# ORDINANCE NO. $\frac{\checkmark -13}{}$ CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Paul Gresham ON THE 200 DAY OF May , 2013.

AN ORDINANCE AMENDING ORDINANCE 14-08, CHAPTER 1216 OF THE CENTERVILLE MUNICIPAL CODE, THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO, TO AMEND THE PUBLIC HEARING REQUIREMENTS, TO ESTABLISH STANDARDS FOR FOOD VENDING INCLUDING MOBILE FOOD VEHICLES AND TO CLARIFY THE LANGUAGE OF VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE

#### PREAMBLE

WHEREAS, on the 15th day of December, 2008, the City of Centerville enacted the Unified Development Ordinance (UDO) to establish zoning regulations and to provide for its administration enforcement and amendment; and

WHEREAS, the City Council has determined it to be necessary to amend the public hearing sections of the UDO to consolidate these regulations into a single location for purposes of clarity and to simplify the public hearing notification requirements; and

WHEREAS, the City of Centerville has determined that it is necessary for the purpose of protecting the public health, safety and general welfare to establish appropriate licensing and regulations governing the operation of a Mobile Food Vehicle; and

WHEREAS, all requirements of Chapter 713 of the Ohio Revised Code, regarding the regulation of a Mobile Food Vehicle have been met.

WHEREAS, all requirements of Chapter 713 of the Ohio Revised Code, with regard to the adoption of the UDO and/or amendments thereto by the Planning Commission and subsequent action of the City Council have been met.

NOW, THEREFORE, the Municipality of Centerville hereby ordains:

Section 1. Ordinance Number 14-08, Chapter 1216 of the Centerville Municipal Code, passed on the 15<sup>th</sup> day of December, 2008 and as subsequently amended, be, and the same hereby is revised as follows with new language to be added in *italics* and text to be deleted in strikeout as provided in Section 5.02 of the Centerville Charter:

By amending Article 5, Development Procedures as follows:

- 5.06 Public Hearings and Notice
  - A. Clerk of Council to Set Public Hearings

The City Clerk of Council or his or her designee shall set the time, date, and place for each public hearing.

## B. Notice of a Public Hearing

A notice of a public hearing shall include the time, date, place, and a brief summary of the issue to be heard.

## C. Public Hearing for a Rezoning or Amendment to the Zoning Ordinance

- 1. Planning Commission Public Hearing and Notice:
  - a. Within 10 business days of determining that an application contains all the necessary and required information, the City Clerk of Council shall place the application on a Planning Commission agenda and schedule a public hearing on the proposed amendment.
  - b. Notice of the hearing shall be provided at least once in one or more newspapers of general circulation in the City.
  - c. The notice shall be published at least seven (7) business days before the date of the hearing.
  - d. The notice shall state the time, date, place of the hearing and a brief summary of the proposed amendment. The text of the proposed amendment and maps shall be on file for public examination in the office of the Clerk of Council;
  - e. Rezoning Notice to Property Owners:
    - i. The Clerk of Council shall provide written notice of a public hearing for any rezoning where such application intends to rezone ten (10) or fewer parcels of land as listed on the County Auditor's current tax lists.
    - ii. The public hearing notice shall be provided to all property owners of property within 500 feet of the area proposed to be rezoned. The applicant shall provide a list, based upon the County Auditor's current tax lists, of all property owners within 500 feet of the area proposed to be rezoned.
    - iii. The City Clerk shall send such notice, by first class mail, at least seven (7) business days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list verified by staff.
    - iv. The failure of delivery of such notice shall not invalidate any such ordinance, measure, or regulation.
- 2. City Council Public Hearing and Notice:

- a. City Council shall introduce the rezoning or amendment by ordinance after the Planning Commission recommends action to the Council in accordance with Section 5.03 of the Centerville Charter.
- b. The Clerk of Council shall publish a notice of the public hearing at least 30 days prior to the date of the public hearing.
- c. The public hearing notice shall be placed in a newspaper of general circulation in the City.
- d. The notice shall state the time, date, place of the hearing and a brief summary of the proposed amendment. The text of the proposed amendment and/or maps shall be on file for public examination in the office of the Clerk of Council;
- e. Rezoning Notice to Property Owners:
  - i. The Clerk of Council shall provide written notice of a public hearing for any rezoning where such application intends to rezone ten (10) or fewer parcels of land as listed on the County Auditor's current tax lists.
  - ii. The public hearing notice shall be provided to all property owners of property within 500 feet of the area proposed to be rezoned. The applicant shall provide a list, based upon the County Auditor's current tax lists, of all property owners within 500 feet of the area proposed to be rezoned.
  - iii. The City Clerk shall send such notice, by first class mail, at least twenty (20) days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list(s) verified by staff.
  - iv. The failure of delivery of such notice shall not invalidate any such ordinance, measure, or regulation.

## D. Public Hearing for a Development Plan, Conditional Use, Variance, Appeal, Landmark, or Council Review of a Major Site Plan

- 1. Public Hearing and Notice by City Clerk of Council: Within 10 business days of determining that an application contains all the necessary and required information, the City Clerk of Council shall place the application on the agenda and schedule a public hearing. Notice of the hearing shall be provided at least once in one or more newspapers of general circulation in the City. The notice shall be published at least seven (7) business days before the date of the hearing. The notice shall state the time, date, place of the hearing and a brief summary of the proposal. All documentation including any maps and plans shall be on file for public examination in the office of the City Planner and Clerk of Council.
- 2. Notice to Property Owners: Written notice of the public hearing shall be provided to all owners of property within 500 feet of the subject parcel. The City Clerk shall send such notice, by first class

mail, at least seven (7) business days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list or lists as verified by staff.

## 5.07 UDO Text and Official Zoning Map Amendments

#### D. Amendment Step Process

17.1

- 4. Public Hearing and Notice: Within 10 business days of determining that an application contains all the necessary and required information, the City Clerk of Council shall place the application on a Planning Commission agenda and schedule a public hearing on the proposed amendment. Notice of the hearing shall be provided at least once in one or more newspapers of general circulation in the City. The notice shall be published at least 7 business days before the date of the hearing. The notice shall state the time and place of the hearing and a summary of the proposed amendment. The text of the proposed amendment, maps, and plans (if applicable) shall be on file for public examination in the office of the Clerk of Council: See Article 5.06
- 5. Notice to Property Owners: If the proposed amendment intends to rezone parcel, a written notice of the public-hearing-shall-be provided to all-property owners of property within 500 feet of the area proposed to be rezoned. The applicant shall provide to the City Planner-a-list, based upon the County Auditor's current tax lists, of all property owners within 500 feet of the area proposed to be rezoned. The City Planner-shall-send-such-notice, by first class mail, at least 20 days before the date of the hearing addressed to the owners appearing on the County-Auditor's current tax-list and to such other list verified by staff; See Article 5.06
- 6. Planning Commission Public Hearing: The Planning Commission shall review the application at a public hearing and recommend action to the City Council;
- 7. Planning Commission Recommendation: The Planning Commission may recommend that the amendment be approved as requested; approved with modifications by the Planning Commission; or be denied. Planning Commission shall indicate the specific reasons(s) for its recommendation. A recommendation for approval or approval with modifications shall be forwarded to the City Council in ordinance form;
- 8. Notice by City Council and Public Hearing: Following receipt of the recommendation from Planning Commission, the City Council shall introduce the proposed ordinance at a regular or special meeting in accordance with the provisions of the City Charter. The City Clerk shall schedule a public hearing on the proposed amendment; See Article 5.06
- 9. Notice to Property Owners by City Council: Notice of the public hearing shall be published at least 30 days before the public hearing date;
- 10. 9. Action by City Council: After the public hearing, the City Council shall adopt by a majority vote of the full membership of City Council the Planning Commission's recommendation; deny the recommendation; or adopt some modification thereof; and,

