

ORDINANCE NO. 7-10
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Brooks Compton ON THE 21st DAY OF June, 20 10.

AN ORDINANCE AMENDING ORDINANCE 14-08, THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO AMENDING TABLE 9.1, PERMITTED LAND USES IN THE BASE ZONING DISTRICTS, TO ALLOW A FUNERAL HOME AS A CONDITIONAL USE IN THE OFFICE PLANNED DEVELOPMENT AND INDUSTRIAL PLANNED DEVELOPMENT ZONING DISTRICTS AND MODIFY THE NOTICING REQUIREMENT FOR VACATION OF STREET, ALLEY OR EASEMENTS.

PREAMBLE

WHEREAS, on the 15th day of December, 2008, the City of Centerville enacted the Unified Development Ordinance (UDO); and

WHEREAS, Chapter 713 of the Ohio Revised Code empowers the City to enact a zoning ordinance and to provide for its administration enforcement and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, convenience, comfort, prosperity or general welfare of the City to include a funeral home as a conditional use in the O-PD, Office Planned Development and the I-PD, Industrial Planned Development Zoning Districts; and

WHEREAS, the City Council deems it necessary to amend the notification requirement for vacating a public street, alley or easement to comply with Section 732.07 of the Ohio Revised Code; and

WHEREAS, the Planning Commission has reviewed this amendment, held public hearings thereon and submitted a recommendation to the City Council; 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

G. Vacation of Streets, Alleys, *or* Easements: City Council may, by ordinance, vacate or alter any street, road, highway, alley or easement upon finding that there is good cause for such vacation or alteration. Any such vacation or alteration shall first be reviewed by the Planning Department, in order to make a recommendation to City Council. Notice of the intention of Council to vacate or alter any street, road, highway, alley, or easement shall be published in a newspaper of general circulation in the City ~~for 45 days preceding such action~~ *for six (6) consecutive weeks preceding such action* unless all abutting landowners have filed written statements of consent to the proposed action with the City Clerk of Council, in which case no notice is required. Any application to vacate or alter any street, road, highway, alley, or easement shall be accompanied by a fee.

By amending Article 9, Development Standards as follows:

9.05 Base Zoning Districts

B. Uses

1. Purpose

The purpose of this section is to list accessory, permitted, and conditionally permitted uses within the Standard Zoning Districts. These uses with their corresponding districts are shown in Table 9.1

Table 9.1, Permitted Land Uses in the Base Zoning Districts	Type of Use (Site Plan Requirement)							Land Uses																											
	P	Not Permitted Use						A	R-1 (a - e)				R-2			R-3	R-PD	O-S	O-PD		B-1		B-2	B-PD	I-1	I-PD	APD								
	Permitted Use							Agricultural	Single-Family Residential				Two-Family Residential			Multi-Family Residential	Residential Planned Development	Office-Service	Office Planned Development		Neighborhood Business	General Business	Business Planned Development	Light Industrial District	Industrial Planned District	Architectural Preservation District									
Specific Use Type	A, Agrl.	R-1a	R-1b	R-1c	R-1d	R-1e	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD	Approval Required by District																	
Agriculture																																			
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Seasonal Sale of Farm Produce or Plants including a Farmers market	P (Min)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)		
Stable (Commercial)	P (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)		
Stable (Private)	P (Min)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)		
Wholesale or Commercial Plant Nursery	P (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)		
Group Living																																			
Adult Day Care	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Boarding, Lodging, or Tourist Home	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Dormitory	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group Home	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nursing and Convalescent Homes	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Residence Family Home	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	
Residential Group Home	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retirement Living	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Senior Citizen Residential Community	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Household Living																																			
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Bed & Breakfast	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Caretaker Residence	P (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dwelling, Multi-Family and Apartment Building	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)
Dwelling, Garden Apartment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Quadplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Single-Family	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Dwelling, Townhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Two-Family Dwelling	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Mixed-Use Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Residential Cluster Development	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Senior Citizen Residential Community	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Institutional, Civic, Recreational																																			
Animal Shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Campgrounds	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cemetery	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	
Club or Lodge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Convention Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cultural (Museum, Art Gallery)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Table 9.1. Permitted Land Uses in the Base Zoning Districts Continued	Type of Use (Site Plan Requirements)														Lead Uses							
	Type of Use (Site Plan Requirements)														Office Planned Development							
	P	A	C	(Maj)	(Min)	R-1a	R-1b	R-1c	R-1d	R-1e	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD	
Institutional, Civic, Recreational, Continued																						
Day Care Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Family Day Care, Type A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Family Day Care, Type B*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Club Golf/Tennis/Swim	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Golf Course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Government Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health Club or Gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indoor Recreational Club	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Preserve Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Out Patient Surgery Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks, Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Library	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Religious Institutions and Places of Worship (large 150+ capacity)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Religious Institutions and Places of Worship (Small 1-150 capacity)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School: College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School, Primary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pools (Not Private Residential)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Zoo	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Use																						
Office Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Research and Development, Offices	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telecommunication Facilities																						
Satellite Dishes (Less than 1 meter in diameter)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telecommunications Cabinet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Television Antennae (Residential)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communication Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communication Antennae	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communication Antennae (Co-locations)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

