garage shall be permanent, acceptable standard types of building materials.
(5) Each property shall have complete inside plumbing.
No business, trade, or noxious or offensive activity

shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(6) No mobile home, trailer, basement, tent, shack, garage, barn or other building erected or placed on said lot shall be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Nor shall any mobile home or trailer be placed on a permanent foundation and used for a residence temporarily or permanently.

(7) Each dwelling shall have complete inside plumbing and a County Board of Health approved sewerage disposal system. Each property shall have its own individual septic tank or connection to a municipal sanitary sewerage system. Outside toilets shall be prohibited.

(8) Each dwelling shall be connected to the municipal water supply.

SECTION II. A plat shall contain a provision that restrictions shall be renewable every fifteen (15) years.

SECTION III. This ordinance shall not prohibit a subdivision plat being presented for approval including both residential districts and commercial districts. In such a plat the Ordinance would apply to the residential district of said subdivision plat.

SECTION IV. This ordinance is hereby declared to be an emergency ordinance necessary for the public health, safety and welfare of the inhabitants of the Village of Hamersville. It is necessary that it shall be in immediate effect upon its passage.

Passed March 16, 1970.

ATTEST:

Margaret Wilson
Clerk

Raymond H. Smith
Mayor