10. 10. Effective Date: The amendment shall be effective 30 days following approval by the City Council unless otherwise indicated by emergency legislation.

## E. Submittal Requirements: The following information shall be submitted:

- 7. A list of the names and mailing addresses of all property owners within 500 feet of the subject parcel(s) including any properties located in adjoining communities;
- 7. The applicant shall provide a list (available from the County Auditor's current tax list) of all property owners within 500 feet of the subject property including any property owner located in an adjoining community;

## 5.09 Development Approvals: Categories and Criteria

## F. Conditional Use:

- 2. The Planning Commission and City Council shall each hold a public hearing on a Conditional Use in accordance with Section 5.07 D 4 and 5 of this UDO:
- 2. The Planning Commission and City Council shall each hold a public hearing on a Conditional Use in accordance with Section 5.06 D of this UDO.

#### G. Development Plan:

- 2. The Planning Commission and City Council-shall each hold a-public hearing on a Development Plan in accordance with Section 5.07 D of this UDO.
- 2. The Planning Commission and City Council shall each hold a public hearing on a Development Plan in accordance with Section 5.06 D of this UDO.
- H. Minor Modifications: After the Final Development Plan Major Site Plan has been approved by Planning Commission or the Board of Architectural Review and prior to issuing a Certificate of Occupancy, adjustments or rearrangements of buildings, drives, parking areas, recreation areas, entrances, heights, yards, changes to the exterior façade, or similar modifications, may be requested by the applicant. The City Planner shall review such amendments to a major site plan if the change involves 25 percent or less of the original gross floor area or lineal dimension, or 1,000 square feet whichever is less. Amendments to a major site plan greater than this requirement shall be reviewed by the Planning Commission.

#### T. Landmarks:

- 4. Public Hearing-Required: A Public Hearing shall be required to designate a Landmark or to rescind Landmark Status.
  - a. The City Clerk of Council or his/her appointed designee shall set the time, date and place for each-public hearing.

- b. A notice of a public hearing shall include the time, date and place thereof and a brief summary of the issue to be heard.
- e. A public hearing to amend this chapter shall be conducted in accordance with the procedures for public hearings for a rezoning or amendment of the UDO.
- 4. Public Hearing Required: A Public Hearing shall be required to designate a Landmark or to rescind Landmark Status. A public hearing to amend this chapter shall be conducted in accordance with Article 5.06 C, Public Hearing for a Rezoning or Amendment to the Zoning Ordinance of the UDO.

## 5.13 Development Approvals

#### G. Development Plan

c. Proposed site plan at as determined by the City Planner indicating pavement, structures, service areas, loading areas, parking circulation, trash dumpsters, setbacks, vegetation to remain, points of access, proposed grading required screens and buffers, and related site improvements. This plan shall include the location of existing contiguous properties and their structures;

#### 5.17 Variance Procedure

- 4. Variance Public Hearing and Notice by City Clerk of Council: Within 5 days of determining that an application contains all the necessary and required information, the City Clerk of Council shall place the application on the agenda and schedule a public hearing on the proposed variance. Notice of the hearing shall be provided at least once in 1 or more newspapers of general circulation in the City. The notice shall be published at least 5 days before the date of the hearing. The notice shall state the time and place of the hearing and a summary of the proposed Variance. All documentation including any maps and plans shall be on file for public examination in the office of the City Planner.
- 5. Notice to Property Owners: Written notice of the public hearing shall be provided to all owners of property-within 500 feet of the subject parcel. The applicant-shall provide a list (available from the County Auditor's current-tax-list) of the owners within 500 feet of the property for which the variance is requested to the City-Planner. Such-notice shall be sent, by first-class-mail; at-least-10 days before the date of the hearing addressed to the owners appearing on the County Auditor's current-tax-list and to such other list or lists as verified by staff.
- 6. Planning Commission Hearing: The Planning-Commission shall conduct a public hearing and review the application.
- 4. Planning Commission Hearing: The Planning Commission shall conduct a public hearing in accordance with Article 5.06 D of the UDO.

- 7. 5. Planning Commission Action: The Planning Commission may approve the variance as requested; approve with modifications by the Planning Commission; or deny the variance. The Planning Commission shall indicate the specific reasons(s) for its recommendation.
- 8. 6. Additional Conditions and Safeguards: The Planning Commission may further prescribe any conditions and safeguards that it deems necessary to ensure that the objectives of the regulations or provisions to which the variance applies will be met.

## 5.19 Appeals Procedure

- B. Appeals to the Planning Commission: The following outlines the appeals process and notification requirements for appeals to the Planning Commission from an administrative decision:
  - 1. An appeal to the Planning Commission may be taken by any person aggrieved or by a decision of the zoning officer City Planner, department, board or commission of the City affected by any decision of the City Planner or a designated representative. Such appeal shall be made within 10 days from the date of the action appealed from, by filing a notice of appeal with the City Clerk of Council. The City Planner shall transmit to the Planning Commission all the papers constituting the record upon which the action appealed from was taken.
  - 1. An appeal to the Planning Commission may be taken by any person aggrieved or by a decision of the zoning officer, City Planner, department, board or commission of the City affected by any decision of the City Planner or a designated representative. Such appeal shall be made within 10 days from the date of the action appealed from, by filing a notice of appeal with the City Clerk of Council. The City Planner shall transmit to the Planning Commission all the papers constituting the record upon which the action appealed from was taken.
  - Upon the filing of the appeal, the City Clerk of Council shall give notice by 1-publication in a
    newspaper of general circulation at least 10 days before the date of the hearing and shall give notice
    of the hearing to the parties in interest.
  - 2. Planning Commission Hearing: The Planning Commission shall conduct a public hearing in accordance with Article 5.06 D of the UDO.
- C. Appeals to City Council: The following outlines the appeals process and notification requirements for appeals from a Planning Commission or a Board of Architectural Review decision (BAR) to City Council:
  - 1. No decision of the Planning Commission or the BAR shall take effect until the expiration of 15 consecutive calendar days from the date of the meeting at which such decision is announced. Any person or persons, jointly or severally aggrieved by any decision of the Planning Commission, BAR, or any officer, department, board or bureau of the City, may appeal such decision to the City Council. Such appeal shall be taken within 15 days after the final action of the Planning Commission or BAR by filing a written notice of such appeal with the City Clerk of Council.

