

Proposed by:
Development Committee

1st Read: 9/9/2025
2nd Read: 9/22/2025
3rd Read: 10/13/2025
Passed: 10/13/2025

ORDINANCE NO. 59-25

AN ORDINANCE ADOPTING THE NEW UNIFIED DEVELOPMENT CODE (UDC) AND REPEALING PART ELEVEN, CHAPTER 1321 AND CHAPTER 1322 OF THE CODIFIED ORDINANCES OF THE CITY OF CHILLICOTHE, OHIO PURSUANT TO ORC SECTION 713.07 THROUGH ORC SECTION 713.12.

WHEREAS, the City of Chillicothe has undertaken a comprehensive review and update of its planning and zoning regulations, resulting in a new Unified Development Code (UDC); and,

WHEREAS, this update has been in development for over two years and is intended to modernize, clarify, and consolidate regulations governing land use, site development, signage, wireless telecommunications, and other planning and zoning matters; and,

WHEREAS, this legislation puts into code a new, comprehensive planning and zoning update for the City of Chillicothe, replacing relevant chapters and sections in the current codified ordinances; and,

WHEREAS, the Planning Commission and City Council have reviewed the proposed Unified Development Code UDC, including minutes from all related meetings, and Council has requested final revisions reflected in the attached Redline Copy; and,

WHEREAS, a public hearing was held in accordance with ORC Section 713.12 on the ___ day of August 2025, said meeting being properly noticed in a newspaper of general circulation in the municipal corporation, with the UDC and all associated maps, plans and reports made available for public inspection for thirty (30) days prior to the hearing; and

WHEREAS, it is necessary to repeal certain sections of the current Codified Ordinances to implement this new UDC; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHILLICOTHE, COUNTY OF ROSS, STATE OF OHIO, THAT:

SECTION 1. The City hereby adopts the Unified Development Code (UDC), as set forth in the Redline copy attached hereto as Exhibit A. The UDC shall supersede all prior zoning and planning regulations to the extent inconsistent.

SECTION 2. Pursuant to Chapter 1, Part F of the UDC, the following sections of the City of Chillicothe Codified Ordinances are hereby repealed in their entirety:

1. Part Eleven, Planning and Zoning Code;
2. Part Thirteen, Title Three, Chapter 1321, Signs; and
3. Part Thirteen, Title Three, Chapter 1322, Wireless Telecommunication Facilities and Towers.

SECTION 3. The provisions of this Ordinance shall be incorporated into the City's Codified Ordinances. In the event of any conflict between the UDC and previously adopted ordinances not expressly repealed herein, the provisions of the UDC shall govern.

SECTION 4. If any provision of this Ordinance or the UDC is held invalid, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

SECTION 5. This Ordinance is declared an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the citizens of the City of Chillicothe, Ohio, by ensuring the prompt and effective implementation of the City's Unified Development Code, which has been under development for the past two years, and in the interest

of addressing pending relevant applications, so it shall take effect and be in force immediately upon its passage

Passed: Oct 13, 2025, 2025

Twin J. Spemkus
PRESIDENT OF COUNCIL

Attest:

Kennedy Moss
CLERK OF COUNCIL

Approved: Oct. 13, 2025, 2025

FILED WITH THE MAYOR

Luke Feeney
MAYOR

October 13, 2025

Voting "yea" were the following members of Council: Payne, McQuirt, Barnes, McKeever,
Demint, Preston, Dunn, Creed
Absent: Bennett