

ORDINANCE NO. 14-08
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Paul Gresham ON THE 15th DAY
OF December, 2008.

AN ORDINANCE ENACTING THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO, FOR THE CLASSIFICATION AND REGULATION OF ALL USES OF LAND AND STRUCTURES WITHIN THE CITY OF CENTERVILLE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 713 OF THE OHIO REVISED CODE. ALSO, THIS ORDINANCE REPEALS EXISTING ORDINANCE NUMBER 11-86, AN ORDINANCE ENACTING REVISED ZONING DISTRICTS AND REGULATIONS FOR THE CITY OF CENTERVILLE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 713 OF THE OHIO REVISED CODE ADOPTED ON JULY 21, 1986 AND ALL AMENDMENTS THERETO; CHAPTER 838, ADULT ENTERTAINMENT; PART 12, TITLE FOUR, SUBDIVISION REGULATIONS; CHAPTER 1202, PLANNING COMMISSION; CHAPTER 1204, PARKLANDS; CHAPTER 1206, LANDMARKS; CHAPTER 1460, EROSION AND SEDIMENTATION CONTROL; CHAPTER 1462, FLOOD DAMAGE PREVENTION; CHAPTER 1466, OUTDOOR DISH-TYPE ANTENNAS; AND CHAPTER 1468, OUTDOOR ILLUMINATION.

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 enact such ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Chapter 713 of the Ohio Revised Code, has appointed a Planning Commission to recommend the boundaries of the various districts and appropriate regulations to be enforced therein; and

WHEREAS, the Planning Commission has divided the city into districts and has prepared regulations pertaining to such districts which are designed to lessen congestion in the streets; to secure safety from fire,

panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools parks and other public requirements; and

WHEREAS, the Planning Commission has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality; and

WHEREAS, the Planning Commission has developed a Unified Development Ordinance to encompass the classification and regulation of all uses of land and structures with the City of Centerville, Ohio; and

WHEREAS, the Planning Commission has adopted the Unified Development Ordinance and held public hearings thereon, and submitted the Unified Development Ordinance to the City Council; and

WHEREAS, the City Council has given due public notice of hearings relating to zoning districts, regulations, and restrictions and has held such public hearings; and

WHEREAS, the City wishes to repeal the current zoning ordinance and other regulations now specifically provided for in the Unified Development Ordinance and adopt the Unified Development Ordinance; and

WHEREAS, all requirements of Chapter 713 of the Ohio Revised Code, with regard to the adoption of the Unified Development Ordinance by the Planning Commission and subsequent action of the City Council have been met;

NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE
HEREBY ORDAINS:

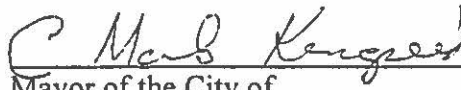
Section 1. That Ordinance number 11-86, an Ordinance Enacting Revised Zoning Districts and Regulations for the City of Centerville in accordance with the provisions of Chapter 713 of the Ohio Revised Code adopted on July 21, 1986 and all amendments thereto; Chapter 838, Adult Entertainment; Part 12, Title Four, Subdivision Regulations; Chapter 1202, Planning Commission; Chapter 1204, Parklands; Chapter 1206, Landmarks; Chapter 1460, Erosion and Sedimentation Control; Chapter 1462, Flood Damage

Prevention; Chapter 1466, Outdoor Dish-Type Antennas; chapter 1468, Outdoor Illumination of the Codified Ordinances of Centerville are hereby repealed.

Section 2. That Unified Development Ordinance be enacted in accordance with Exhibit A, as attached hereto.

Section 3. This ordinance shall be effective from and after the earliest date allowed by law.

PASSED THIS 15th day of December, 2008.



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.

14-08, passed by the Council of the City of Centerville, Ohio on the 15th day of December, 2008.



Clerk of the Council

Approved as to form, consistency with the
Charter and Constitutional Provisions.

Department of Law
Scott A. Liberman
Municipal Attorney

EXHIBIT "A"

The Unified Development Ordinance is Available at the
Centerville Municipal Building
Clerk's Office or Planning Department
100 West Spring Valley Road
Centerville, Ohio 45458
(937) 433-7151