

ORDINANCE NO. 2-26

AN ORDINANCE TO AMEND THE PLANNING AND ZONING CODE SECTION 1264.07(f) - ADDITIONAL REGULATIONS FOR ATTACHED SINGLE-FAMILY DWELLINGS, SECTION 1264.08(e) - ADDITIONAL REGULATIONS FOR MULTI-FAMILY DWELLINGS, AND SECTION 1292.14(c) - IMPROVEMENT AND MAINTENANCE STANDARDS AS THEY RELATE TO ILLUMINATION ON PEDESTRIAN PATHS AND OPEN AREAS

WHEREAS, 1264.07(f) sets forth regulations governing illumination on pedestrian paths and additional regulations for attached single-family dwellings in R-3; and

WHEREAS, 1264.08(e) sets forth regulations governing illumination on pedestrian paths and additional regulations for multi-family dwellings in R-3; and

WHEREAS, 1292.14(c) sets forth regulations governing off-street parking and loading regulations, more specifically, improvement and maintenance standards related to illumination in open areas; and

WHEREAS, the Planning Coordinator has recommended amendments to these sections to require all matters dealing with illumination to be approved by the City Engineer; and

WHEREAS, the Planning Commission authorized a Public Hearing on said amendments which were duly publicized according to law and held on December 17, 2025; and

WHEREAS, on December 17, 2025, by a vote of Five (5) in favor and Zero (0) opposed, Planning Commission recommended approval of the amendments to Sections 1264.07(f), 1264.08(e) and 1292.14(c) of the Planning and Zoning Code; and

WHEREAS, Council, on February 9, 2026 authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on February 9, 2026 at 7:25 PM; and

WHEREAS, Council, in considering the recommendation of Planning Commission and comments from the Administration finds that amending Sections 1264.07(f), 1264.08(e) and 1292.14(c) of the Codified Ordinances of the City of Avon is in the best interests of the health, safety, and welfare of the citizens of Avon.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 - That Section 1264.07(f) of the Avon Codified Ordinance which currently reads as follows:

1264.07 ADDITIONAL REGULATIONS FOR ATTACHED SINGLE-FAMILY DWELLINGS.

(f) Pedestrian Paths. Concrete walks having a minimum width of five feet shall be provided from parking areas to building entries, and to all accessory buildings, public streets, and common areas. Such walks shall be illuminated to a minimum of one foot-candle.

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

1264.07 ADDITIONAL REGULATIONS FOR ATTACHED SINGLE-FAMILY DWELLINGS.

(f) Pedestrian Paths. Concrete walks having a minimum width of five feet shall be provided from parking areas to building entries, and to all accessory buildings, public streets, and common areas. Such walks shall be illuminated ~~to a minimum of one foot-candle~~ **based on a lighting plan approved by the City Engineer and filed with the Planning Commission.**

Section 2 - That Section 1264.08(e) of the Avon Codified Ordinance which currently reads as follows:

1264.08 ADDITIONAL REGULATIONS FOR MULTI-FAMILY DWELLINGS.

(e) Pedestrian Paths. Concrete walks a minimum of five feet wide shall be provided from parking areas to building entries, and to all accessory buildings, public streets, and common areas. Such walks shall be illuminated to a minimum of one foot-candle.

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

(e) Pedestrian Paths. Concrete walks a minimum of five feet wide shall be provided from parking areas to building entries, and to all accessory buildings, public streets, and common areas. Such walks shall be illuminated ~~to a minimum of one foot-candle~~ **based on a lighting plan approved by the City Engineer and filed with the Planning Commission.**

Section 3 - That Section 1292.14(c) of the Avon Codified Ordinance which currently reads as follows:

1292.14 IMPROVEMENT AND MAINTENANCE STANDARDS.

All driveways, parking areas, curbs, and bumper guards shall be constructed in accordance with standards established by the City Engineer and the following:

(c) Illumination in Open Areas. All parking areas shall be illuminated to a minimum of one foot-candle to protect the public safety. Light sources shall be so designed and located to shield and/or control adjoining residential districts and streets and shall not be of excessive

brightness or cause a glare hazardous to pedestrians or drivers. The maximum height of light poles shall comply with the following:

- (1) Residential Districts. No freestanding light post shall exceed 12 feet in height.
- (2) Nonresidential districts. No freestanding light post shall exceed 30 feet in height.

Shall be amended to read as follows: (New language in bold print; deleted language stricken)

1292.14 IMPROVEMENT AND MAINTENANCE STANDARDS.

All driveways, parking areas, curbs, and bumper guards shall be constructed in accordance with standards established by the City Engineer and the following:

(c) Illumination in Open Areas. All parking areas shall be illuminated to a minimum of ~~one foot-candle~~ to protect the public safety and will be **based on a lighting plan approved by the City Engineer and filed with the Planning Commission**. Light sources shall be so designed and located to shield and/or control adjoining residential districts and streets and shall not be of excessive brightness or cause a glare hazardous to pedestrians or drivers. The maximum height of light poles ~~shall comply with the following~~: **shall be included in the lighting plan submitted to the City Engineer for approval in Residential Districts and Nonresidential Districts**.

- ~~(1) Residential Districts. No freestanding light post shall exceed 12 feet in height.~~
- ~~(2) Nonresidential districts. No freestanding light post shall exceed 30 feet in height.~~

Section 4 - The Codifier is hereby instructed to insert the amendments to Sections 1264.07(f), 1264.08(e) and 1292.14(c) in the appropriate order within the existing codified ordinances, renumbering and/or re-lettering anywhere applicable. All other language contained in Sections 1264.07(f), 1264.08(e) and 1292.14(c) not specifically amended herein shall remain in full force and effect.

Section 5 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 6 - That this Ordinance shall take effect and be in force at the earliest date allowed by law.

First Reading _____
Second Reading _____
Third Reading _____

PASSED: _____

DATE SIGNED: _____

By: _____
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: _____

Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior, Law Director
City of Avon, Ohio

ATTEST:

Barbara Brooks, Clerk of Council

POSTED: _____
Electronically and at City Hall as
Provided by Council

Prepared By:
John A. Gasior, Esq.
Law Director