

February 17, 1989

ORDINANCE NO. 2-89
CITY OF CENTERVILLE, OHIO

Sponsored by Councilman Bernard Samples on the
17th day of April, 1989.

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

WHEREAS, Chapter 713 of the Ohio Revised Code, empowers the City to enact a zoning ordinance and to provide for its administration, enforcement, and amendment thereto, and

WHEREAS, City Council has appointed a Zoning Task Force to review the Zoning Ordinance of Centerville, Ohio and recommend amendments to City Council, and

WHEREAS, the City Council has given due public notice of hearings relating to amendments to the Zoning Ordinance of Centerville, Ohio, regulations, and restrictions, and has held such public hearings, therefore,

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

SECTION 1. The Zoning Ordinance of Centerville, Ohio, Ordinance No. 11-86, is hereby amended as follows, omitting that portion shown as ~~crossed-out text~~ and adding that portion indicated by *italics text*.

Section 8. R-3, Multi-Family Residential

R-3, Multi-Family Residential
Table of Minimum Requirements

Maximum Gross Density	6 dwelling units per acre
Minimum Lot Width	100 feet
Minimum Front Yard	30 feet
Minimum Rear Yard	30 feet
Minimum Side Yard	10 feet

*Minimum Side or Rear Yard when abutting
a single-family residential zoning
district*

- 1. A building having a height of 35 feet or less shall have a minimum side or rear yard of 50 feet.*
- 2. A building with a height greater than 35 feet shall have a minimum side or rear yard of 50 feet plus an additional 5 foot setback for every 1 foot of building height greater than 35 feet.*

Minimum Floor Living Area
of a Dwelling Unit

Efficiency	400 square feet
1 Bedroom	600 square feet
2 Bedroom	800 square feet
3 Bedroom	1,000 square feet

Maximum Building Height

Single-Family and Two-Family	35 feet or 2 1/2 stories
Multi-Family	45 feet

Minimum Setback of Parking
or Paving From any Front,
Side, or Rear Lot Line

10 feet

Section 9. R-PD, Residential Planned Development

R-PD, Residential Planned Development
Table of Minimum Requirements

Minimum Lot Area	5 acres
Maximum Gross Density	6 dwelling units per acre
Minimum Lot Width	300 feet
Minimum Front Yard	
Fronting on Arterial Street	50 feet
Fronting on Other Street	30 feet
Minimum Rear Yard	30 feet
Minimum Side Yard	20 feet

*Minimum Side or Rear Yard when abutting
a single-family residential zoning
district*

- 1. A building having a height of 35 feet or less shall have a minimum side or rear yard of 50 feet.*
- 2. A building with a height greater than 35 feet shall have a minimum side or rear yard of 50 feet plus an additional 5 foot setback for every 1 foot of building height greater than 35 feet.*

Minimum Floor Living Area
of a Dwelling Unit

Efficiency	400 square feet
1 Bedroom	600 square feet
2 Bedroom	800 square feet
3 Bedroom	1,000 square feet

Maximum Building Height

Single-Family and Two-Family	35 feet or 2 1/2 stories
Multi-Family	45 feet

Minimum Setback of Parking
or Paving From any Front,
Side, or Rear Lot Line

10 feet

Section 10. O-S, Office-Service

O-S, Office-Service
Table-of-Minimum-Requirements

Minimum-Lot-Area-----	20,000-Square-Feet
Minimum-Lot-Width	
Fronting-on-Arterial-Street-----	150-Feet
Fronting-on-Other-Street-----	120-Feet
Minimum-Front-Yard	
Fronting-on-Arterial-Street-----	50-Feet
----Fronting-on-Other-Street-----	35-Feet
Minimum-Rear-Yard	
Adjacent-to-Non-Residential-----	20-Feet
Adjacent-to-Residential-----	50-Feet
Minimum-Side-Yard	
Adjacent-to-Non-Residential-----	20-Feet
Adjacent-to-Residential-----	50-Feet
Minimum-Setback-of-Parking-or-Paving	
From-Front-lot-line-----	10-Feet
From-Side-lot-line	
Adjacent-to-Non-Residential-----	10-Feet
Adjacent-to-Residential-----	25-Feet
From-Rear-lot-line	
Adjacent-to-Non-Residential-----	10-Feet
Adjacent-to-Residential-----	25-Feet
Maximum-Lot-Coverage-(Buildings)-----	50-Percent
Maximum-Building-Height-----	35-Feet-or
	-2-1/2-stories

O-S, Office-Service
Table of Minimum Requirements

Minimum Lot Area	20,000 Square Feet
Minimum Lot Width	
Fronting on Arterial Street	150 Feet
Fronting on Other Street	120 Feet
Minimum Front Yard	
Fronting on Arterial Street	50 Feet
Fronting on Other Street	35 Feet
Minimum Rear Yard	20 Feet
Minimum Side Yard	20 Feet
Minimum Side or Rear Yard when abutting a residential zoning district	
1. A building having a height of 35 feet or less shall have a minimum side or rear yard of 50 feet.	
2. A building with a height greater than 35 feet shall have a minimum side or rear yard of 50 feet plus an additional 5 foot setback for every 1 foot of building height greater than 35 feet.	
Minimum Setback of Parking or Paving	
From Front Lot Line	10 Feet
From Side Lot Line	
Adjacent to Non-Residential	10 Feet
Adjacent to Residential	25 Feet
From Rear Lot Line	
Adjacent to Non-Residential	10 Feet
Adjacent to Residential	25 Feet
Maximum Lot Coverage (Buildings)	50 Percent
Maximum Building Total Ground Floor Area (for any one individual building)	5,000 Square Feet
Maximum Building Height	35 Feet or 2 1/2 stories

