

ORDINANCE NO. 4-2026

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF PERRY, OHIO, BY REZONING PERMANENT PARCEL NUMBERS 04-A-035-0-00-009-0 AND 04-A-035-0-00-028-0 FROM PUD PLANNED UNIT DEVELOPMENT DISTRICT TO SF SINGLE FAMILY RESIDENTIAL DISTRICT, AND BY REZONING PERMANENT PARCEL NUMBER 04-A-035-0-00-029-0 FROM GB GENERAL BUSINESS DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT.

WHEREAS, an application has been filed requesting the rezoning of certain parcels of real property located within the Village of Perry, Lake County, Ohio; and

WHEREAS, the Perry Village Planning Commission has reviewed the rezoning applications and has made its recommendation to Council; and

WHEREAS, public notice of the proposed rezoning has been given in accordance with applicable provisions of the Ohio Revised Code and the Perry Village Planning and Zoning Code; and

WHEREAS, a public hearing has been held before Council in accordance with law; and

WHEREAS, Council finds that the proposed rezoning is consistent with the character of the surrounding areas and serve the public interest;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Perry, Lake County, Ohio, that:

Section 1. Rezoning of PPN 04-A-035-0-00-009-0. The official zoning map of the Village of Perry, Ohio, is hereby amended by changing the zoning classification of the property identified as Permanent Parcel Number 04-A-035-0-00-009-0, located at 3810 Main Street, Perry, Ohio, and owned by 56 Liberty Street LTD, from **PUD Planned Unit Development District** to **SF Single Family Residential District**.

Section 2. Rezoning of PPN 04-A-035-0-00-028-0. The official zoning map of the Village of Perry, Ohio, is hereby amended by changing the zoning classification of the property identified as Permanent Parcel Number 04-A-035-0-00-028-0, located on Main Street (unaddressed), Perry, Ohio, and owned by 56 Liberty Street LTD, from **PUD Planned Unit Development District** to **Special District**.

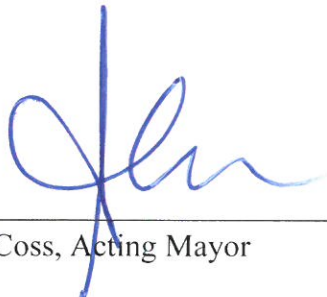
Section 3. Rezoning of PPN 04-A-035-0-00-029-0. The official zoning map of the Village of Perry, Ohio, is hereby amended by changing the zoning classification of the property identified as Permanent Parcel Number 04-A-035-0-00-029-0, located on Main Street (unaddressed), Perry, Ohio, and owned by Hidden Village Estates LTD, from **GB General Business District** to **PUD Planned Unit Development District**.

Section 4. Zoning Map Amendment. The Zoning Officer is hereby directed to make the appropriate changes to the official zoning map of the Village of Perry to reflect the rezoning set forth in Sections 1, 2, and 3 of this Ordinance.

Section 5. Severability. If any section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

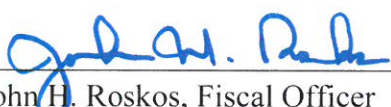
Section 6. Effective Date. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: August 13, 2026



