

VILLAGE OF CORWIN

ORDINANCE 2026-03

OCTOBER 12, 2026

AN ORDINANCE RE-ZONING REAL PROPERTY FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MULTI-FAMILY RESIDENTIAL NOT TO EXCEED 6 RESIDENCES PER ACRE) AND TO GRANT TWO VARIANCES PERMITTING THE MINIMUM FRONTAGE TO BE REDUCED TO 15 FEET (CURRENTLY 35 FEET PURSUANT TO THE EXISTING ZONING CODE AND TO ROUGHLY ALIGN WITH THE FRONTAGES OF THE EXISTING RESIDENCES ALONG HIGH STREET IN THE GENERAL VICINITY OF THE LOT IN QUESTION AND TO REDUCE THE MINIMUM SQUARE FEET OF THE LOT TO 6650 SQUARE FEET (CURRENTLY 9000 SQUARE FEET) THE LOT IN QUESTION BEING NOTED IN A SURVEY BY WILLIAM ELLISON AND RECORDED AT THE WARREN COUNTY ENGINEER'S RECORD OF LAND SURVEYS, VOLUME 147, PLAT NUMBER 30 AND RECENT SPLIT OF SAID LOT AND APPROVED BY THE WARREN COUNTY MAP DEPARTMENT ON FEBRUARY 25, 2026 ALSO KNOWN AS 113 HIGH STREET, CORWIN, OHIO, THE LOT IN QUESTION WAS FORMERLY KNOWN AS LOT NUMBER 10-36-159-007 AND PURSUANT TO A LOT SPLIT IS NOW KNOWN AS LOT NUMBER 10-36-159-014 THE LEGAL DESCRIPTION OF SAID LOT IS ATTACHED AND NOTED AS EXHIBIT "A" PARCEL II.

WHEREAS, the developer has submitted a site plan and a proposed elevation of a duplex which Corwin Council has reviewed, determined that the above changes are the best use of the land, and approved, conditioned on the developer's compliance with the site plan and proposed elevation (attached) and;

WHEREAS, a public hearing was held on the above requests after the required notices were either mailed or published pursuant to the local zoning code and State regulations and that the public hearing was held at the normal date, time, and location where the Village Council duly considered the requests and;

WHEREAS, the above requirements were procedurally satisfactory, the Zoning Application is granted and the two variances requested are hereby approved and;

WHEREAS, all ordinances, parts of ordinances, or zoning regulations which are discovered to be in conflict with the above approvals are herewith repealed up to the extent of such conflict.

SO NOW THEREFORE BE IT ORDAINED AND DECREED by the Council of the Village of Corwin, Warren County, Ohio that:

Section 1: The Zoning Code for the Village of Corwin, Warren County, Ohio, R-2 is now adopted as per Exhibit "A" which is attached. The remaining provisions of the Zoning Code remain in full force.

Section 2: It is found and determined that all formal actions of the Village of Corwin Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of the Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code

NAME	VOTE
Councilman Mumma	
Councilman Cummins	
Councilman Schreier	
Councilman Hunley	

Ordinance 2026-03: Passed October 12, 2026

_____Ayes _____Nays _____Abstain _____Absent

APPROVED BY: The Village of Corwin

Jess Cordery III, Mayor

ATTEST:

Debra R. Femmer, Clerk-Treasurer