Section 12. B-1, Neighborhood Business

B-1, Neighborhood Business
Table of Minimum Requirements

Minimum-Lot-Area-----	20,000-Square-Feet
Minimum-Lot-Width	
Fronting-on-Arterial-Street-----	150-Feet
Fronting-on-Other-Street-----	120-Feet
Minimum-Front-Yard	
Fronting-on-Arterial-Street-----	50-Feet
Fronting-on-Other-Street-----	35-Feet
Minimum-Rear-Yard	
Adjacent-to-Non-Residential-----	20-Feet
Adjacent-to-Residential-----	50-Feet
Minimum-Side-Yard	
Adjacent-to-Non-Residential-----	20-Feet
Adjacent-to-Residential-----	50-Feet
Minimum-Setback-of-Parking-or-Paving	
From-Front-Lot-Line-----	10-Feet
From-Side-Lot-Line	
Adjacent-to-Non-Residential-----	10-Feet
Adjacent-to-Residential-----	25-Feet
From-Rear-Lot-Line	
Adjacent-to-Non-Residential-----	10-Feet
Adjacent-to-Residential-----	25-Feet
Maximum-Lot-Coverage-(Buildings)-----	50-Percent
Maximum-Building-Total-Ground-Floor-----	5000-Square-Feet
Area-(for-any-one-individual	
building)	
Maximum-Building-Height-----	35-Feet-or
	-2-1/2-stories

B-1, Neighborhood Business
Table of Minimum Requirements

Minimum Lot Area	20,000 Square Feet
Minimum Lot Width	
Fronting on Arterial Street	150 Feet
Fronting on Other Street	120 Feet
Minimum Front Yard	
Fronting on Arterial Street	50 Feet
Fronting on Other Street	35 Feet
Minimum Rear Yard	20 Feet
Minimum Side Yard	20 Feet
Minimum Side or Rear Yard when abutting a residential zoning district	
1. A building having a height of 35 feet or less shall have a minimum side or rear yard of 50 feet.	
2. A building with a height greater than 35 feet shall have a minimum side or rear yard of 50 feet plus an additional 5 foot setback for every 1 foot of building height greater than 35 feet.	
Minimum Setback of Parking or Paving From Front Lot Line	10 Feet
From Side Lot Line	
Adjacent to Non-Residential	10 Feet
Adjacent to Residential	25 Feet
From Rear Lot Line	
Adjacent to Non-Residential	10 Feet
Adjacent to Residential	25 Feet
Maximum Lot Coverage (Buildings)	50 Percent
Maximum Building Total Ground Floor Area (for any one individual building)	5,000 Square Feet
Maximum Building Height	35 Feet or 2 1/2 stories

Section 13. B-2, General Business

B-2, General Business
Table of Minimum Requirements

Minimum-Lot-Area-----	20,000-Square-Feet
Minimum-Lot-Width	
Fronting-on-Arterial-Street-----	150-Feet
Fronting-on-Other-Street-----	120-Feet
Minimum-Front-Yard	
Fronting-on-Arterial-Street-----	50-Feet
Fronting-on-Other-Street-----	35-Feet
Minimum-Rear-Yard	
Adjacent-to-Non-Residential-----	20-Feet
Adjacent-to-Residential-----	50-Feet
Minimum-Side-Yard	
Adjacent-to-Non-Residential-----	20-Feet
Adjacent-to-Residential-----	50-Feet
Minimum-Setback-of-Parking-or-Paving	
From-Front-lot-line-----	10-Feet
From-Side-lot-line	
Adjacent-to-Non-Residential-----	10-Feet
Adjacent-to-Residential-----	25-Feet
From-Rear-lot-line	
Adjacent-to-Non-Residential-----	10-Feet
Adjacent-to-Residential-----	25-Feet
Maximum-Lot-Coverage-(Buildings)-----	50-Percent
Maximum-Building-Total-Ground-Floor-----	50,000-Square-Feet
Area-(for-any-one-individual building)	
Maximum-Building-Height-----	45-Feet

B-2, General Business
Table of Minimum Requirements

Minimum Lot Area	20,000 Square Feet
Minimum Lot Width	
Fronting on Arterial Street	150 Feet
Fronting on Other Street	120 Feet
Minimum Front Yard	
Fronting on Arterial Street	50 Feet
Fronting on Other Street	35 Feet
Minimum Rear Yard	20 Feet
Minimum Side Yard	20 Feet
Minimum Side or Rear Yard when abutting a residential zoning district	
1. A building having a height of 35 feet or less shall have a minimum side or rear yard of 50 feet.	
2. A building with a height greater than 35 feet shall have a minimum side or rear yard of 50 feet plus an additional 5 foot setback for every 1 foot of building height greater than 35 feet.	
Minimum Setback of Parking or Paving	
From Front Lot Line	10 Feet
From Side Lot Line	
Adjacent to Non-Residential	10 Feet
Adjacent to Residential	25 Feet
From Rear Lot Line	
Adjacent to Non-Residential	10 Feet
Adjacent to Residential	25 Feet
Maximum Lot Coverage (Buildings)	50 Percent
Maximum Building Total Ground Floor Area (for any one individual building)	50,000 Square Feet
Maximum Building Height	45 Feet