- 2. Within 5 working days of determining that a written notice of appeal filed with the City Clerk of Council contains all the necessary and required information, the City Clerk of Council shall place the written notice on the Council agenda and schedule a public hearing on the proposed appeal. Notice of the hearing shall be provided at least once in one or more newspapers of general circulation in the City. The notice shall be published at least 5 days before the date of the hearing. The notice shall state the time and place of the hearing and a summary of the proposed appeal. Maps and plans (if applicable) shall be on file for public examination in the office of the City Clerk of Council.
- 3. Written notice of the public hearing shall be provided to all owners of property within 500 feet of the subject-site. The applicant-shall-provide a list (available from the County-Auditor's current tax list) of the owners within 500 feet of the area subject to appeal to the City Clerk of Council. The list shall be verified by the City Clerk. Such notice shall be sent, by the City Clerk of Council by first class mail, at least 10 days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list or lists that may be specified by the Planning Commission or City Clerk of Council.
- 2. City Council Hearing: The City Council shall conduct a public hearing in accordance with Article 5.06 D of the UDO.
- 4. 3. A proper permit may be issued for construction before the expiration of the 15 day waiting period provided all of the following conditions exist:
  - a. Required notices have been given and not dispensed with by the Planning Commission;
  - b. There are no written objections filed by any person aggrieved by the decision;
  - c. There are no objections stated at the hearing of the Planning Commission by any person aggrieved by the decision;
  - d. No appeal to Council has been filed with the Clerk of Council by any person aggrieved by the decision of the Planning Commission prior to the issuance of the permit; and
  - e. The applicant has filed a hold harmless application for the waiver of the 15 day waiting period specifically acknowledging the rights of anyone appealing the decision of the Planning Commission or BAR and that the applicant understands he proceeds at his peril.

By amending Article 7, Zoning Districts as follows:

## 7.25 Landmark Designations (Optional)

A. LM, Landmarks that were designated under Chapter 1206 of the Centerville Municipal Code are hereby adopted as Landmarks as a part of the UDO. Table 7-1 details those properties by the ordinance number for the original designation, historical name and address or location. The map symbol, LM and the Ordinance Number shall be placed on the Official Zoning Map.

Ordinance No.	Historical Name	Address or Location	Map Symbol
15-93	Ebeneezer Andrew House	6239 Wilmington Pk.	• LM 15-93
<del>27-96</del>	General-Edmund-Munger-House	9955 Yankee St.	•-LM-27-96
27-96	Milton Munger House	(9731 Tibbals Ct.) 9679 Yankee St.	• LM 27-96
06-97	Asher Tibbals House	9505 Yankee St.	• LM 06-97
27-98	Wilson - Weller House	(1200 Forest Walk Dr.) 7520 Clyo Rd.	• LM 27-98
12-98	Henry Opdyke-Eleezer Williamson House	7155 Wilmington-Dayton Pk.	• LM 12-98
07-99	Peter Sunderland House	595 E. Alex-Bell Rd.	• LM 07-99
31-00	Aaron Nutt Jr. House	650 E. Alex-Bell Rd.	• LM 31-00
42-01	James McCracken House	5285 Wilmington Pk.	• LM 42-01
43-01	John Archer - Robert McEwen House	8661 Lebanon Pk.	• LM 43-01

By amending Article 9, Development Standards as follows:

## 9.05 Base Zoning Districts

## A. Dimensional and Density Regulations

#### 10. Mobile Food Vehicle Vendors

- a. A Mobile Food Vehicle may operate as a temporary use in accordance with all requirements, contained in Chapter 836 of the Centerville Municipal Code.
- b. License Required. Any person desiring to operate a Mobile Food Vehicle shall make a written application for such License to the City Manager's Office in accordance with the licensing requirements contained in Chapter 836 of the Centerville Municipal Code.
- c. License Fee. All vendors licensed under this Chapter shall pay an annual license fee. The amount shall be in accordance with Chapter 1214.02 Unified Development Ordinance Schedule of Fees of the Municipal Code.
- d. A Mobile Food Vehicle may operate on private property provided:
  - 1) Temporary Use: A Mobile Food Vehicle is a temporary use to the premises as Defined by the UDO. A Mobile Food Vehicle shall not be permitted as a principal use on a premises.
  - 2) Industrial Uses: A Mobile Food Vehicle may be temporarily parked on the premises of an industrial use or a premises zoned I-1 or I-PD to serve the employees of said premises and limited to a maximum of 1 hour per day during normal business hours of the industrial use.
  - 3) Sidewalk Sale: A Mobile Food Vehicle may be placed on the premises in conjunction with a sidewalk sale in accordance with the provisions contained in Article 9.05 of the UDO and the following:
    - i. A Mobile Food Vehicle shall operate only during the dates and times when the Sidewalk Sale occurs.

- ii. A Mobile Food Vehicle shall not be located on or within 100 feet of a business premises that dispenses gasoline or other fuel, or a restaurant.
- iii. A Mobile Food Vehicle shall not be located on or within 100 feet of a residential premises.
- iv. A Mobile Food Vehicle shall be legally parked within a parking lot having the capacity of at least 30 parking spaces.
- v. A License shall be required in accordance with part c. License Required, of this section.
- vi. The licensee shall make application with the City and submit all necessary documentation, including a site plan, to demonstrate all requirements will be met.
- vii. An affidavit from the property owner and business owner of the premises where the owner/operator of the Mobile Food Vehicle intends to conduct business stating that the owner/operator has permission to conduct business there.
- 4) Public Parks: A Mobile Food Vehicle may operate in a public park in accordance with this ordinance, the Centerville Municipal Code and with the permission or license of the owner of the public park.
- 5) Community Event: A Mobile Food Vehicle may be parked on a premises in conjunction with a sidewalk sale per Article 9.03 A 9 of the Centerville Unified Development Ordinance (UDO) or as part of a community event may be placed on the premises of such sidewalk sale or community event.
  - Shall operate only during the dates and times when the event occurs.
  - ii. Shall not be located within 100 feet of a business that dispenses gasoline or other fuel.
  - iii. Shall not be located within 100 feet of a residential premises.
  - iv. Shall be legally parked within a parking lot having the capacity of at least 30 parking spaces.
  - v. The licensee shall make application with the City and submit all necessary documentation, including a site plan, to demonstrate all requirements will be met.
- 6) Sound emanating from a Mobile Food Vehicle shall be in accordance with the Sound requirements contained in UDO Article 9.53.
- e. Suspension and Revocation. See Chapter 836 of the Centerville Municipal Code.
- f. Closure for Operation without a License. See Chapter 836 of the Centerville Municipal Code.
- 10. 11. Commercial Alternative Energy Production
- B. Uses
  - Table 9.1, Permitted Land Uses in the Base Zoning Districts

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<sup>\*\*\*</sup> Per Davelling-Unit \*\*\* Peter In Withing setherk is required for any non-residential use and any receitential familiang that is greater than 150 feet in width, 6,000 equate feet in greater the more story in height.

