

SECTION 12. ENACTMENT OF ZONING ORDINANCES AND REGULATIONS.

The Council may provide by ordinance for the procedure for the passage and amendment of any zoning ordinance, the maps and regulations thereof and the publication of notice and public hearing thereof, provided that, the minimum notice of the time and place of such public hearing shall be published in a newspaper of general circulation in the Municipality thirty (30) days immediately prior to the date of such public hearing. In the event it is proposed to amend, enlarge, or change ten (10) or less parcels of land within any area, zone or district classification defined in an enacted ordinance, then, in addition to the newspaper notice hereinbefore provided, notice of the time and place of such public hearing shall be provided to the record title holders of the property immediately adjacent, adjoining and abutting on such area, zone, or district proposed to be changed, at least ten (10) days prior to the date of the public hearing. Record title holder shall mean the title holder of such property as disclosed by the records of the Auditor of Lorain County, Ohio. If the mailing address of such record title holder cannot be reasonably ascertained, then the aforesaid newspaper notice of such hearing shall be deemed adequate notice. Nothing herein provided shall be construed as limiting the power of the Council from enlarging on such notice. Any legislation; except legislation referring proposed zoning changes to Planning Commission, establishing public hearings for proposed zoning changes and providing for notification of proposed zoning changes; which would amend, enlarge, or change any area, zone or district classifications shall not be passed as an emergency legislation.

(Amended 11-3-92; 11-8-22)

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