Section 15. I-1, Light Industrial

I-1, Light Industrial
Table of Minimum Requirements

Minimum-Lot-Area-----	20,000-Square-Feet
Minimum-Lot-Width	
Fronting-on-Arterial-Street-----	150-Feet
Fronting-on-Other-Street-----	120-Feet
Minimum-Front-Yard	
Fronting-on-Arterial-Street-----	50-Feet
Fronting-on-Other-Street-----	35-Feet
Minimum-Rear-Yard	
Adjacent-to-Non-Residential-----	20-Feet
Adjacent-to-Residential-----	50-Feet
Minimum-Side-Yard	
Adjacent-to-Non-Residential-----	20-Feet
Adjacent-to-Residential-----	50-Feet
Minimum-Setback-of-Parking-or-Paving	
From-Front-lot-line-----	10-Feet
From-Side-lot-line	
Adjacent-to-Non-Residential-----	10-Feet
Adjacent-to-Residential-----	25-Feet
From-Rear-lot-line	
Adjacent-to-Non-Residential-----	10-Feet
Adjacent-to-Residential-----	25-Feet
Maximum-Lot-Coverage-(Buildings)-----	50-Percent
Maximum-Building-Height-----	45-feet

I-1, Light Industrial
Table of Minimum Requirements

Minimum Lot Area	20,000 Square Feet
Minimum Lot Width	
Fronting on Arterial Street	150 Feet
Fronting on Other Street	120 Feet
Minimum Front Yard	
Fronting on Arterial Street	50 Feet
Fronting on Other Street	35 Feet
Minimum Rear Yard	20 Feet
Minimum Side Yard	20 Feet
Minimum Side or Rear Yard when abutting a residential zoning district	
1. A building having a height of 35 feet or less shall have a minimum side or rear yard of 50 feet.	
2. A building with a height greater than 35 feet shall have a minimum side or rear yard of 50 feet plus an additional 5 foot setback for every 1 foot of building height greater than 35 feet.	
Minimum Setback of Parking or Paving	
From Front Lot Line	10 Feet
From Side Lot Line	
Adjacent to Non-Residential	10 Feet
Adjacent to Residential	25 Feet
From Rear Lot Line	
Adjacent to Non-Residential	10 Feet
Adjacent to Residential	25 Feet
Maximum Lot Coverage (Buildings)	50 Percent
Maximum Building Height	45 feet

Section 17. APD, Architectural Preservation District

E. Requirements

~~4.---Off-Street-Parking-and-Loading~~

~~Off-Street-Parking-and-Loading-shall-be-regulated-in accordance-with-provisions-contained-in-the-Off-Street Parking--and--loading--Section--(Section--21)--of--this Ordinance.~~

4. *Off-Street Parking and Loading*

- a. *Minimum Setback of parking or other paved areas shall be 10 feet.*
- b. *All parking shall be located in the rear yard of all non-residential, multi-family, or mixed residential and non-residential uses. Front yard or side yard parking for these uses shall be prohibited, however, side yard parking for a corner lot shall be permitted.*
- c. *Side or front yard parking shall be permitted for single-family and two-family residential uses.*
- d. *Refer to the Off-Street Parking and Loading Section (Section 21) of this Ordinance for additional requirements.*

7. *Location of Buildings on the Lot*

~~b.---Front-Yard~~

~~The-front-yard-shall-approximate-the-average-front yard-of-the-lots-on-the-block.~~

~~c.---Corner-Lots~~

~~All--lot--lines--which--are--adjacent--to--public rights-of-way-of-thirty-five-(35)-feet-or-more-in width-shall-require-a-front-yard.~~

~~d.---Side-Yard~~

~~The-side-yard-on-each-side-of-the-building-shall approximate-the-average-side-yard-of-the-lots-on the-block.~~

b. *Front Yard*

- 1) *The dimension of the required front yard of a lot shall be determined by averaging the existing front yard of the closest lot occupied by a principal building on each side of that lot.*

- 2) For purposes of this section, a corner lot or a through lot, having a common a lot line to a public right-of-way of 35 feet or less in width, shall not be considered a front lot line nor shall such a lot, having a yard facing a public right-of-way of 35 feet or less in width shall be considered a front yard.

COMMENTARY: The front yards of buildings vary throughout the APD. The intent of this provision is to locate both new buildings and additions to existing buildings in a manner that is an average setback to the buildings adjacent to it and maintains the overall character of that portion of the APD as outlined in the Design Review Criteria.

c. Side Yard

A principal building shall have a minimum side yard setback of 10 feet.

d. Rear Yard

A principal building shall have a minimum rear yard setback of 50 feet.

10. Dimension of Buildings

a.---Height

~~The height of the building shall approximate the average height of the existing buildings on the lots on the block.~~

b.---Width-to-Height-Proportion

a. Building Height

- 1) The height of a new principal building shall not exceed:

One Story Building:	20 feet
One and One-half Story Building:	26 feet
Two Story Building:	32 feet

- 2) An addition to a principal building shall not exceed the height of the existing building

b. Number of Stories

- 1) For purposes of this Section, all buildings shall be classified as either a one story, one and one-half story, or a two story building. Existing buildings that exceed two stories in height shall be considered to be two stories in height.

- 2) No new principal building or an addition to an existing principal building shall exceed two stories in height.
- 3) A new principal building shall not exceed the maximum number of stories of the nearest existing principal building if such building is located within 100 feet of the new building.
- 4) An addition to an existing principal building shall not exceed the number of stories of the existing building.

