

VILLAGE OF DENNISON, OHIO

ZONING CODE

ORDINANCE NO. 2052

ADOPTED BY VILLAGE COUNCIL SEPTEMBER 3, 1998

ARTICLE XIII **SPECIAL DISTRICTS - S-D**

1300 S-D District Objectives

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There are two (2) Special Districts set forth in this Ordinance, Hillside and Floodplain. The objective of the S-D District is to permit the flexibility of land use where unusual problems or unique circumstances are present. In order to develop such areas to the best use of the land, it is left to the owner/developer to present plans and proposals to the Village Planning Commission for consideration.

While in the process of such consideration the Planning Commission shall set out to the owner/developer any concepts, controls or regulations that it sees fit as a condition for development in Special Districts. In addition any State or Federal regulatory agency, such as the Corps of Engineers in floodplains, requirements shall be met in the development of the land for which authority is being sought.

While considering the development of land in Special Districts the Planning Commission shall adhere to the specific requirements of the use proposed. Only if it can be determined by the Planning Commission that adherence to such requirements would result in the inability of the owner/developer to use such land for the proposed purpose may such requirements be altered, amended or set aside.