

ORDINANCE NO. 17-98
CITY OF CENTERVILLE, OHIO

Sponsored by Councilmember C. Mark Kugseeb on the 15th day of June, 1998.

**AN ORDINANCE AMENDING ORDINANCE NO. 11-86, THE
ZONING ORDINANCE OF THE CITY OF CENTERVILLE, OHIO
TO ESTABLISH REGULATIONS AND PROCEDURES FOR THE
CREATION OF A LIFESTYLE COMMUNITY WITHIN THE
SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.**

PREAMBLE AND PURPOSE

WHEREAS; The Council of the City of Centerville, Ohio, recognizes that there is a need for planned development communities within the City to accommodate the various and changing housing demands and lifestyles of the residents of Centerville, and

WHEREAS; Planned development communities such as a Lifestyle Community offer such housing opportunities and lifestyle choices by providing a central focus to the community that its residents mutually share and enjoy, and

WHEREAS; Lifestyle Communities are, by their nature, large communities with the central focus the dominant element such community where, through quality planning and design, ties the community together, and

WHEREAS; Lifestyle Communities may be designed in a manner to maintain the overall single-family residential character of the City.

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, by, 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 6. R-1a, R-1b, R-1c, R-1d, Single-Family Residential, as follows:

D. Uses Requiring Special Approval

4. Major Use Special Approval

a. *Hospital*

b. *School: College, University or Seminary*

The following standards shall apply for a hospital or a school: college, university or seminary:

~~The following standards shall apply for the uses listed below:~~

- 1) The lot area shall be at least five (5) acres.
- 2) The front yard setback shall be a minimum of one hundred (100) feet.
- 3) The side yard setback shall be a minimum of forty (40) feet per side.
- 4) The rear yard setback shall be a minimum of forty (40) feet.
- 5) The maximum height of a principal building shall not exceed forty-five (45) feet.

~~a. Hospital~~

~~b. School: College, University or Seminary~~

c. *Lifestyle Community. A Lifestyle Community is a large scale residential development catering to and associated with a specific lifestyle, the central focus of the community. Such community shall be designed in a manner to maintain the overall single family residential character of the City. The central focus of a Lifestyle Community relates to the active or passive recreational lifestyle of the residents within the community. This focus is to be the dominant element within a Lifestyle Community. All elements and amenities of this community are designed to emphasize this focus. A Lifestyle Community may also provide varying detached and attached housing opportunities in accordance to the following requirements.*

- 1) *A Lifestyle Community must be at least 200 acres in size.*

- 2) *A Lifestyle Community shall devote at least forty percent (40%) of the gross land area to the central focus of the community.*
- 3) *The maximum density for the entire lifestyle community shall not exceed 2 dwelling units per acre.*
- 4) *The following types of communities may be permitted as a Lifestyle Community:*
 - a) *Golf Course Community*
 - b) *Resort Community where the central focus is public or private open space that incorporates two or more of the following:*
 - 1) *Natural areas of woods and streams or ponds.*
 - 2) *Walking, hiking, running, or bicycling trails.*
 - 3) *Lakes for boating, fishing, or water skiing.*
 - 4) *Tennis, cross-country skiing, swimming or other non-motorized recreational activity involving a course or court.*
 - 5) *Horse stables and riding trails.*
 - 6) *Small farms of at least five acres in size.*
 - 7) *Land devoted to gardening and garden plots.*
- 5) *Community Master Plan. An overall master plan for a lifestyle community shall be approved by the City in accordance to the Major Use Special Approval requirements of Section 31, Special Approvals of this Ordinance and the following requirements:*
 - a) *The Community Master Plan must specifically describe and define the focus of the community. Development plans of the community focus shall be incorporated into the master plan.*
 - b) *The Community Master Plan shall show the location of all development parcels, their intended use(s), acreage, and density.*
 - c) *The intended use(s) that have been approved in the Community Master Plan for development parcels may be changed or re-configured subject to approval by the approving authority.*
 - d) *Any substantial change to the approved Master Plan*

regarding the use, community focus, or the location, size or density of any individual development parcel shall be considered an amendment to the Community Master Plan and shall be subject to approval by the approving authority in accordance with the Major Use Special Approval requirements of Section 31, Special Approvals of this Ordinance. A substantial change includes one or more of the following:

- 1) The addition of any use permitted in this section of the Zoning Ordinance that was not included as a part of the approved Community Master Plan,
 - 2) An increase in density of one (1) dwelling unit per acre or more in a individual development parcel,
 - 3) A thirty-three percent (33%) or five (5) acre, whichever is the lesser acreage, increase or decrease in a individual development parcel, or
 - 4) A shift in the location of a development parcel greater than 300 feet.
- e) Limit access and establish a reserve area per the cluster development standards in this section of the Zoning Ordinance.
- f) The Community Master Plan may include the final development plans for any or all individual development parcels.
- 6) Amenities package for a Lifestyle Community shall be designed to carry the theme of the community throughout entire development.
- a) Entryway-Materials: brick, stone, or wood, shall be permitted for any fence or wall, mounding, gatehouse, crosswalks and sign for the Community. A vinyl fence may also be permitted.
 - b) "Skin improvements" including pedestrian walkways, bikeways, lighting plan, and fencing.
 - c) Club House, Community Building, or Swim and Tennis Center. The exterior design of all buildings including the walls, siding, roof, windows, doors, cornice and other trim features shall be designed to provide a unified theme for the Lifestyle Community and project the residential character of the City.

- 1) *All buildings must provide at least one third of each facade with door and window openings.*
- 2) *All siding materials used shall be brick, stone, wood, stucco or E.I.F.S. (Exterior Insulation Finishing System). Any synthetic siding that imitates wood lap, brick, or stone, or split-face concrete block are considered inappropriate siding, however, may be permitted by the approving authority on a case-by-case basis.*
- 3) *The mass, scale, and proportion of all buildings shall reflect the mass, scale and proportions of those residences within the community.*
- 4) *All buildings shall have a pitched roof or articulate a pitched roof as a part of its design.*

7) *Individual Development Parcels*

- a) *Plans for Individual Development parcels may be approved by the Planning Commission as a Planning Commission Special Approval after the Major Use Special Approval for a Lifestyle Community is approved by the City Council,*
- b) *The development of individual parcels shall be in accordance to the Community Master Plan for the Lifestyle Community.*
- c) *Development parcels may include any combination of attached or detached dwelling units as outlined in the Community Master Plan.*
- d) *The Planning Commission may make minor modifications or refinements to the Master Plan including amenities provided such minor modifications or refinements do not constitute a substantial change or compromise the intent of the original approved Master Plan.*

8) *Detached Housing*

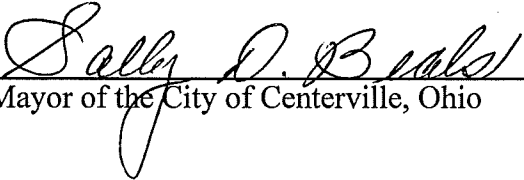
- a) *The number of detached housing units shall not be less than 65% of the total number of dwelling units permitted for this development.*
- b) *The minimum building setback requirements for individual platted lots of record shall be those required for a Residential Cluster Development.*

- c) *The minimum building setback requirements for detached dwelling units where the land is not subdivided, shall be those required in Section 8, R-3 Multi Family, of this Ordinance.*
 - d) *The maximum density for any individual development parcel where such parcel is exclusively detached housing shall be 3.5 dwelling units per acre.*
- 9) *Attached Housing*
- a) *The number of attached housing units shall not exceed 35% of the total number of dwelling units permitted for this development.*
 - b) *An individual development parcel where attached housing is approved shall not exceed 6 dwelling units per acre for that development parcel.*
 - c) *The minimum building setback requirements for any individual development parcel or that portion of a parcel where attached housing is proposed shall be in accordance to Section 8. R-3, Multi-Family, of this Ordinance.*
- 10) *The percentage of detached housing units shall at no time during the construction of the Lifestyle Community be less than 50% of all platted, single-family lots and unplatted housing units constructed or under construction.*
- 11) *Certain commercial uses may be permitted in association with and as a part of the Community Master Plan. These retail uses must be approved as a part of the Community Master Plan and must be clearly related and incidental to the focus of the community and contained within any club house or community building. The following commercial uses may be considered in a Community Master Plan:*
- a) *Table Service Restaurant*
 - b) *Small Retail Shop such as a Florist, Gift Shop, or Pro Shop.*
 - c) *Small Cafe including a Coffee Shop, Pastry Shop, Candy Shop, or Ice Cream Shop*

12) *Screening, buffering and landscaping are subject to Supplemental Section of Zoning Ordinance.*

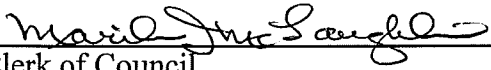
Section 2: This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 15th day of June, 1998.



Mayor of the City of Centerville, Ohio

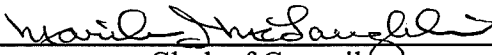
ATTEST:



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. 17-98, passed by the Council of the City of Centerville, Ohio on the 15th day of June, 1998.



Clerk of Council

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