COMMENTARY: The intent of this provision is to limit the maximum height of both new buildings and additions to existing buildings to conform with the height of adjacent buildings in keeping within the building envelope of a street as outlined in the Design Review Criteria.

c. **Width to Height Proportion**

Section 20. Supplemental Zoning District Requirements

A. District Requirements Applicable to All Zoning Districts

1. Accessory Building or Use

c. *Playgrounds for a School: Compulsory, or a School: Nursery, Kindergarten, or Day Care*

- 1) *A playground shall not be located in the front yard of a lot.*
- 2) *A playground shall be considered by this ordinance as an area on a lot used for and usually equipped with facilities for active or passive recreation especially by children.*

2. *Antenna or Tower Requirements*

a. *Maximum Height*

- 1) *Agricultural, Residential, and Architectural Preservation Zones* 100 feet
- 2) *Office & Business Zones* 110 feet
- 3) *Industrial Zones* 150 feet

b. *Minimum Setback from any Property Line for Office, Business, or Industrial Zones*

- 1) *110 percent of antenna height from tower base*
- 2) *Any guy wire anchor supporting the tower must be located on the property. The anchor must be setback a minimum of 25 feet from any property line*

c. *No lighting of any antenna or tower shall be permitted except when required by the Federal Aviation Administration.*

d. *No sign shall be permitted on any tower or antenna except as required by the Federal Aviation Administration.*

e. *Approval Procedure*

A Conditional Use Special Approval shall be required for any antenna or tower to be located in an Office, Business, or Industrial Zoning District. Refer to the Special Approvals Section (Section 31) of this Ordinance for procedural requirements.

~~2.---Environmental-Requirements~~

3. *Environmental Requirements*

3.---Exceptions-to-Height-Regulations

The--height--limitations--contained--in--the--District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually not required to be placed above the roof level and not intended for human occupancy.

4. *Exceptions to Height Regulations*

The height limitations contained in the District Regulations do not apply to spires, belfries, cupolas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

4.---Exterior-lighting-Requirement

5. *Exterior Lighting Requirement*

5.---Fences-and-Walls-(excluding-Hedges-and-Vegetation)

6. *Fences and Walls (excluding Hedges and Vegetation)*

6.---Screening-Requirement

7. *Screening Requirement*

a. When Required

- 4) *The side yard of a residential premises where a vehicle, exceeding 8 feet in height, 8 feet in width or 20 feet in length, is parked or stored shall require screening along that portion of side lot line within the side yard.*

7.---Outdoor-Storage,-Sale-or-Display

8. *Outdoor Storage, Sale or Display*

8.---Sidewalks-for-Multi-Family-or-Non-Residential-Uses

b.---When-Required

The--following--building--gross--floor--area--changes--to a--property--shall--require--the--installation--of--new sidewalks and/or the upgrading of deteriorated sidewalks.

- 1)---Construction--of--a--new--detached--principal building
- 2)---A--major--addition--to--a--principal--building containing more than twenty-five (25) percent of the gross floor area of the existing principal building to which the addition is

attached or an addition exceeding one thousand (1,000) square feet in gross floor area.

c. --- When Not Required

Minor building additions containing twenty-five (25) percent or less of the gross floor area of the existing principal building and not exceeding one thousand (1,000) square feet in gross floor area, construction of accessory buildings, exterior alterations to existing buildings, and demolitions shall not require the installation of sidewalks.

d. --- Construction Specifications for Sidewalks

Sidewalks shall be constructed to standards and specifications as adopted by the City.

e. --- Handicapped Access to Sidewalks to be Provided

Handicapped access to sidewalks shall be provided in accordance with standards and specifications as adopted by the City.

9. Sidewalks for Multi-Family or Non-Residential Uses

b. When Required

Sidewalks shall be required to be installed by the developer when the first, detached principal building is constructed on a premises.

c. When Not Required

- 1) The addition of a subsequent, detached principal building on a premises
- 2) Additions to an existing principal building
- 3) Construction of an accessory building
- 4) Demolition of a Building

d. Construction Specifications for Sidewalks

Sidewalks shall be constructed to standards and specifications as adopted by the City.

e. Handicapped Access to Sidewalks to be Provided

Handicapped access to sidewalks shall be provided in accordance with standards and specifications as adopted by the City.

f. Sidewalks in the Architectural Preservation District

See the APD, Architectural Preservation District

Section (Section 17) of this Zoning Ordinance for additional requirements.

9.---Structures-to-have-Access

10. Structures to Have Access

B. Requirements Applicable to Residential Zoning Districts

5.---Home-Occupation

~~A home occupation is that accessory use of a dwelling that shall constitute either entirely or partly the livelihood of a person living in the dwelling, subject to the following:~~

~~a.---No home occupation shall be permitted that:~~

~~1)---Changes the outside appearance of the dwelling or is visible from the street~~

~~2)---Generates traffic, parking, noise, light, odor, sewerage or water use in excess of what is normal in the residential neighborhood~~

~~3)---Creates a hazard to person or property, results in electrical interference, or becomes a nuisance~~

~~4)---Results in outside storage or display of anything.~~

~~b.---The following uses are examples of permitted home occupations provided they do not violate any of the provisions of the previous paragraph:~~

~~1)---Dressmaking, sewing, and tailoring~~

~~2)---Computer programming~~

~~3)---Home cooking and preserving~~

~~4)---Home crafts, such as model making, rug weaving, lapidary work, and cabinet making~~

~~5)---Home office~~

~~6)---Painting, sculpturing, or writing~~

~~7)---Pet grooming~~

~~8)---Photography~~

~~9)---Tax Examination~~

~~---10)---Telephone answering or secretarial work~~

----11)---Tutoring-or-day-care-of-persons-who-do-not
reside-on-the-premises-(including-day-care-of
children, adults, or elderly persons); shall
be-limited-to-a-maximum-of-four-(4)-persons-on
the-premises-at-any-one-time

c)---The-following--uses--are--prohibited--as--home
occupations:

- 1)---Barber-shop-or-beauty-salon
- 2)---Animal-hospital
- 3)---Dancing-studio
- 4)---Mortuary
- 5)---School:-Nursery, Kindergarten, Day-Care
- 6)---Private-club
- 7)---Repair-shop
- 8)---Restaurant
- 9)---Commercial-stable
- 10)---Kennel
- 11)---Tourist-home
- 12)---Automobile-repair-or-paint-shop