\*\*\*\*\* Refer to Section 9.15 G. for subdivision requirements. A minimum on 5 series is required to establish a Residential Planned Development ganing district.

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Table 9.9-Table of Minimum StandaTe

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							Arrie	Service Annual	Marylal Bar	derkalment and Releasing Base Coning District	30							
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		PARE	Wash (Net)	Stell	From Yand (SHI)	of (Seekly)	Rear La	Rice Land (See)	機	State Yeard (Plack)			5	Frott Lot Line	Side Lot	Side Los Line (944)	River Los	Rider Los Loss Goly
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7	Agriculture	3 acres	150	150	09	09	20	20	20	20	1,600	35 or 2 %	0.2					
-	Single Family Use	10,000	150	150	09	09	7.0	20	20	20	1.600	35 or 2 13	1.0					
R-Ia	Single-Family	10,000	150	150	30	30	20	20	20	20	1,600	35 cr 2 5	1.0				ı	,
R-16	Single-Family	30.000	140	110	01	01	09	09	13	15	1,500	35 or 2 fa	1.3				,	5
R-1c	Single-Family	20,000	120	120	35	35	503	505	12	12	1.400	35 or 2 %	2.0					
R-1d	Single-Family	12,000	100	100	30	30	30	30	10	10	1,300	35 at 2 %	3.0				,	
R-le	Single-Family	10,000	80	80	25	25	30	30	DC.	00	1,400	35 or 2 fs	4.0					a
R-fath	R-Ia thru R-1e Districts																	
	Non-Reshfential Use excluding a Major Use	2 acres	150	130	100	100	91	0+	Of	0.5		45		22	110	25	10	25
	Major Use	Sacres	150	150	100	100	0+	0.5	10	0.+		45		25	100	100	10	100
R-2	Two-Fanily	7,260'	100	100	30	30	30	30	01	10	1.000	35 or 2 %	0.0					
R-3	Muttl-Family	à	100	100	30	30	30	30	10	10		45 feet	0.0	25	10	25	10	25
	Efficiency Unit										100							
	1 Bedroom Unit										009							
	2 Bedroom Unit										800							
	3 or More Bedrooms										1,000							
	Non-Residential Use excluding a Major Use	2 acres	150	130	100	100	01	05	ar	01		45	1000	23	10	23	10	23
	Non-Residential Major Use	Sacres	150	150	100	100	01	05	01	0.0+		45		2.5	110	100	10	100
R-PD	Residential Planned Dev.	Sacres	300	300	20	30	30	30,	20	20,		45 feet	0.9	2.5	10	23	10	23
	Efficiency Unit										100							
	1 Bedroom Unit										009							
	2 Bedroom Unit										800							
	3 or More Bedrooms										1,000							
	Non-Residental Use excluding a Major Use	2 acres	150	150	100	100	0¢	Ot	U+	gr		37		25	e)	23	10	25
	Non-Residential Major Use	Sacres	150	150	100	100	0+	,ot	OF	,01		4,5		2.5	10	100	10	100
0.5	Office Service	20,000	150	120	50	35	20	30,	20	30,	5096	7,5007	35 or 2 %	10	10	23	10	23
O-rD	Office Planned Dev.	10 acres*	300	300	20	35	35	100	35	001	3036		45	20	20	100	20	100
8-1	Neighborhood Business	20,000	150	120	50	35	20	30"	20	30,	50%	7,500	35 or 2 !s	10	10	2.5	10	25
B-2	General Bushness	20,000	150	120	20	35	20	204	20	30,	\$60\$	50,000	45	10	10	2.5	10	25
0.1-8	Business Planned Dev.	10 acres	300	300	50	35	35	100	35	100	30%		1.5	20	20	100	20	100
1-1	Light Industrial	20,000	130	120	80	35	20	30"	20	20,	50%		45	10	10	2.5	10	25
I-PD	Industrial Planned Dev.	10 acres'	200	300	30	3.5	35	100	3.5	100	30%	) To	45	20	20	100	20	100
						-												

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#### Table 9.0 Table of Minimum Standards, continued

- Average Depth of Front Yard: In Agricultural and Residential Base Zoning Districts, where the average depth of at least 2 neighboring front yards on lots within 100 feet of a lot in question and within the same block front is less or greater than the least front yard depth prescribed in the table above, the required front yard on such lot shall be modified. In such case, the depth of the front yard shall not be less than the average depth of the neighboring front yards. However, the required front yard shall be a minimum of 10 feet and not required to exceed 60 feet.
- The minimum rear yard in the R-1c District may be modified as follows: Draw a line 100 feet from the front lot line in the same manner as determining the minimum front yard. Any portion of this line that is at least 30 feet but less than 50 feet from the rear lot line shall define the rear yard building setback.
- 3 Per Dwelling Unit
- A 100 foot minimum building setback is required for any non-residential use and any residential building that is greater than 150 feet in width, 6,000 square feet in gross floor area and greater than one story in height.
- 3 Refer to Section 9.15 C. for subdivision requirements.
- The minimum side or rear yard building setback when abutting a single-family residential zoning district shall be 50 feet plus a 5 foot additional setback for every 1 additional foot of building height for a principal building that is greater than 35 feet in height.
- The Building Ground Floor Area may be increased up to 10,000 square feet subject to the following:
  - 1. The parcel is contiguous to a non-residential or multi-family zoning district, and
  - The parcel is contiguous to a single-family zoning district or use and the principal building has a setback of 75
    feet or greater from the single-family zoning district or use.
- A single-family dwelling may have a driveway for parking of the owners or guest vehicle in the front yard.
- The minimum huilding and parking or paving sethacks established for the Planned Development Zoning Districts by this table apply to the perimeter of the Development Plan as approved by City Council. The minimum building and parking or paving sethacks for any internal lot line are established in the following manner:
  - 1. The R-3 zoning district standards shall apply to the R-PD zoning district, and
  - 2. The O-S zoning district standards shall apply to the O-PD zoning district, the B-2 zoning district standards shall apply to the B-PD zoning district, and the I-1 zoning district standards shall apply to the I-PD zoning district where a non-residential land use is proposed to be adjacent to another non-residential use. The Planned Development district standards shall apply where a non-residential land use is proposed to be adjacent to a residential use.

