

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20_____

ORDINANCE 2025-30

AN ORDINANCE AMENDING SECTION 1149.04 OF THE VILLAGE OF DOYLESTOWN ZONING CODE TO ADD ADMINISTRATIVE APPROVAL OF LOW-IMPACT HOME OCCUPATIONS

WHEREAS, the Village of Doylestown seeks to streamline zoning procedures for low-impact home occupations that do not alter neighborhood character; and

WHEREAS, the Village desires to provide clear standards for administrative approval by the Zoning Inspector while maintaining appropriate oversight for higher-impact uses;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Doylestown, County of Wayne, State of Ohio:

SECTION 1. Section 1149.04 of the Village of Doylestown Zoning Code is hereby amended to read as follows:

§1149.04 APPLICATION NOT REQUIRING A DEVELOPMENT PLAN

(A) When the Planning Commission makes an advisory recommendation to the Village Council which involves changing the zoning classification of property by changing the district assigned to the property, changing the boundaries of a district, or establishing a new district classification, the foregoing application specifications for a Development Plan shall not apply.

(B) Administrative Approval of Low-Impact Home Occupations.

(1) Purpose. To simplify permitting for home occupations that are indistinguishable from residential use while preserving neighborhood character.

(2) Administrative Eligibility. The Zoning Inspector may approve without a Conditional Use

Permit a home occupation (see definition in Chapter 1143) that satisfies all of the following:

- (a) Conducted entirely by residents of the dwelling unit;
- (b) No clients/customers/employees visit the premises;
- (c) No signage of any kind is displayed;
- (d) No visible outdoor storage, noise, odor, vibration, glare, or similar nuisance;
- (e) Conducted entirely within the primary dwelling (not in an accessory structure or garage);
- (f) No deliveries other than those typical of a residence (mail/standard parcel);
- (g) No increase in traffic or parking demand over customary residential levels;
- (h) Clearly secondary to the principal residential use.

(3) Record & Fee. The Zoning Inspector shall document the determination (application + checklist) in the permit file and waive the Conditional Use Permit fee for approvals under this subsection.

(4) Not Eligible → CUP Required. If any criterion in (B)(2) is not met—or if proposed operations would otherwise trigger review—the applicant shall apply for a Conditional Use Permit before the Planning & Zoning Commission pursuant to the Zoning Code.

(5) Compliance & Revocation. Administrative approvals are conditioned on continued compliance. The Zoning Inspector may revoke an approval for violations after notice, and the use shall cease or obtain a Conditional Use Permit.

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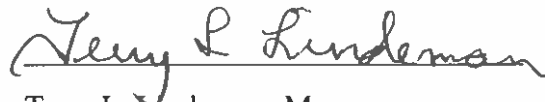
(6) Cross-References. "Home occupation" is defined in Chapter 1143; off-street parking standards apply (see §1167.04).


SECTION 2: All other provisions of the existing Section 1149 not replaced and/or revised hereto, shall remain in full force and effect.

SECTION 3: That this Ordinance is hereby declared an emergency to implement and add these revised amendments to the existing code at the earliest possible time permitted by law for the public peace, health, safety and general welfare of the Village and to have them in effect immediately.

PASSED: September 17, 2025

Attest:


Terry L. Lindeman, Mayor


Kristen J. Robison, Clerk of Council