5. Home Occupation

A home occupation is any activity carried out for financial gain by a resident conducted as an accessory use in the resident's dwelling unit.

a. Home occupation, required conditions

- 1) *There shall be no more than one on-site employee or laborer who is not a bonafide resident of the dwelling.*
- 2) *A home occupation shall be incidental to the use of a dwelling unit for residential purposes. No more than 25% of the total floor area nor more than 500 square feet of the dwelling unit may be used in connection with a home occupation. Floor area of a dwelling unit, in this case, shall include the floor area of all heated and ventilated and thereby habitable rooms and areas within the dwelling unit including basements and habitable attic space.*

- 3) There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of a home occupation.
- 4) A home occupation shall be carried on wholly within the principal building. No home occupation nor any storage of goods, materials, or products connected with a home occupation shall be allowed in an accessory building or garage, attached or detached, or any vehicle including a recreational vehicle.
- 5) A home occupation shall not change the outside appearance of the dwelling or be visible from the street.
- 6) No traffic shall be generated by a home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by a home occupation shall be met off the street.
- 7) Delivery from a commercial supplier in a vehicle larger than a step van shall be limited to one delivery and one pickup each week and the delivery or pick-up shall not restrict traffic flow.
- 8) In no case shall a home occupation be open to the general public at times earlier than 7:00 a.m. or later than 9:00 p.m. Visits by specific appointment of no more than two clients an hour shall not be restricted to these hours.
- 9) A home occupation shall produce no heat, sound, vibration, light, glare, dust, odor, smoke, or fumes detectable to normal sensory perception by a person located off the premises or beyond the walls of the dwelling unit if the dwelling unit is a part of a multi-family building.
- 10) A home occupation shall not create a hazard to person or property, result in electrical interference to nearby neighborhood machinery or equipment, or become a nuisance. No materials which decompose by detonation shall be allowed in conjunction with a home occupation.
- 11) A home occupation shall not cause an increase in the use of any one or more utilities (water, sewer, electricity, waste collection, etc.) so that the combined total use for dwelling and

home occupation purposes exceeds the average for the residences in the neighborhood.

- 12) No outdoor display or storage of materials, goods, supplies, or equipment shall be allowed.
- 13) There shall be no exterior indication of the home occupation. No exterior sign or interior sign or display on or inside a window shall be used that informs a person not located on the premises of the home occupation.

b. The following uses are examples of permitted home occupations provided they do not violate any of the provisions of the previous paragraph:

- 1) Computer programming or data processing
- 2) Direct sale product distribution (Amway, Avon, Tupperware). Parties for the purpose of taking orders or selling merchandise shall not be held more often than 2 times each month on the premises.
- 3) Dressmaking, sewing, or tailoring
- 4) Home cooking, baking, food preparation, exclusive of a catering service
- 5) Home crafts, such as model making, rug weaving, lapidary work, or ceramics with kiln up to six cubic feet in size maximum
- 6) Home office
- 7) Painting, sculpturing, or writing
- 8) Secretarial work including typing or word processing
- 9) Tax examination
- 10) Telephone answering or solicitation
- 11) Tutoring or day care of persons who do not reside on the premises (including day care of children, adults, or elderly persons), shall be limited to a maximum of four (4) persons on the premises at any one time.

c. The following uses are prohibited as home occupations:

- 1) Animal Hospital or veterinary clinic
- 2) Ambulance service

- 3) *Appliance repair, including a radio, a television, audio or video recording or playback equipment, a refrigerator, a clothes washer or dryer, a stove or range or a microwave oven*
- 4) *Barber shop or beauty salon*
- 5) *Ceramics if kiln is larger than six cubic feet*
- 6) *Contractor, including demolition, excavation, cement, masonry, paving, carpentry, remodeling, building, painting, plumbing, heating, air conditioning, or electrical*
- 7) *Commercial stable*
- 8) *Dance Studio*
- 9) *Food catering service*
- 10) *Health salon, gym, or aerobic exercise studio*
- 11) *Kennel*
- 12) *Medical office, dental office, psychology office, or massage parlor*
- 13) *Mortuary*
- 14) *Palm reading or fortune telling*
- 15) *Pet Grooming*
- 16) *Photography studio or photo processing laboratory*
- 17) *Printing Shop*
- 18) *Private Club*
- 19) *Rental business*
- 20) *Restaurant or Tavern*
- 21) *School: Nursery, Kindergarten, Day Care*
- 22) *Small engine or motor repair*
- 23) *Storage, rental, sale, service, parts sale, repair, body work, painting, detailing, upholstery, or washing of any vehicle*
- 24) *Tourist Home*
- 25) *Trucking, hauling, moving, tow truck service, hearse service, limousine or cab service,*

- 26) Upholstery shop
- 27) Welding or machine shop

C. Requirements Applicable to Non-Residential Zoning Districts

- 3. **Building siding materials for a new building or an addition to an existing building**
 - a. **Brick, wood, glass, stone or other similar natural materials shall be permitted as siding materials.**
 - b. **The following wall materials shall generally be deemed inappropriate and shall require specific approval by the Planning Commission on a case-by-case basis:**
 - 1) **Siding that imitates wood lap siding such as aluminum or vinyl siding or siding that imitates brick or stone,**
 - 2) **Sheet metal, corrugated metal, or other similar metal panels, or**
 - 3) **Poured concrete, concrete block, concrete panels, panels with an aggregate surface, or other similar concrete siding.**
- 4. **Roof materials for a new building or an addition to an existing building**
 - a. **Wood, asphalt, or fiberglass reinforced asphalt roof shingles shall be permitted.**
 - b. **The following roof materials shall generally be deemed inappropriate and shall require specific approval by the Planning Commission on a case-by-case basis:**
 - 1) **Except when used on flat roofs that are not generally visible, roll roofing, built-up tar and gravel, metal roofing, plastic, or fiberglass, other than fiberglass reinforced asphalt shingles, roofing materials shall be prohibited.**