Page 14 of 24

The principle		ないのである	Twee of USE IS	-	EPIGE REGULECTION	(heatest)		THE PERSON NAMED IN					Land Uses	のでは、				and Sales
	Table 911, Permitted Land Uses in the Base Zöning Blantets	.,2,12		PRODUCE PRODUCE PRODUCE TO CO.						A Parison	. 11						Pierre	
Chiefs   C	Specific Use Type								Approval	Required	v Dietaict							
The state of the s	100	NAV SAL		R-16	Rale			12.3	R-3	R.PD	0-S	0.40	H	-	B-PD	E	1.PD	APD
AUTHONIS	Accessory Uses "		100															
Althoria	Acessory Structures	AU (Min)	$\vdash$	AU (Mlin)	AU (Min)	AU (Min)		AU (Min)	AU (Min)	AU (Maj)		AU (hlaj)	AU (Naj)	AU (Maj)	AU (Naj)	AU (Ntaj)	AU (Maj)	AU (Maj)
Authority   Auth	Bed & Breakfast	AU(Maj)	-	AU(Nuj)	AU(hlaj)	AU(Mej)	AU(Ma)	AU(Mai)	AU(Maj)	AU(Muj)	,							AU(Naj)
Authority   Auth	Florine Sales	AU (Min)	-+	AU (Min)	.AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Nlin)				•		*********	4000000	AU (Nim)
Authorise   Auth	Ontdoor Diplier or Storage of Materials, Goods, Supplier, or Equipment	A EQUATING											481/861m1	Afterdam	Allengal	ALICATIN)	Alleheim)	AfitAtiv
Authorized   Aut	Mobile Food 1 exists - See Article 9.05 A 18.		A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	41104014	4617441.03	Attablian	Attation	Allyadin	Allthink	Attivities			fundani		,	-		AUMin
rice - Forenthalish of Alabination of Alabi	Pet Shelters	AUGMIN)	AUGMIN	ALICACIA	AUAAim	Alliklini	Aff(Min)	AlliMin)	AUThlink	AUthin								AU(Min)
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May Defined at Earth of the control of the	Solar Fineray Device - Freeslanding or Wall Mounted	COMME	C (Mai)	C(Ntai)	C(Maj)	C(Msj)	C(Maj)	C (Maj)	C(Min)	C(Maj)	C (Maj)	C(Msj)	C(Maj)	C (ktaj)	C (Maj)	C (Naj)	C (Maj)	C (Maj)
Authorise   Cotag)	Swimming Pools and Hot Tubs. Private	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Mlin)								AU (hta))
Columbia	Tennis Courts, Private	AU(Min)	AU(Min)	AU(Nin)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)					-		-	<b>AU(Min)</b>
P.	Wind Engry Device	P (Maj)	C (Maj)	C (Maj)	C(Maj)	C (Maj)	C(Maj)	C (Maj)	C (Maj)	C (Maj)	C (Ntaj)	C (Maj)	C (Nlaj)	C (Maj)	C (Maj)	C(Naj)	C (Maj)	,
Pricing   Pric	Wireless Telecommunications Antennae (Co-Location)	Ŀ											,	AU (Min)	AU (Min)	AU (Min)	AU (Min)	
Price   Pric	Agricultural Uses														Ī			
P.	Agriculture 3	d	-	d	4	_	4	-	-	-	_	_	۵.	_	_		-	
P. (Akaj)   C. (	Sec Kentring	P (Nin)	P (Min)	P (Nlin)	P (Min)	P (Min)	P (Min)	P (Min)	P (Nin)	P (Min)	P (Min)	P (Min)	P (Min)	P (Alfin)	- Ivini	F (NIm)	r (NIM)	F (Mm)
P (Ahia)   C (Ahia)	Stable (Commercial)	P (Maj)	C(MNj)	C (Maj)	C(Maj)	C (Naj)	C(Maj)	C (N(sj)	C (NIa))	C (NS))	4							-
Production Plant Nuccey   Production Production Plant Nucces   Production Production Plant Nucces   Production Plant Nucces   Production Plant Nucces   Production Production Plant Nucces   Production Plant Nucleon Plant	Stable (Private)	P (Min)	C (Ntsj.)	C(Maj)	C(NIaj)	C (N(aj)	C (N(a))	C (NIA)	C(Maj)	C (Naj)			-					
At Beauty Pariors  At Beat Beat Beat Beat Beat Beat Beat Bea	Wholesale or Commercial Plant Nursery	P (Maj)					,							-				
Principal   Prin	Commercial Use												Cat daily	Dett tail	Dektob			•
Triple   T	Amusement Arcades						•					41.00	C finish	0 (014))	Cart 6-11			St. Call
And Periods  any Pariors  any P	Animal Hospital/Clinics										(felv)	f (Maji)	r (MBJ)	r (A18))	r (Mag)			D Chicago
And Patients	Bakeries (Retail)												(fgivi)	( big)	(mist)			See A Control
Antipolitics C. (Nag) C. (Nag) P. (Nag)	Banks					•					P (May)	l' (Naj)	l'(Naj)	l'(Maj)	(Maj)			I (NIB)
Antiperiors	Hanquet Hall		-			,					C(NIS)	C (Ning)	r Intali	Calaji	(fella)			DELAY .
Store  St	Barbers Shops & Beauty Pations										P (May)	C (May)	l' (him)	r (Night	(Mag)			L thrigh
Store         C. Infasj         P. (Maj)         <	Bars, Taverns									,	CINER	L (Alai)	Liviali	L (bia)	Tale of the second			The last
Store   Continue   C	Big Bon Retail	4							-					CINIA)				D. O. Land
Store   Continue   C	Book Store												F (Maj)	F (013))	r (mag)			L (MA)
Probable	Camera/Photography Store												F (Maj)	P (Maj)	F (Alay)		1	l' (Maj)
Intent  P (Maj) P (Maj	Car Wash								,					P (Maj)	(NIS)	P (Alaji)	(Naji)	
nument  P (Akaj) P (A	Clothing Store										,		P (NIS)	P (Maj)	(NIB)			P (Naj)
715 (	Commercial Entertainment			,			*						-	P (Nay)	COLE			
715 C (N/M)	Convenience Store							i		-			P (Ntaj)	P (Niay)	(Nlaj)			F (Na)
F (Klaj) F (Klaj) P (Klaj) P (Klaj) P (Klaj)	Corporate Data Centers										P (htay)	P (Maj)			CHAIN			
	Department Stores													[ (N13))	F (NIS)			
	Drive-through Stores													(leid)	(Intel)			

Refer to Article 9.39 of the UDO for additional regulations pertaining to Accessory Uses and Buildings. Some Accessory Uses and Buildings that, because of their sire, location, or intensity of activity, may have an impact on adjacent property would require Base. A minimum of series is required to establish an agricultural use.

Refer to Article 9.95 of the UDO for additional regulations.

Perfect to Article 9.95 of the UDO for additional regulations.

Drive-up Windows shall be placed in the side or rear yard only.

