

TEMPORARY ORDINANCE NO. 34-25

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT A PETITION FOR THE EXPEDITED TYPE 2 ANNEXATION OF 163.609 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, TO PROVIDE A BUFFER FOR INCOMPATIBLE LAND USE PURSUANT TO OHIO REVISED CODE 709.023(C), AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code (“ORC”) Sections 709.021 and 709.023, on July 10, 2025, the City of Lancaster was served with Petitioner’s Expedited Type 2 Petition for Annexation of 163.609 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement pursuant to Permanent Resolution 54-25 which authorizes the City to receive and approve zoning and other development plans, subject to final acceptance of the annexation; and

WHEREAS, the City wishes to accept the Petition for Annexation and consent to the annexation pursuant to ORC Section 709.023(D); and

WHEREAS, ORC 709.023(C) requires that the City adopt an ordinance that states “if the territory is annexed and becomes subject to zoning by the municipal corporation and that municipal zoning permits uses in the annexed territory that the municipal corporation determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the legislative authority of the municipal corporation will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township”; and

WHEREAS, the City has yet to pass an ordinance to establish the zoning for newly annexed territory; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the City of Lancaster hereby accepts the Petition for Expedited Type 2 Annexation of 163.609 +/- acres herein described in Exhibit 1, and consents to the annexation thereof.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 163.609 +/- acres described in Exhibit 1, as an Expedited Type 2 annexation pursuant to ORC Sections 709.021 and 709.023.

SECTION 3. That if the 163.609 +/- acre territory is annexed and becomes subject to zoning by the City of Lancaster and the City’s zoning permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under current township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the legislative authority of the City will require, in the zoning

ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township.

SECTION 4. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development within the City; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Economic Development Committee