Section 21. Off-Street Parking and Loading Areas

B. Off-Street Parking Standards

~~1.---General Standards~~

~~Off-street-parking-facilities-as-required-on-a-premises by-this-ordinance-shall-be-used-solely-for-the-parking of-motor-vehicles-in-operating-condition-by-patrons, occupants, or-employees-of-the-premises.~~

~~2.---Parking-of-an-unlicensed-vehicle, commercial-vehicle, or trailer-on-a-residentially-zoned-premises~~

~~a.---A-maximum-of-one-(1)-automotive-vehicle-or-trailer of-any-kind-or-type-without-a-current-license-plate may-be-parked-or-stored-on-any-residentially-zoned property--other--than--in--a--completely--enclosed building.~~

~~b.---The-parking-of-a-utility-trailer-in-the-front-yard of--a--residentially--zoned--premises--shall--be prohibited.~~

~~c.---A-maximum-of-one-(1)-commercial-vehicle-having-an empty-weight-of-less-than-5,000-pounds-and-not-more than-seven-(7)-feet-in-height-may-be-parked-on-any residentially--zoned--premises--other--than--in--a completely-enclosed-building.~~

B. Off-Street Parking Standards

1. General Standards

a. *Off-street parking facilities as required on a premises by this ordinance shall be used solely for the parking of motor vehicles in operating condition by patrons, occupants, or employees of the premises.*

b. *The area underneath and immediately surrounding a vehicle shall be maintained free of debris, weeds, and overgrowth.*

c. *A bicycle, tricycle or other similar small-scale, human-powered vehicle designed primarily for the recreational use by a child shall be exempt from these provisions.*

2. Requirements applicable to a residential premises

a. *Vehicles may be parked or stored outdoors in the front yard on a residential premises provided that:*

1) *The vehicle is a self-propelled motor vehicle that is licensable for operation on a public street,*

- 2) The overall dimensions of such a vehicle shall not exceed 8 feet in height, 8 feet in width or 20 feet in length,
 - 3) Only one such vehicle may be a commercial vehicle.
 - 4) Front yard parking of all other types of vehicles not specifically permitted by this ordinance, including Recreational Vehicles, shall be prohibited. However, any one vehicle, except a commercial vehicle, may be temporarily parked in the front yard for a period of time not to exceed 72 hours in any one week for loading or unloading purposes.
- b. Any vehicle, including a recreational vehicle, may be parked or stored outdoors in the side or rear yard of a residential premises provided that:
- 1) All vehicles shall be parked or stored in a single location on the premises. This storage location shall not exceed 8 feet in width, or 12 feet in height, or 30 feet in length.
 - 2) No vehicle shall be nearer to a side lot line than 5 feet.
 - 3) A vehicle parked or stored in the side yard shall be screened in accordance to the Screening Requirements contained in Section 20., Supplemental Zoning District Requirements, of the Zoning Ordinance.
 - 4) No vehicle shall be parked or stored in the required minimum principal building rear yard of a premises.
 - 5) Side or rear yard parking of a commercial vehicle shall be prohibited.
- c. No vehicle shall be used for living, sleeping, housekeeping, or commercial purposes when parked or stored on a residential lot, or in any location not approved for such use.

Exception: A family residing on a residential premises may permit the parking of a visitor's recreational vehicle on the premises without restriction provided said recreational vehicle is parked on the premises for a time not to exceed 30 days out of any six month period.

C. Size and Design

2. Minimum Design and Construction Standards

~~c.---Single-Family-and-Two-Family-Residential-Uses~~

~~1)---A-driveway-for-a-single-family-or-two-family residence-shall-be-counted-as-a-parking-space or-spaces-for-such-dwelling-unit.~~

~~2)---Additional-parking-spaces-in-excess-of-the minimum-required-number-of-parking-spaces-shall not-be-required-to-have-a-paved-surface-when located-in-the-side-or-rear-yard-of-the-lot.~~

c. *Single-Family Dwelling, Two-Family Dwelling, or a Townhouse Dwelling*

All parking spaces located in the front yard shall be required to have a paved surface. Additional parking spaces in excess of the minimum required number of parking spaces shall not be required to have a paved surface when located in the side or rear yard of the lot.

E. Location

~~3.---Architectural-Preservation-District~~

~~a.---All-parking-shall-be-located-in-the-rear-yard-of all---non-residential,---multi-family---or---mixed residential-and-non-residential-uses.--- Front-yard-or-side-yard-parking-for-these-uses-shall be-prohibited,---however,---side-yard-parking-for-a corner-lot-shall-be-permitted.~~

~~b.---Side-and-front-yard-parking-shall-be-permitted-for single--and-two-family-residential-uses.~~

3. *Architectural Preservation District*

Refer to the APD, Architectural Preservation District Section (Section 21) of this Ordinance for additional requirements.