報告報報書 日本の本書の でいている ではいる できる いっちょう いちないからい		Type of Use (Si		e Plan Kequirement)	II CHICKE		をおいますけん	Market Senat	THE REPORT OF THE PARTY OF THE	William Payment	-	District Control			The second second second	-	
Table 9.1, Permitted Land Uses in the Base Zoding Districts	EEus.	Permitted Use (NS) Permitted Use (NS) Permitted Use (NS) Permitted Use (Conditional Use Majde Site Plan Mand? Site Plan	EXPLOSED IN ORDER PRESIDENCE A				A R. (4-1) R. P. (4-1) C. S. C. P. C. S. C. P. P. C. P.	Agricultural Stratic Family R. The Family R. Multi-Family P. Richard P. R. Office Strates Office Strates	Agricultural Agricultural Spice Edilly Residential Two-Fiffilly Residential Multi-Fiffilly Residential Multi-Fiffilly United miss Edited Series Fifficially Plenned Development Office Series Origin Plenned Development	1		and the second	8-1 8-2 8-70 1-1 1-10 APD	Neighborhood Business Geerstal Business Business Premiod Develop Light Industrial District Industrial Premiod District Architectural Premion		oment District	
Specific Use Type	Total street	100	144	E	图 門 和 母 必能	21.0	10.3	Approved	Approved Required by District Description	10	O.Ph		B-2	H-PD	1 N	1.20	APD
Land Use Lype	¢	L L-TH	N-11D		THE WATER	27.72	- N. W.	2	4	4	4	-	1		1		
Commercial Use, Continued										C(Mbi)	C (Mai)	Ciklain	Cablair	COMail			CiMail
Drive-up Windows?						-				C (Mall)	+	D. (Friday)	D (A Ball)	D (A talk)			P (A fait
Dry Cleaning Shops		,			•							(wia)	f (Nag))	C (K fait	C' Chilain		(Bred)
lilea Markets		1		,									CINIAN	Centaly	C (mid)		
l'Iorist Shaps	٠	1		,	•				•	+			r (M3j)	r (Alaj)	(Leng)		1.486-0
Fueling Station	1					į.	,	1		†		C (NIS)	[ (Maj)	r (Maj)		California	the the table
Functal Home	•	,									C (Maj)	r (Nia)	r (May)	r (Ntaj)		C (ntaj)	Contain
General Merchandise Store		١					1			1	-	r (Maj)	P (Maj)	D (Ala)		1	CiNiai
Giocery Stores					•							Clare	(Mary)	(color)			1
Hardware Stores		•									-	C (NIA)	l'(Maj)	r (Alaj)			P. Ch.C.
Hobby Shops						t						C (MISI)	L (Maj)	(Mala)			(atte)
Hotel - Matel	٠						,	•	-		C (Maj)		F (Nia))	(VIS)	Castein		
Kennels	C (Nfaj)	•				,				•			Cintaj	0.000	C (biaj)		6 3
Laundtomats	•											C (M13)	P (A tail)	(P.(Afai)			
Liquor Stores		•				•			1				(pug)	DAMES!	Ī		-
Driving Range	•											DARBAIN	Difficient D	P.(Albi)			Printer
Music Stores		i					,				1	(fered)	P (Main	P (Alei)	1		
Night Clubs	•									DAMES	D.(& bail)	CAMER	P (Main	P (Alai)			POMail
Office/Business Service Uses							•			The state of the s	1		Priktink	Piklink		,	
Pet Store	-											Pratini	P (Min)	P (Afin)			P (Mai)
Рапису				.								P (Min)	P (Min)	P (Min)			l' (Maj)
Photography Studio													P (Alaj)	P (Naj)		1	4
Plant Nursery/Carden Supply												P (Maj)	P (Maj)	P (Maj)			P (Maj)
Designation (Jace ) - Si Down											7	P (htsj)	P (Maj)	P (Maj)		r	f (htaj)
Restaurant Class 3 - Sil Down, Drive-un			4								•		P (Maj)	P (Maj)		e	E.
Restaurant, Class 4 - Drive-up, Food Kiosk								,					C (Maj)	C (Maj)			
Retail Sales and Services (Generally, not otherwise enumerated)				,		•	4		1			C (NIaj)	l'(Naj)	P (Nlaj)	•		L (Naj)
Sexually Uriented Business	1	•	ı	•							,			(Niaj)		•	•
Shopping Center		٠	,	,			1			,		1	r (Maj)	(Niaj)			
Theaters		F					,		4		1		[ (M3)	r (Niaj)			
Vehicle Sale and Service	٠			,						i.			l (big)	(fglgl)			
Institutional, Civic, Recreational										DARKER	Dakthan	Diffici	Difficial	PAKIN			P/Mail
Adult Day Care	4	•								lietu) 1	(few)	(figial)	Ctalail	The same	Cittain	Cahtaib	
Animal Shelter					1	,							la l				
Campgrounds	-							Cabbain	Caktoin		1			1			Ciklais
Cemetery	7		-	C (Maj)	C(kiaj)			Church	C (ming)			CoMain	Pthair	Piklaii			C(Maj)
Club or Lodge		-					-		9.00				C(Mai)		,		
Convention Center	*	-				-				D (Alan	Preference	PIAIsi	D (Alait	D (Atai)			P (Mai)