* Permitted as a Home Occupation

Type of Use (Site Plan Requirement)	Land Uses												
	A	R-1 (e-c)	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD
Permitted Use													
Not Permitted Use													
Accessory Use													
Conditional Use													
Major Site Plan													
Minor Site Plan													

Zoning District	Approval Required by District												
	A	R-1	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD
Commercial Use													
Amusement Arcades													
Animal Hospital/Clinics													
Artisan/Craft Product Workshop													
Bakeries (Retail)													
Banks													
Banquet Hall													
Barbers Shops & Beauty Parlors													
Bars, Taverns													
Big Box Retail													
Book Store													
Camera/Photography Store													
Car Wash													
Clothing Store													
Commercial Entertainment													
Convenience Store													
Corporate Data Centers													
Department Stores													
Drive-through stores													
Drive-up Windows **													
Dry Cleaning Shops													
Flea Markets													
Florist Shops													
Fueling Station ***													
Funeral Home													
General Merchandise Store													
Grocery Stores													
Hardware Stores													
Hobby Shops													
Hotel - Motel													
Kennels													
Landscapers													
Liquor Stores													
Miniature Golf Course/Driving Range													
Music Stores													
Night Clubs													
Office/Business Service Uses													

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

*** Within the B-1 or the APD Districts, a fueling station shall have a maximum of 2 pumps that are located in a side or rear yard only.

Table 9.1, Permitted Land Uses in the Base Zoning Districts Continued	Type of Use (Site Plan Requirement)						Land Uses														
	P	Permitted Use	A	Agricultural	O-PD	Office Planned Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	Not Permitted Use	R-1 (a - e)	Single-Family Residential	B-1	Neighborhood Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A	Accessory Use	R-2	Two-Family Residential	B-2	General Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C	Conditional Use	R-3	Multi-Family Residential	B-PD	Business Planned Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(Maj)	Major Site Plan	R-PD	Residential Planned Development	I-1	Light Industrial District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(Min)	Minor Site Plan	O-S	Office-Service	I-PD	Industrial Planned District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		APD	Architectural Preservation District																		
Specific Use Type	Approval Required by District																				
	A, Agrl.	R-1a	R-1b	R-1c	R-1d	R-1e	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD				
Commercial Use, Continued																					
Pet Store	-	-	-	-	-	-	-	-	-	-	-	-	P (Min)	P (Min)	P (Min)	-	-	-			
Pharmacy	-	-	-	-	-	-	-	-	-	-	-	P (Min)	P (Min)	P (Min)	-	-	P (Maj)				
Photography Studio	-	-	-	-	-	-	-	-	-	-	-	P (Min)	P (Min)	P (Min)	-	-	P (Maj)				
Plant Nursery/Garden Supply	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	-				
Restaurant, Class 1 - Sit Down	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)				
Restaurant, Class 2 - Sit Down	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)				
Restaurant, Class 3 - Sit Down, Drive-up	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-				
Restaurant, Class 4 - Drive-up, Food Kiosk	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-				
Retail Sales and Services (Generally, not otherwise enumerated)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)				
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	-	-	-				
Shopping Center	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-				
Sidewalk Sale	-	-	-	-	-	-	-	-	-	-	-	A	A	A	-	-	A				
Temporary seasonal outdoor retail sale of landscaping materials	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Min)	P (Min)	-	-	-				
Theaters	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-				
Vehicle Sale and Service	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-				
Industrial, Manufacturing, Research, and Wholesale Use																					
Automobile or truck repair, including body work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Bakeries (Factory or Distribution)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
City Service Yards and Garages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Construction trades and contractor offices and shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Food Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Heavy equipment rental, sales, service and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)				
Junkyards/Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)				
Light manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Machine Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-				
Research and Development, Laboratories	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	C (Maj)	C (Maj)	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)	-				
Temp. Buildings for uses incidental to construction work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-				
Veterinary offices with fully enclosed runs, pens, or kennels	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-				
Warehouses and mini-warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Warehousing and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Wholesaling and storage facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-				
Aviation or Surface Transportation																					
Heliport ****	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)				
Public transit stations, including bus stops or park and ride lots	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)				

**** A heliport shall be set back a minimum of 100 feet from any property line.

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

PASSED THIS 21st DAY OF June, 2010.

C. Mark Kuper
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. 7-10, passed by the Council of the City of Centerville, Ohio on the 21st day of June, 2010.

Delna A James
Clerk of Council

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

Department of Law
Scott Liberman
Municipal Attorney