

ORDINANCE NO. 18-13
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER John Beals ON THE 16th DAY OF December, 2013.

AN ORDINANCE AMENDING ORDINANCE 14-08, THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO TO AMEND THE DEVELOPMENT APPROVAL PROCEDURES, THE PARKING AND LOADING STANDARDS AND THE SIGN STANDARDS IN ORDER 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 directed the City Manager to conduct an annual review of the UDO, assuring consistency with previous ordinances, and current policies; to eliminate duplicity, correct omissions; and addressing any clerical errors within the document; and

WHEREAS, the UDO establishes regulations for the placement of building wall signs, for the tabling of zoning applications before the Planning Commission, and for the provision of sidewalks within commercial developments; and

WHEREAS, there is a desire by the Planning Commission to allow flexibility in the placement of walls signs on buildings with multiple street frontages, to allow for tabling of zoning applications for a period in excess of 60 days if needed, and to provide adequate sidewalk width within commercial developments; and

WHEREAS, the amendments are in harmony with the City of Centerville's comprehensive plan, Create the Vision, and

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 passed on the 15th 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:

5.11 Development Approvals: Procedure

C. Approvals by Planning Commission: The following outlines the procedures under which Planning Commission decides development approvals:

7. **Actions by the Planning Commission:** The Planning Commission shall consider the application at its formal public meeting. It shall hear a presentation by staff as appropriate, a presentation by the applicant, and comments by interested parties. The Planning Commission shall consider this information and render a decision at the public meeting. If necessary, it can table and continue hearing the application ~~for no more than 60 days with the concurrence of the applicant~~ *at a future public meeting date as announced by the Planning Commission*, at which time it shall render a decision. In rendering a decision, the Planning Commission shall consider the applicable decision criteria of this UDO. The Planning Commission shall approve, approve with conditions or deny an application. Its decision shall take effect immediately.

By amending Article 9, Development Standards as follows:

9.29 Parking and Loading Standards

C. Size and Design

3. Curbing and Wheel Stops

b. Standards

- 4) A sidewalk ~~adjacent to a building~~ may be used as a curb or wheel stop providing said sidewalk is a minimum of 6.5 feet in width.

By amending Article 9, Development Standards as follows:

9.51 Sign Standards

G. Signs Permitted for Business, Industrial, or Other Non-Residential Uses (Excluding the Architectural Preservation District)

4. Wall Signs

- a. ~~There is no restriction on the number of wall signs; however,~~ The total sign area of all wall signs shall not exceed one and one-half square feet of sign area per one linear foot of building frontage.
- 5) *In cases where a building has more than one public street frontage, the permitted wall sign area may be distributed across multiple public street frontages. However, at least 50% of the total permitted wall sign area shall be located on the building frontage used to calculate the total permitted wall sign area.*

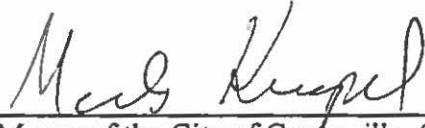
By amending Article 11, Definitions as follows:

11.02 Definitions

Building Frontage – The maximum horizontal width of the ground floor of a building that approximately parallels and faces an adjacent public right of way of at least 50 feet in width. In the case of a building where an individual occupant would have no building frontage, the maximum horizontal width of the portion of the building where that occupant's main entrance is located shall be considered that occupant's separate and distinct building frontage. In the case where the ground floor of a building is occupied by 2 or more different tenants, the portion of the building frontage occupied by each tenant shall be considered a separate and distinct building frontage. Corner lots and through lots shall be considered to have only 1 distinct and separate building frontage for signage calculation purposes.

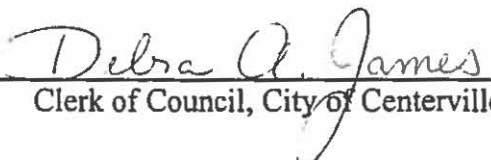
Section 2: This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 16th DAY OF December, 2013.



Mayor of the City of Centerville, Ohio


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. 18-13, passed by the Council of the City of Centerville, Ohio on the 16th day of December, 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