	<b>西川 原物质</b> 密	Type of	uif (Sile)	PLAT HALL	Hrement)			ATT BOX	ES LEGIS			Land Use					STATE OF
Tablé 9.1, Permitted Land Üseš in the Base Zöning Districts	P AU C (Maj) (Min)	Permitted, Not Permitted, Not Permitted, Accounty, Conditional Major Site Minary, Site					A R-1 (++) R-2 R-3 R-5 D-5 D-5 D-5 D-5 D-5 D-5 D-5 D-5 D-5 D	Two Pilini Mulai Pilini Residentia Office-Ser	aly Residents y Residentsa ily Residentsa Plannad Dev	j člopenčni			B41 B-2 B-PD 1-1 1-PD APD	General Hu Hukiness Pl Light Indus Industrial P	anned Develo		
Specific Use Type							in resident		I Required I								
Land Use Type	A	R-1a	R-16	R-18	R-18	R-18	R-2	R-3	R-PD	0-5	O-PD	Bri	B-2	B-PD	理は取	1-PD	APD
Institutional, Civic, Recreational, Continued	-																
Day Care Center	Τ.		I			-	-	1 -		P (Mai)	P (Mai)	P (Maj)	P (Maj)	P (Maj)			P (Maj)
Entertainment Public		1							-	-	-		P (Maj)	P (Maj)		-	
Family Day Care, Type A							-	C (Maj)	C (Maj)			P (Maj)	P (Maj)	P (Maj)			P (Maj)
Family Day Care, Type B		P (Mai)	P (Mai)	P (Mai)	P (Mai)	P (Mai)	P (Mai)	P (Maj)	P (Maj)	-	-					-	P (Maj)
Fitness Club Golf/Tennis/Swim	-	1 (1110)	. (	. (1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1			-	1 .				C (Maj)	P (Maj)	P (Maj)			
Golf Course		-						-		P (Mai)	P (Maj)	-	P (Maj)	P (Maj)			
Flospital		+							-	-	P (Maj)		P (Mai)	P (Maj)	+		
Indoor Recreational Club	-	-	-		<del>                                     </del>			1	-	C (Maj)	C (Maj)	P (Maj)	P (Mai)	P (Maj)		-	P (Maj)
Natural Preserve Areas	P (Min)	P (Min)	P (Min)	P(Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	l' (Maj)
Out Patient Surgery Center	- 114411	1 (terney	1 (ivent)	1 (training	1 1	-		1 444		-	C (Mai)		P (Mai)	P (Maj)			
Parks, Upon Space	P (Min)	P (Min)	P (Min)	P(Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Maj)
Public Library	t (term)	1 (29101)	a (leren)	1 (isitin)	I (irin)	1 (helin)	, divinity	1 (11111)			1 (1.11.17)	P (Mai)	P (Maj)	P (Maj)	4		P (Maj)
Religious Institutions and Places of Worship (Large 150+ capacity)	C (Maj)	C(Mai)	C (Mai)	C(Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Mai)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)			P (Maj)
Religious Institutions and Places of Worship (Small 1-150 espacity)	C (Maj)	C (Maj)	C (Maj)	C(Mai)	C (Maj)	C (Maj)	C (Mai)	C (Mai)	P (Mai)	P (Maj)	P (Mai)	P (Maj)	P (Maj)	P (Mai)			P (Maj)
School: College	C (trial)	Clinings	C(titali)	Certayy	Cinian	- (maj)	- (,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1 111111	P (Mai)	P (Mai)	P (Mai)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)
NAME OF TAXABLE PARTY.	P (Mai)	P (Maj)	P (Maj)	P(Maj)	P (Mai)	P (Mai)	P (Maj)	P (Mai)	P (Mai)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Mai)	-		P (Mai)
School, Primary Swimming Pools (Not Private Residential)	I totally	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C(Maj)	P (Maj)	P (Maj)	P (Mai)	-	-	P (Mai)
Zoo	C (Mai)	C(may	Clinali	C(maj)	Ciriaji	C (ind)	Cirioji	- (inag)		-		1 (117-3)	C (Maj)	C (Maj)		-	
	C (May)			-		1	-				1		1 0 ()	1 - (1.1.4)	-	J.	
Industrial, Manufacturing, Research, and Wholesale Use					1	1 .	T	T .	T .	T .	T .	C (Mai)	C (Maj)	C (Maj)	P (Mai)	P (Maj)	C (Maj)
Artisan/Craft Product Workshop		-		-		-		+ :	-	-	-	C(Maj)	C (istaj)	C(maj)	P (Maj)	P (Maj)	- (maj)
Automobile or truck repair, including body work		-						+	-	-	1		+ :-	-	P (Maj)	P (Maj)	+ :-
Bakeries (Factory or Distribution)			-	-	-					-	1		-		P (Maj)	P (Maj)	-
City Service Yards and Garages	-		-	-					-	-					P (Maj)	The second section is a second section of the	
Construction trades and contractor offices and shops				+							-	-		100		P (Maj)	
Food Processing	-	-	-				-		-	-		-		-	P (Maj)	l' (Maj)	-
Heavy equipment rental, sales, service and storage	-		-						-	1	-				P (Maj)	P (Maj)	
Industrial Park	-	7	-	-	-	*	-						-			P (Maj)	-
Junkyards/Salvage Yards	-	-							-					-		C (Maj)	
Light Manufacturing	-	-	-						-						P (Maj)	P (Maj)	
Machine Shop		-								7.04.14	0		27.48.73	27 (3.5.7)	P (Maj)	P (Maj)	
Media Production	-							-		C (Maj)	C (Maj)		C (Maj)	C (Maj)	P (Maj)	P (Maj)	
Printing Services						-	-				-		P (Maj)	P (Maj)	P (Maj)	P (Maj)	-
Research and Development, Information Technologies		-	-	-	-	1 1	1	-	1-7	C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-
Research and Development, Laboratories	-					-	-			C (Maj)	C (Maj)	-	C (Maj)	C (Mai)	P (Maj)	P (Maj)	-
Research and Development, Medical Technologies							-			C (Maj)	P (Maj)		C (Maj)	C (Maj)	P (Maj)	P (Maj)	-
Retail uses which have an industrial character	-		-	-					-	-	-	-		-	P (Maj)	P (Maj)	
	-4-	1			-	-	+		-	-	-	-	27.98.8-55	27 28 4-15	Dantale	Destals	-
Veterinary offices with fully enclosed runs, pens, or kennels				-	-	-					-	· ·	C (Maj)	C (Maj)	P (Maj)	P (Mai)	-
Warehouses and Mini-Warehouses				-		-		-	-	-		-					-
Warehousing and Distribution										<u> </u>	-				P (Maj)	P (Maj)	-
1879 objection and Common Fratheline	100				1 2	1	1 40	1				1 4			Piktais	I PLEMANN	