G. Number or Parking Spaces Required

1. Residential Uses

~~a.---Single-family-or-two-family-residential:--three-(3) spaces-per-dwelling-unit~~

~~b.---Multi-family--residential:---two--(2)--spaces--per dwelling-unit~~

a. *Single-family, Two-family or Townhouse Residential:*

- 1) *A private garage with a minimum of two garage parking spaces shall be required for each dwelling unit.*
- 2) *A minimum of a 20 foot in length paved parking apron in front of each garage space shall be required. The apron length shall not include any paving for a sidewalk or a street providing access to more than that dwelling unit served by the garage.*
- 3) *If the street in front of the unit is less than 28 feet in width or on-street parking is not permitted on both sides of the street, then one additional off-street guest parking space per unit shall be required. This space shall be located within 150 feet of the unit and shall be available for use by any resident of the development or their guest. The apron area shall not be counted as a guest parking space.*

b. *Garden Apartment or Condominium Dwelling:*

<u>Bedrooms in Dwelling Unit</u>	<u>Number of Parking Spaces</u>
<i>Efficiency</i>	<i>1.5</i>
<i>1 Bedroom</i>	<i>1.75</i>
<i>2 Bedroom</i>	<i>2.0</i>
<i>3 Bedroom</i>	<i>3.0</i>

4. *Business and Professional Offices*

~~b.---Business, professional office or association:--one (1) space per three hundred (300) square feet of gross floor area, but not less than two (2) spaces per office.~~

b. *Business, professional office, or association: 1 parking space for every 250 square feet of gross floor area.*

5. *Retail Commercial and Service Uses*

~~k.---Specialty retail commercial, specialty food store, personal service and commercial center, shopping center:--one (1) space for every two hundred (200) square feet of gross floor area less than two thousand (2,000) square feet and one (1) space for every two hundred fifty (250) square feet of gross floor area greater than two thousand (2,000) square feet, except that commercial entertainment uses in commercial centers shall provide additional parking as required in the Road Service and Commercial Entertainment Uses listed below~~

- k. Specialty retail commercial, specialty food store, personal service and commercial center, shopping center: 5.5 spaces for every 1,000 square feet of gross floor area. Commercial entertainment uses in commercial centers shall provide additional parking as required in the Road Service and Commercial Entertainment Uses listed below.

7. Light Industrial Uses

~~e.---Manufacturing, printing and publishing establishment and laundry and dry cleaning plant:--one-(1)-space for each employee on the largest work shift, plus one-(1) visitor parking space for every ten thousand (10,000) square feet of floor area, plus one-(1) space for every company vehicle regularly stored on the premises~~

- c. Manufacturing, printing or publishing establishment, or laundry or dry cleaning plant: 2 parking spaces for every 1,000 square feet of gross floor area.

~~e.---Warehouse or mini-warehouse:--one-(1)-space for every four thousand (4,000) square feet of gross floor area, plus one-(1) space per employee on the largest work shift~~

- e. Warehouse or mini-warehouse: 1 parking space for every 1,000 square feet of gross floor area.

Section 22. Access Control for Streets and Highways

C. Roadway Access Standards

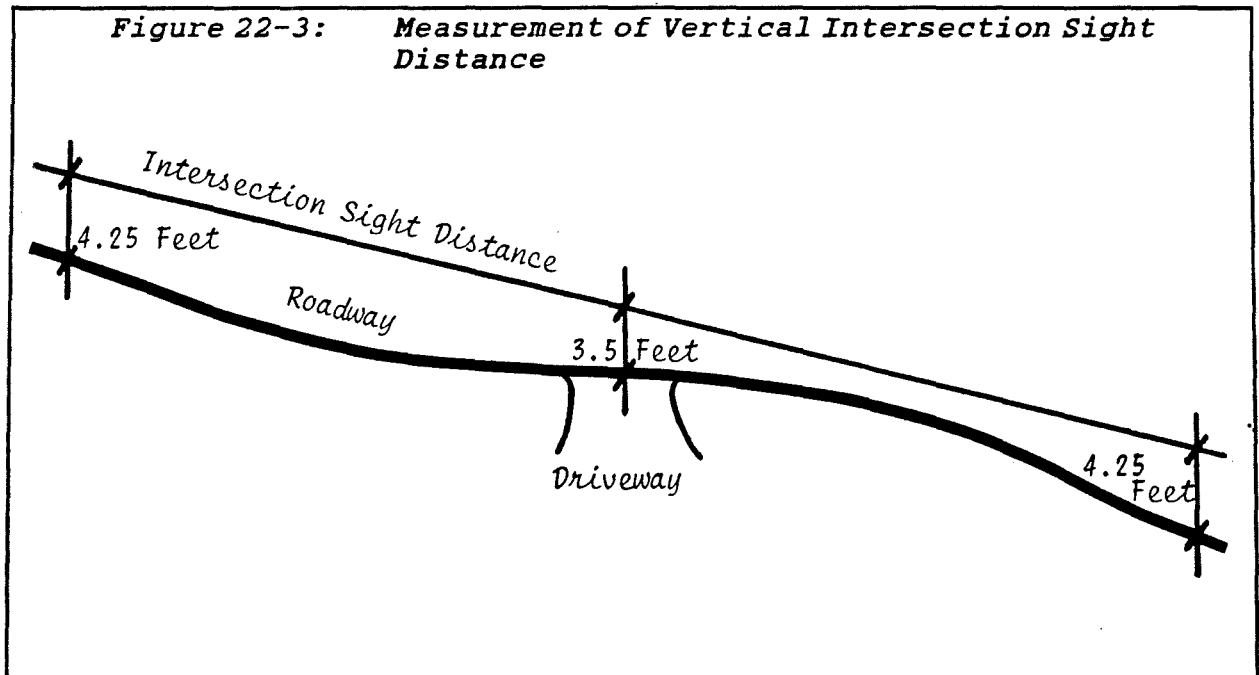
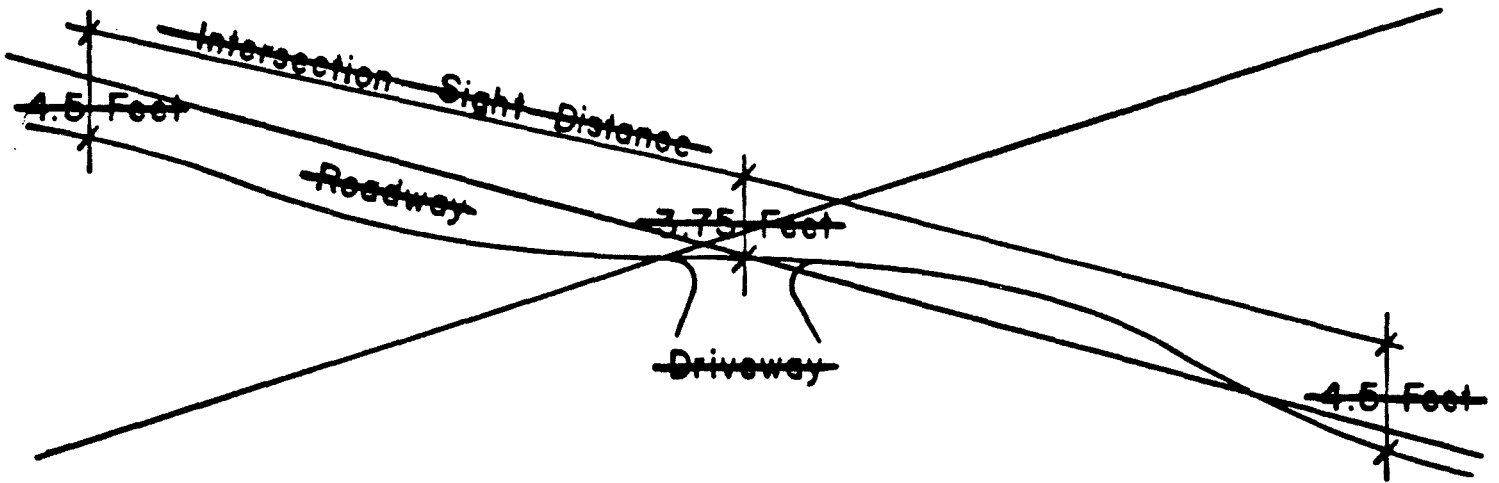
~~7.---Vertical-Intersection-Sight-Distance~~