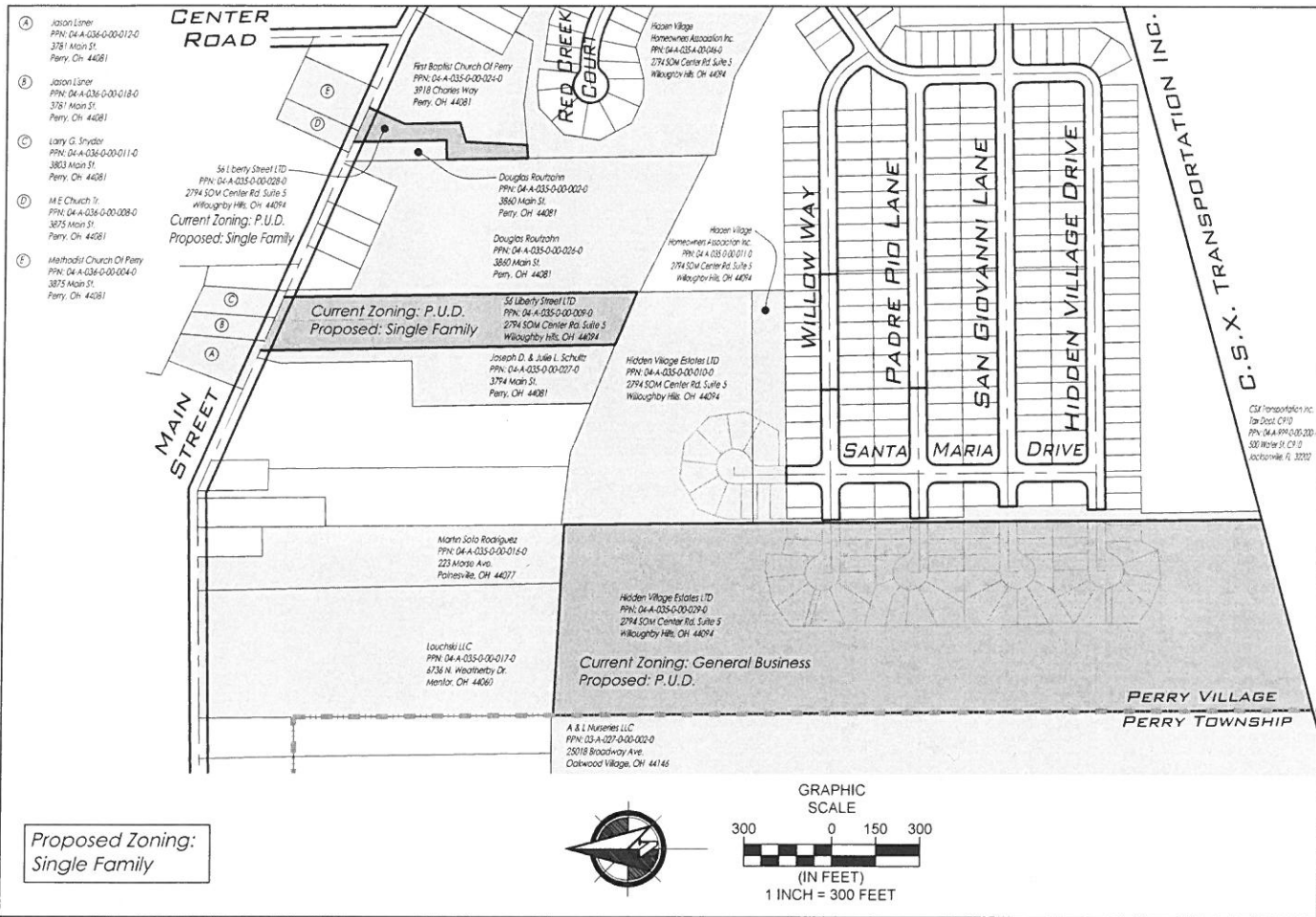
Elias Coss, Acting Mayor

ATTEST:



John H. Roskos, Fiscal Officer

FIRST READING 6/18/26
SECOND READING 7/16/26
THIRD READING 8/13/26



POLARIS ENGINEERING & SURVEYING, INC.
34800 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094
(440) 944-4425
www.polaris-es.com

DATE: 3/16/2024
SCALE: 1"=300'
FOLDER: CWS/Survey
FILENAME: R2Zone Exhibit
TAB: 01-Exhibit
DRAWN: BMS

VICINITY & ADJACENT OWNER EXHIBIT

VILLAGE OF PERRY - LAKE COUNTY - OHIO

CONTRACT NO.

23238

SHEET

OF

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