

ORDINANCE NO. 13 -11
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Paul Hresham ON THE 19th DAY OF September, 2011.

AN ORDINANCE AMENDING ORDINANCE 14-08, CHAPTER 1216 OF THE CENTERVILLE MUNICIPAL CODE, THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO.

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 the means by which written notification is sent to neighboring property owners for appeals to City Council; and

WHEREAS, the Unified Development Ordinance establishes a maintenance bond for the guarantee of construction and installation of improvements; 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, Chapter 1216 of the Centerville Municipal Code, 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:

5.19 Appeals Procedure

C. Appeals to City 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 ~~certified~~ 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.

By amending Article 9, Development Standards as follows:

9.17 Guarantee of Construction and Installation of Improvements; Inspections

A. Guarantees

5. Maintenance Bond that guarantees work for one year shall be posted at the completion of work and prior to release of any other performance bond or guarantee. The required maintenance bond shall be ~~4%~~ 10% of the value of all performance bonds.

