

ORDINANCE NO. 1-91

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILPERSON Sally Beals ON THE
18th DAY OF March, 1991.

AN ORDINANCE AMENDING ORDINANCE NO. 11-86, THE ZONING ORDINANCE OF CENTERVILLE, OHIO, ENACTING REVISED REGULATIONS FOR NON-CONFORMING SIGNS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 713 OF THE OHIO REVISED CODE.

WHEREAS, Chapter 713.15 of the Ohio Revised Code states that a non-conforming structure, where the use of said structure has been voluntarily discontinued for a period of 2 years or more, or a period of six (6) months to two (2) years or more if a municipality so ordains, any future use of such structure shall be conformity with the regulations of the district in which it is located, and

WHEREAS, it is the desire of City Council, where the use of a non-conforming sign has been voluntarily discontinued, to require its future use to be in compliance with the regulations of the district in which it is located in the minimum time allowed by law, and

WHEREAS, City Council is aware of its duty to protect the health, safety, and welfare of all the residents of the City of Centerville, Ohio; now therefore,

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. Voluntary Discontinuation of a Structure or a Structure and Premises in Combination

Section 24, Non-Conforming Lots, Non-Conforming Uses of Land, Non-Conforming Structures, Non-Conforming Uses of Structures and Premises, and Non-Conforming Characteristics of Use of the Zoning Ordinance, City of Centerville, Ohio is hereby amended as follows. The text that is shown in *strikeout* shall be omitted and the text that is shown in *italics* shall be added.

~~5.---When a non-conforming use of a structure, or structure and premises in combination, is voluntarily discontinued for two (2) years 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;~~

5. Voluntary discontinuation of a structure or a structure and premises in combination

a) 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 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;

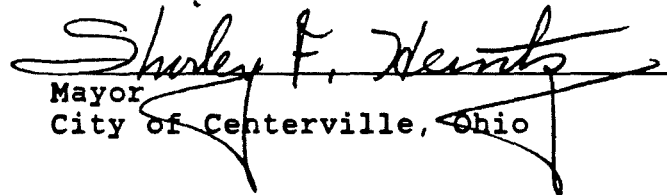
b) Non-Conforming Use of a Sign

When a non-conforming use of a sign is voluntarily discontinued for six (6) months or more, the sign shall not thereafter be used except in conformity with the regulations of the district in which it is located;

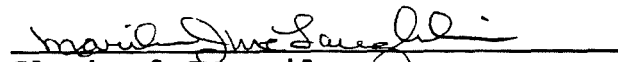
Section 2. Effective Date of Ordinance

This Ordinance shall become effective from and after the earliest date allowed by law.

PASSED THIS 18th DAY OF March, 1991.


Mayor
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. 1-91, passed by the Council of the City of Centerville, Ohio, on the 18th day of March, 1991.


Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney