

ORDINANCE NO. 21-06

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Sue Limesch ON THE 14th DAY OF October, 2006

AN ORDINANCE AMENDING ORDINANCE 11-86, THE ZONING ORDINANCE OF THE CITY OF CENTERVILLE, OHIO TO AMEND SECTIONS 21 AND 24 RELATING TO NONCONFORMING USES.

WHEREAS, the Council of the City of Centerville recognizes the Ohio Revised Code §713.15 permits certain limitations of nonconforming uses in zoning districts; and

WHEREAS, the Council of the City of Centerville also recognizes that there are recreational vehicles stored openly in residential areas that do not conform to the requirements of the Centerville Zoning Code; and

WHEREAS, this Council is of the opinion that the regulation of nonconforming uses, including nonconforming recreational vehicles, will promote the health, safety and welfare of the citizens of Centerville;

NOW, THEREFORE,

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. That Section 21 B. 2. b. is hereby amended by the addition of the following sub, sub section 5):

Nonconforming Recreational Vehicles

See: Non-Conforming Lots, Non-Conforming Uses of Land, Non-Conforming Structures and Premises, and Non-Conforming Characteristics of Use Section (Section 24) of this Ordinance.

Section 2. That Section 24 C is hereby amended as follows:

- 3) If any such non-conforming use of land is voluntarily discontinued for a period of ~~two (2) years~~ *one (1) year* or more, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.

- 5) *A nonconforming recreational vehicle use of a premises shall be lost if any of the following shall occur:*
1. *The use is discontinued for more than six months.*
 2. *The nonconforming recreational vehicle is replaced. Any replacement recreational vehicle must conform to all of the requirements of this Code.*
 3. *The ownership of the premises on which the nonconforming recreational vehicle use exists is changed and no former owner remains an owner.*

Section 3. That Section 24 E. 5. a. is hereby amended as follows:

Non-Conforming Use of a Structure or Structure and Premises in Combination (Excluding Signs)

When a non-conforming use of a structure or structure and premises in combination is voluntarily discontinued for ~~two (2)~~ *years one (1) year* or more, the structure or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located;

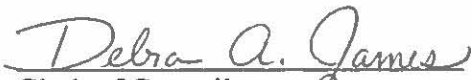
Section 4. This ordinance shall become effective from and after the earliest date allowed by law.

PASSED THIS 16th day of October, 2006.



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. 21-06, passed by the Council of the City of Centerville, Ohio on the 16th day of October, 2006.


Clerk of the Council

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

Department of Law
Scott A. Liberman
Municipal Attorney