

ORDINANCE NO. 19-03
CITY OF CENTERVILLE, OHIO

Sponsored by Council Member Douglas C. Cline on the 26th day of January, 2003.

**AN ORDINANCE AMENDING ORDINANCE NO. 11-86,
THE ZONING ORDINANCE OF THE CITY OF
CENTERVILLE, OHIO TO AMEND SECTIONS 10, 12, 13,
17 AND 20 IN ACCORDANCE WITH THE PROVISIONS
OF CHAPTER 713 OF THE OHIO REVISED CODE.**

PREAMBLE AND PURPOSE

WHEREAS, The City of Centerville has enacted regulations in the Centerville Zoning Ordinance that places a maximum size for the ground floor area of buildings within the O-S, Office-Service and B-1, Neighborhood Business Zoning Districts, and

WHEREAS, The City Planning Commission has evaluated these requirements as they apply to all O-S and B-1 parcels and has determined that the maximum ground floor area should be increased, and

WHEREAS, The City of Centerville has enacted regulations in the Centerville Zoning Ordinance that places additional architectural design requirements for buildings of certain non-residential uses having a ground floor area exceeding 10,000 square feet, and

WHEREAS, The City Planning Commission has also evaluated these requirements and has determined that these requirements should apply to all buildings of such non-residential uses, and

WHEREAS, The City Council has reviewed these requirements and concurs with the Planning Commission,

NOW THEREFORE; The Municipality of Centerville hereby Ordains:

Section 1. Ordinance Number 11-86 passed on the 21st day of July, 1986 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 Section 10, O-S, Office-Service, as follows:

E. Requirements

O-S, Office-Service
Table of Minimum Requirements

~~Maximum Building Total Ground Floor~~ ~~5,000 Square Feet~~
~~Area (for any one individual building)~~

Maximum Gross Floor Area of the Ground level of any one individual building:

1. *A parcel that is either contiguous to a single-family residence or parcel zoned as single-family residential where the building setback is less than 75 feet to said single-family residence or parcel: 7,500 square feet*
2. *A parcel that is either contiguous to a single-family residence or parcel zoned as single-family residential and provides a building setback of 75 feet or greater to said single-family residence or parcel: 10,000 square feet*
3. *A parcel that is not contiguous to a single-family residence or parcel zoned as single-family residential: 10,000 square feet*

By amending Section 12, B-1, Neighborhood Business, as follows:

E. Requirements

B-1, Neighborhood Business
Table of Minimum Requirements

~~Maximum Building Total Ground Floor~~ ~~5,000 Square Feet~~
~~Area (for any one individual building)~~

Maximum Gross Floor Area of the Ground level of any one individual building:

1. *A parcel that is either contiguous to a single-family residence or parcel zoned as single-family residential where the building setback is less than 75 feet to said single-family residence or parcel: 7,500 square feet*
2. *A parcel that is either contiguous to a single-family residence or parcel zoned as single-family residential and provides a building setback of 75 feet or greater to said single-family residence or parcel: 10,000 square feet*
3. *A parcel that is not contiguous to a single-family residence or parcel zoned as single-family residential: 10,000 square feet*

By amending Section 13, B-2, General Business, as follows:

E. Requirements

B-2, General Business
Table of Minimum Requirements

~~Maximum Building Total Ground Floor~~ ~~50,000 Square Feet~~
~~Area (for any one individual building)~~

*Maximum Gross Floor Area of the Ground level
of any one individual building: 50,000 Square Feet*

By amending Section 17, APD, Architectural Preservation District, as follows:

E. Requirements

11. *The maximum gross floor area of the ground level of any one individual building shall be 5,000 square feet.*

~~11:~~ 12. Roofs

~~12:~~ 13. Chimneys and Flues

~~13:~~ 14. Walls

~~14:~~ 15. Wall Openings (Doors and Windows)

~~15:~~ 16. Exterior Color Chart

~~16:~~ 17. Screening

~~17:~~ 18. Fences

~~18:~~ 19. Exterior Lighting

~~19:~~ 20. Works of Art

~~20:~~ 21. Signs

By amending Section 20. Supplemental Zoning District Requirements, as follows:

C. Requirements Applicable to Non-Residential Land Uses

~~3.~~ ~~Design Requirements for Buildings where the Ground Floor Area Exceeds 10,000 Square Feet~~

~~c. Massing of Larger Buildings~~

- ~~1) Buildings having a gross, ground floor area of ten thousand (10,000) square feet or more shall be designed in a manner which disrupts and/or disperses the massing of the building through the use of projections and recesses. Building elevations shall reflect spaces that are either carved out of a mass or multiple masses of varying sizes grouped together. Examples include recesses, arcades, courtyards, vertical offsets, and horizontal offsets. See Figure 20-1.~~

3. *Additional Design Requirements*

c. *Massing of Buildings*

- 1) *Buildings shall be designed in a manner which disrupts and/or disperses the massing of the building through the use of projections and recesses. Building elevations shall reflect spaces that are either carved out of a mass or multiple masses of varying sizes grouped together. Examples include recesses, arcades, courtyards, vertical offsets, and horizontal offsets. See Figure 20-1.*

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

PASSED THIS 26th day of January, 200⁴.

C. Mark Kenged
Mayor of the City of Centerville, Ohio

ATTEST:

Maile J. Saugh
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. 19-03, passed by the Council of the City of Centerville, Ohio on the 26th day of January, 2003.⁴

Maria J. McLaughlin
Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney