

ORDINANCE NO. 1-11  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER James Singer ON THE 21st  
DAY OF March, 2011.

AN ORDINANCE AMENDING ORDINANCE 14-08,  
THE UNIFIED DEVELOPMENT ORDINANCE FOR  
THE CITY OF CENTERVILLE, OHIO AS IT APPLIES  
TO THE ESTABLISHMENT OF AREAS OF  
SPECIAL FLOOD HAZARD.

**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 Unified Development Ordinance establishes zoning regulations for establishment of areas of special flood hazard; and

**WHEREAS**, the City determined that said regulations be modified for compliance with current FEMA Floodplain Management Regulations; and

**WHEREAS**, it is necessary to modify Section 9.37, Floodplain Design Standards of the Unified Development Ordinance, to reference current Flood Insurance Study and Flood Insurance Rate Maps; 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 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 9, Development Standards as follows:

**9.37 Floodplain Design Standards**

#### **D. Basis for Establishing the Areas of Special Flood Hazard**

For the purposes of these regulations, the following studies and/or maps are adopted:

~~1. Montgomery County, Ohio and Incorporated Areas, Flood Insurance Study (FIS), effective date January 6, 2005.~~

~~2. Montgomery County and Greene Counties, Ohio and Incorporated Areas, Flood Insurance Rate Map (FIRM), effective date January 6, 2005. Panel numbers: 39113C0266E, 39113C0267E, 39113C0268E, 39113C0269E, 39113C0286E, 39113C0288E, 39113C0352E, 39113C0356E, 39113C0357E, 39113C0358E, 39113C0375E, & 39113C0376E.~~

1. *Flood Insurance Study Montgomery County, Ohio and Incorporated Areas effective January 6, 2005.*

2. *Flood Insurance Rate Map Montgomery County, Ohio and Incorporated Areas effective January 6, 2005.*

3. *Flood Insurance Study Greene County, Ohio and Incorporated Areas effective March 17, 2011.*

4. *Flood Insurance Rate Map Greene County, Ohio and Incorporated Areas effective March 17, 2011.*

~~3.5.~~ Any hydrologic and hydraulic engineering analysis authored by a registered Professional Engineer in the State of Ohio which has been approved by the City of Centerville as required by Section 9.37, T, 3 Subdivisions and Large Scale Developments.

4.6. Any revisions to the aforementioned maps and/or studies are hereby adopted by reference and declared to be a part of these regulations. Such maps and/or studies are on file at the City of Centerville, Public Works Office.

#### **T. Use and Development Standards for Flood Hazard Reduction**

The following use and development standards apply to development wholly within, partially within, or in contact with any special flood hazard area as established in Section 9.37, D or Section 9.37, R, I.

5. Nonresidential structures.

- a. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of Subsection 4, a-c- and e-g.

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

PASSED THIS 21st DAY OF March, 20 11.

C. Mud Kupper  
Mayor of the City of Centerville, Ohio

ATTEST:

Debra A. James  
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. 1-11, passed by the Council of the City of Centerville, Ohio on the 21st day of March, 20 11.

Debra A. James  
Clerk of Council

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

Department of Law  
Scott A. Liberman  
Municipal Attorney