

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2023-25**

**REPEALING AND REPLACING CHAPTER 1284.09 "DEFINITIONS T-U"
OF THE YELLOW SPRINGS ZONING CODE**

Whereas, It has become necessary to add a definition of "Utilities Review" to the Village of Yellow Springs Zoning Code,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Chapter 1284.09 "Definitions T-U" of the Codified Ordinances of the Village of Yellow Springs, Ohio is hereby repealed in its entirety.

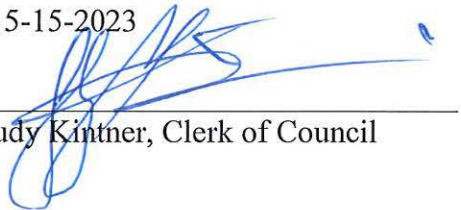
Section 2. The new Chapter 1284.09 entitled "Definitions T-U" of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, with deletions in ~~strikethrough~~, and additions **bolded and underlined**.

Section 3. This ordinance shall be in force and effect at the earliest period allowed by law.



Brian Housh, President of Council

Passed: 5-15-2023

Attest: 

Judy Kintner, Clerk of Council

ROLL CALL

Brian Housh __Y__ Kevin Stokes __Y__ Marianne MacQueen __Y__

Carmen Brown __Y__ Gavin DeVore Leonard __Y__

Exhibit A to Ordinance 2023-25

1284.09 DEFINITIONS: T-U.

Temporary structure. A structure erected for a period of time not to exceed 18 months for such use as construction offices or storage buildings at a construction site.

Tiny home. A dwelling unit built on a permanent chassis with or without wheels and designed to be used as a single-family dwelling, with a permanent foundation, when connected to utilities.

Transient Guest Lodging. A dwelling unit, a room or rooms in a dwelling unit, or an accessory dwelling unit where sleeping accommodations are offered for consideration to persons occupying a room or rooms for less than thirty consecutive days.

Use. The specific purposes for which land or a building is designed, arranged or intended, or for which it is or may be occupied or maintained.

Utilities review. Prior to approval of a minor subdivision, replat or the building or renovation of a structure, a utilities review is required. The Public Works Department will determine if improvements to electric, water/sewer and/or storm water systems are needed. Improvements are at the expense of the developer or property owner. The relocation or upgrade will need to be complete prior to a designated Village Official signing the survey for a minor subdivision or replat, or the issuance of a zoning permit for construction on the property.