

ORDINANCE NO. 20-03
CITY OF CENTERVILLE, OHIO

Sponsored by Council Member James E. Singer on the 17th day of November, 2003.

**AN ORDINANCE AMENDING ORDINANCE NO. 11-86,
THE ZONING ORDINANCE OF THE CITY OF
CENTERVILLE, OHIO TO AMEND SECTIONS 21 AND
37 IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 713 OF THE OHIO REVISED CODE.**

PREAMBLE AND PURPOSE

WHEREAS, The City of Centerville has enacted parking lot landscaping regulations within the Centerville Zoning Ordinance, and

WHEREAS, The City Planning Commission has evaluated this requirement as it applies to a vehicle inventory lot for a commercial dealership, and

WHEREAS, The Planning Commission has concluded that shifting the required landscaping to the perimeter is a reasonable way to landscape such parking lots.

WHEREAS, The City Council has reviewed this requirement 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 21, Off-Street Parking and Loading Areas as follows:

C. Size and Design

2. Minimum Design and Construction Standards

e. *Vehicle Inventory Lot*

- 1) *The minimum design standards for a parking stall and drive aisle may be reduced for a vehicle inventory lot, as defined by this ordinance.*

- 2) *A Department of Development Special Approval shall be submitted to reduce the minimum requirements.*
- 3) *The Director of Development or his designee shall approve the design of a vehicle inventory lot.*

~~6. Landscaping Required~~

~~Any premises having a parking lot or lots with an area of six thousand (6,000) square feet or greater shall provide landscape areas within the interior of the parking lot. This requirement shall include those areas encompassed by the perimeter of the parking lot including parking stalls, access lanes and any driveway providing access to the parking lot. Required parking or paving setbacks, screening, bufferyards, or other landscaping required by this Ordinance shall not be utilized to meet any requirement of these landscaping provisions:~~

~~a. Interior landscaping shall be required at a ratio of at least 24 square feet of landscaped area for every 300 square feet of parking lot surface area:~~

~~b. The landscaped area shall include plantings of a type and size described in the Screening and Bufferyard Requirements (Section 20, Supplemental Zoning District Requirements) of this Ordinance:~~

~~c. All landscaping installed shall be evenly distributed and aesthetically located. A minimum of 1 canopy tree, 1 understory tree, and 2 shrubs shall be installed for every 300 square feet of landscaped area:~~

~~d. The use of concrete, asphalt or other paved surface inside the required landscape areas shall be prohibited:~~

~~e. All landscaped areas shall be designed and located to standards acceptable to the Department of Development that clearly define internal streets, traffic lanes and parking areas and maintain intersection sight distance:~~

~~1) Landscaped areas shall have a minimum width of nine (9) feet:~~

~~2) Raised concrete curbing shall be placed around the perimeter of all landscaped areas:~~

6. *Landscaping Required*

- a. *Any premises having a parking lot or lots with an area of six thousand (6,000) square feet or greater shall provide landscape areas within the interior of the parking lot.*

- b. *Interior landscaping shall be required at a ratio of at least 24 square feet of landscaped area for every 300 square feet of parking lot surface area.*
- c. *Landscaped areas shall be placed within the perimeter of a parking lot. The perimeter of a parking lot is defined by placing a simple geometric shape around the external edges the lot. Landscaping areas located in the corners or otherwise set in from the edge of the parking lot where such area would otherwise be paved are considered to be within the parking lot and may be included as a part of the required landscaping.*
- d. *The required landscaping may be shifted to the perimeter of a Vehicle inventory lot in addition to any other setback or landscape area required by this ordinance.*
- e. *Required parking or paving setbacks, screening, bufferyards, or other landscaping required by this Ordinance shall not be utilized to meet any requirement of these landscaping provisions.*
- f. *All landscaping installed shall be aesthetically located to maximize buffering to any adjoining residentially zoned land. A minimum of 1 canopy tree, 1 understory tree, and 2 shrubs shall be installed for every 300 square feet of landscaped area. The landscaped area shall include plantings of a type and size described in the Screening and Bufferyard Requirements (Section 20, Supplemental Zoning District Requirements) of this Ordinance.*
- g. *The use of concrete, asphalt or other paved surface inside the required landscape areas shall be prohibited.*
- h. *All landscaped areas shall be designed and located to standards acceptable to the Department of Development that clearly define internal streets, traffic lanes and parking areas and maintain intersection sight distance.*
 - 1) *Landscaped areas shall have a minimum width of nine (9) feet.*
 - 2) *Raised concrete curbing shall be placed around the perimeter of all landscaped areas.*

By amending Section 37, Definitions as follows:

Vehicle Inventory Lot - *A parking area associated with a commercial vehicle dealership that is used solely for the storage vehicles that are inventory for the dealership and is clearly separate from any customer parking area. Such parking area may have parking spaces and drive aisles smaller than otherwise required and the parking and maneuvering of vehicles within the vehicle inventory lot is performed by employees of the dealership.*

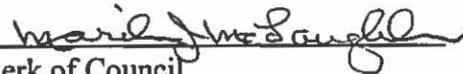
Section 2: This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 17th day of November, 2003.



Mayor of the City of Centerville, Ohio

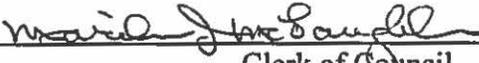
ATTEST:



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. 20-03, passed by the Council of the City of Centerville, Ohio on the 17th day of November, 2003.



Clerk of Council

Approved as to form,
consistency with existing
ordinances, the charter and
constitutional provisions.
Department of Law
Robert N. Farquhar
Municipal Attorney