Wholesaling and Storage Facilities

Residential Family-Home, Type It Permitted as a Home Occupation

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Table 9.1, Permittel Land Uses Erift base Zoning Bisricis	L. Z. II		3				1 -222535	Action of the control	Agi Lubani Sagis Pandy Rendemin Tre-Pandy Rendemin Multi-Pandy Rendemin Mandaria Planta Division Office Service Income	1.			115-19		Neighborhood Business Charless Business Business Profits Development Light Industrial Desert School Pulling District Archifellum Printering District	1 3	
Succific Live Type								Ammonal	Approval Required by District	blyttict.							
Land Use Type	Section (1977 A 1915)	R-16	R-167	R-15時 图 114		Rile	R-2	R-3	R-PD	8-0	Q-PD	BI	B-2	Gd-8	<b>副石窟</b>	1-PD	APD
Office Use																	
Government Offices	C (Maj)	C (Maj)	C-(NPi))	C (Maj)	C (Maj)	C (Maj)	C (N(a))	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)			P (Maj)
Medical and Dental Offices					,				*	P (Alaj)	P (Maj)	P (Maj)	P (Mbj)	P (Msj)	P (Ntaj)	P (Naj)	P-(NIsj)
Office Park		٠								P (Maj)	P (Maj)		P (Maj)	P (Msj)	P (Nfaj)	P (Naj)	
Office Uses										P (Maj)	P (Maj)	P (Maj)	P (NIS)	P (Maj)	P (Klaj)	P (Maj)	P (Maj)
Research and Development, Offices			-							P (Maj)	P (Maj)	C (Maj)	F (Naj)	P (NIaj)	l' (Ntaj)	P (Naj)	
Residential Uses								S Contract of the second				2					
Dormitory								C (Maj)	C (Maj)			71					
Owelling , Multi-Family and Apartment Building								P (Niaj)	P (Nej)	4							F (Maj)
Uwelling, Single-Family	P (Mej)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Ntaj)	P (Maj)	P (Maj)				(36)		i,		P (Maj)
Dwelling, Duplex			•				P (Naj)	P (Maj)	P (Maj)	•		4	4				P (Maj)
Mixed-Use Building	•					4			P (Maj)	,					à	,	P (Naj)
Nursing and Convalescent Homes		,				×		C (Maj)	P(Mgj)		CiNtaji						
Residence Family Home	P (Maj)	P (htaj)	P (Maj)	P (Maj)	P (Maj)	P (Nag)	P (Maj)	P (Maj)	P (Maj)	ř				į.	i		P (Maj)
Residential Ctuster Development	P (Maj)	P (Maj)	P (Maj)	P (Shaj)	P (Maj)	P (Maj)	P (Maj)	P (Naj)	P (NIaj)	,				1	•	,	l' (Naj)
Residential Group Home				,				C(Maj)		,			1				
Senior Citizen Residential Community									P (Maj)	£	ŀ				÷		
Satellite Dishes (Less than I meter in diameter)	4	-	l l	ь	_	c.	ď	_	۵	٤.	_	2	-	-	-	۵.	-
Telecommunications Cabinet	l'(Min)	P (Min)	P (Min)	P(Min)	P (Min)	P (Nin)	P (Alin)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	f (Afin)	P (Min)	P (Min)	P (Min)	P (Min)
Television Antennae (Residential)	-	*	-	۵	-	4	-	4	_	a.	-			۵.	4	a	E.,
Wireless Communication Tower											-		C(Maj)	C (Maj)	C(Naj)	C(Mili)	
Wireless Communication Autennae		-	*										C(NB)	C (Maj)	C(Naj)	C (Maj)	
Temporary Uses													(00) 254000000000				
Carnival/Quidoor Amusement Use	4	-	*				•		,				C (NIaj)	C(Maj)			
Seasonal Outdoor Sale of Farm Produce or Plants	P (Min)	C (Maj)	C (Maj)	C(Mbj)	C (NIsj)	C (Nlaj)	C (NEW)	C(Maj)	C (Nfaji)	C(Mbj)	C (Maj)	C(Mbj)	C (Maj)				C (Naj)
Seasonal Outdoor Sale of Landscaping Materials			4									C (Ntaj)	P (Min)	P (Min)			
Sidewalk Soles			-	,	·		6	r			•	AU (Min)	AU (Min)	AU (Min)		*	AU (Min)
Temporary Construction Buildings	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Alin)	AU (Min)
Transportation, Aviation or Surface												The second second		0.000			
Heliport *		,								1	C (Maj)	C (May)	C(Naj)	C (NIaj)	C (Maj)	C (N(a))	
Public transit stations, including bus stops or park and ride lots	P (Maj)	P (Naj)	l' (Maj)	P (Maj)	P (Alaji)	P (Maj)	P (Maj)	P (Klaji)	P (Maj)	P (MIsj)	P-(Minj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)
Frantport Uses, Tank Umousine and EddS						,		•			,		P (Afay)	P (Alley)	P (Altal)	P (Alay)	,
Utility Uses					-						-						
Solar Power Plant	C(NIaj)	C (NIsj)	C (Nlaj)	C (Maj)	ř						i					C (Maj)	
Wind Power Plant	C (Maj)		-		,			*								C(NIaj)	
Utility	C (Maj)	C (Maj)	C(Nlaj)	C(N(a))	C (Maj)	C (Maj)	C (Nlaj)	C (NIaj)	C (Naj)	C(Maj)	C (Maj)	C (Maj)	C(NIsj)	C(Maj)	P (Nsaj)	P (Maj)	C (Naj)
				The second secon													

Residential uses permitted alongside those otherwise permitted in district in which it is located.
 A Heliport shall be set back a minimum of 100 feet from any property line.

Parking and Loading Standards F. Number of Parking Spaces Required. 9.29

BALLIN C. ALL D. S. A. L.		A CONTRACTOR	Selection of the Second	The state of the		THE PERSON NAMED IN	N. Control of the	THE PERSON	発展を対	おいている	1200 Sept 1		2000年の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の		The same	Name of the least	Last Ales	STORY CO.		1	世界の名が	744	1
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Residential Uses	-	-					-	,	0				18			-	4	Ý			ņ		
Single Family Dwelling 189882	9	9.0		-	4						1				n			1	1			-	1
Two, Three or Fose Family Dwelling	0 0	000		4					1							,	-	-					1
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Garden Style Dwelling - Efficiency de-1			***														111						
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Business or Professional Office					91																		4
Information-Technology					91											1	-			1	4.1	4	
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1 Indilitional guest pasking space-shall be required-within-150 feet of a dwelling unit where a street street.

At Capacity.

Atol less than 5 patking spaces per practitioner.

Bit Minimum of 15 Patking spaces per practitioner.

2111 Requirement that is greater-between GFA and person shall apply.

2111 Requirement that is greater-between GFA and person shall apply.

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hine Shikhine Services  - Additional guest parking space shall be required within 150 feet of a dwelling unit-where a street in front of the dwelling unit-where t	sambery and on Building Materials Sale			9	. 1			1				0.33			1		-		
ing as "bubblishing Services  - ding Center  - thousing and Distribution  - thousing and Distribution  - thousing and storage facilities  - thousing and storage parking-spaces chall be required within 150 feet of a dwelling-unit-where a street in front of the d  - thousing and storage parking-spaces per practitioner.  - All capacity.  - And thousing a street in front of the d  - thousing a street in front of the d  - thousing a street in front of the d  - thousing a street in front of the d  - thousing a street in front of the d  - thousing and street in front of the d  - thousing and street in front of the d  - thousing and street in front of the d  - thousing and street in front of the d  - thousing and street in front of the d  - thousing and street in front of the d  - thousing and street in front of the d  - thousing and street in front of the d  - thousing a street in front	Machine Shop	•			10		E	+					1		7		-		1
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By amending Article 11, Definitions as follows:

## 11.02 **Definitions** (to be placed in alphabetical order)

F

Flag - A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as the symbol or emblem of a country, political subdivision including a state or city.

M

Mobile Food Vehicle - A commercially manufactured, self-propelled, self-contained, vehicle currently licensed by the Ohio Department of Motor Vehicles in which ready-to-eat food is cooked, wrapped, packaged, processed or portioned for service, sale or distribution.

## Section 2: Cross References

Chapter 836 – Peddlers and Solicitors Chapter 1062 – Parks and Recreation

Section 3: This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 2001 DAY OF May, 2013.

Mayor of the City of Centerville, Ohi

ATTEST:

Clerk of Council, City of Centerville, Ohio

## **CERTIFICATE**

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No.  $\frac{4-13}{200}$ , passed by the Council of the City of Centerville, Ohio on the  $\frac{200}{200}$  day of  $\frac{100}{200}$ , 2013.

Clerk of Council

Approved as to form and consistency with existing ordinances, the charter and constitutional provisions.

Department of Law Scott Liberman Municipal Attorney