

**CITY OF XENIA, OHIO  
ORDINANCE 2021 – 15**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO  
ESTABLISH I-1 LIGHT INDUSTRIAL DISTRICT AS THE ZONING DISTRICT FOR TWO  
NEWLY ANNEXED PARCELS TOTALING 18.499 ACRES, MORE OR LESS, INCLUDING  
855 LOWER BELLBROOK ROAD AND GREENE COUNTY PARCEL ID M36000200230000500**

**WHEREAS**, the Planning and Zoning Commission, at their June 3, 2021, meeting, initiated a zoning map amendment request to establish I-1 Light Industrial District as the zoning district upon annexation for two (2) parcels totaling 18.499 acres, more or less, including a 13.495-acre parcel at 855 Lower Bellbrook Road owned by Mt. Holly Farms, Inc., and a 5.004-acre City-owned parcel with the Greene County parcel identification number of M36000200230000500;

**WHEREAS**, the above-mentioned parcel at 855 Lower Bellbrook Road is currently zoned B-3 Highway Business District in Xenia Township, and the above-mentioned parcel with an identification number of M36000200230000500 is currently zoned A-1 Agricultural District in Xenia Township;

**WHEREAS**, the procedures with regard to zoning amendments to the City's Official Zoning Map, as set forth in Section 1220.03 of the City's Land Development Code, have been followed; and

**WHEREAS**, this Council finds it to be in the best interests of the health, safety and welfare of the City and its inhabitants to adopt the Planning and Zoning Commission's recommendations and make certain amendments to the City's Official Zoning Map.

**NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS**, at least four (4) members of the City Council concurring, that:

**Section 1.** The Official Zoning Map of the City of Xenia, Ohio, is hereby amended by establishing I-1 Light Industrial District as the zoning district, upon annexation to the City of Xenia, for two parcels totaling 18.499 acres, more or less, including a 13.495-acre parcel at 855 Lower Bellbrook Road with a Greene County identification number of M36000200240005600, and a 5.004-acre City-owned parcel with a Greene County parcel identification number of M36000200230000500, as shown on the attached Exhibit A, which shall be part of this Ordinance and shall be used as a reference for reflecting the zoning district classification change on the City of Xenia's Official Zoning Map.

**Section 2.** The City Planner is hereby directed to make the approved amendment to the City's Official Zoning Map.

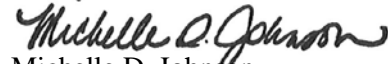
**Section 3.** All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.


**Section 4.** It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**Section 5.** This Ordinance shall become effective on July 24, 2021, and upon enactment of Ordinance 2021-14 approving annexation of the above mentioned parcels.

Introduced: June 10, 2021  
Adopted: June 24, 2021

Attest:

  
Michelle D. Johnson  
City Clerk

  
Wesley E. Smith  
President, Xenia City Council

**ORDINANCE 2021-15  
EXHIBIT A**

