

VILLAGE OF SPARTA · MORROW COUNTY, OHIO

Codified Ordinances Update

Zoning & Subdivision Regulations — Village Council Consideration



Recommended by the Planning & Zoning Commission — July 20, 2026

Public Hearing before Council — August 30, 2026 · Sparta Wastewater Treatment Plant

Presented by the Village of Sparta · Plan 4 Land, LLC

1

TONIGHT

What we'll cover



Why consider a uniform code



What the update does



What it means for you



How the draft was reviewed



Where we are and what's next



How to share your input

2

WHERE WE ARE

From recommendation to adoption



- On July 20, 2026, the Planning & Zoning Commission closed its public hearing(s) and recommended approval of the updated regulations, as presented, to Village Council.
- Council now considers the regulations over three readings, including a public hearing, before deciding whether to adopt.
- This hearing is your opportunity to learn about the regulations and be heard before Council considers action.

3

GOOD GOVERNMENT

Why we updated the code



Protects property values

Clear, predictable rules across the Village.



Clarity & consistency

Fixes errors, cross-references, and terminology.



Fairness

The same rules apply to everyone.



Orderly growth

Guides development that fits Sparta's character.



Legal soundness

Aligns the code with current Ohio law.



Easier to use

A clean, current, navigable ordinance.

4

OVERVIEW

What revisions were incorporated in the update?

- Corrects cross-references, numbering, and typographical errors
- Standardizes terminology — “Planning and Zoning Commission” and “Zoning Inspector”
- Reconciles internal conflicts (for example, the B-2 building-size standard)
- Converts missing tables to plain-language standards
- Removes references to bodies and overlay districts never established
- Makes the sign standards content-neutral
- Merges two duplicate commission chapters, and enables online public notice where the law allows

5

FOR RESIDENTS

What it means for residents/property owners?



Pull a zoning permit before you build, add on, or change how a property is used



Mind your setbacks — keep structures back from your property lines



Fences, sheds, and signs have simple, clear rules



Home-based businesses are welcome, with common-sense conditions



When in doubt, ask the Zoning Inspector first — we're glad to help

6

PROCESS

The Road to Adoption



The Planning & Zoning Commission has recommended approval. Council consideration is now underway.

7

WHAT'S NEXT

Anticipated Adoption Schedule

- 
August 10, 2026 First reading of the adopting ordinance before Village Council.
- 
August 30, 2026 Second reading and public hearing.
- 
September 14, 2026 Third reading and consideration for adoption.
- 
October 14, 2026 Effective Date.

Upon adoption, the code takes effect as provided by Ohio law.

8

[LEARN MORE](#)

Where to find the documents

Documents and the process have been posted and shared at <https://www.plan4land.net/sparta-1>, since the amendments were initiated on April 6, 2026.



Village of Sparta

P.O. Box 8, Sparta, OH 43350



(419) 768-7682

[spartavillageoh.com](https://www.spartavillageoh.com)

9

Thank you

We welcome your questions and comments.



Village of Sparta · P.O. Box 8, Sparta, OH 43350 · (419) 768-7682 · [spartavillageoh.com](https://www.spartavillageoh.com)

10