~~Driveways or roadways shall intersect other roadways at a point where there shall be provided a line of clear vision that is free of hills or valleys that can obstruct the visibility of a motorist. A line of vertical intersection site distance shall be measured from a point located at centerline of the intersecting driveway or roadway at the edge of pavement of the cross-street, three and three-quarters (3.75) feet above the pavement to a point located at the center of the approaching lane of the cross-street (the distance to be determined according to the standards in Table 22-2, four and one-half (4.5) feet above the pavement. (See Figure 22-3)~~

7. *Vertical Intersection Sight Distance*

Driveways or roadways shall intersect other roadways at a point where there shall be provided a line of clear vision that is free of hills or valleys that can obstruct the visibility of a motorist. A line of vertical intersection site distance shall be measured from a point located at centerline of the intersecting driveway or roadway at the edge of pavement of the cross-street, 3.5 feet above the pavement to a point located at the center of the approaching lane of the cross-street 4.25 feet above the pavement. The distance of vertical intersection sight distance required shall be in accordance to Table 22-2. (See Figure 22-3)

Figure-22-3:--Measurement-of-Vertical-Intersection-Sight-Distance



Section 23. Signs

F. General Provisions

12. Ground Signs

~~a. Setback~~

~~Unless otherwise stated in this Ordinance, any temporary or permanent ground sign or any part thereof shall be set back a minimum distance of twenty-five (25) feet from any right-of-way or one-half (1/2) the dimension of the front yard where the sign is located, whichever is less.~~

a. *Setback*

Any permanent or temporary ground sign or any part thereof shall be located outside the public right-of-way.

15. Temporary Signs

b. Temporary Real Estate Signs

~~5) The sign area for undeveloped, non-residentially zoned land with a lot frontage greater than one hundred fifty (150) feet or agriculturally zoned land:~~

~~a) Shall not exceed thirty two (32) square feet in sign face area and sixty four (64) square feet in total sign area~~

~~b) Shall not exceed six (6) feet in height.~~

5) *The sign area for undeveloped, multi-family zoned land or undeveloped, non-residentially zoned land or agriculturally zoned land with a lot frontage greater than 150 feet:*

a) *Shall not exceed 32 square feet in sign face area and 64 square feet in total sign area*

b) *Shall not exceed 6 feet in height.*

c. *Temporary Signs Advertising Non-Commercial Events Not Occurring On The Property On Which The Sign Is Located*

1. *Any sign which advertises or is related to a non-commercial event which said event is not to occur on the property on which the sign is situated shall not be displayed more than 30 days prior to the date to which it relates and shall be removed by midnight of the third day*

following the event to which it relates.

2. Any temporary sign under this provision shall display non-commercial information only.

H. Signs Permitted for Residential Uses

2. Multi-Family Residential Uses

b. Ground Signs

~~1)---Only one--(1)--sign shall be permitted on each premises.~~

- 1) Only 1 sign shall be permitted on each premises. However, the two sign faces of a ground sign may be split into two signs and situated on both sides of the main entrance to a multi-family development providing:

- a) Each sign shall have only one sign face
- b) The sign face area shall not exceed the maximum sign face area permitted by this ordinance.
- c) Each sign shall be incorporated into a fence, wall, or earth mound and the entire area shall be landscaped.
- d) A Department of Development Special Approval shall be required before a ground sign may be split. Plans for all signs including all fences, walls or earth mounds and landscaping shall submitted for approval.

J. Signs Permitted for the Architectural Preservation District (APD)

8. Signs for Business, Other Non-Residential, or Mixed Business and Residential Uses

c. Temporary Signs (APD)

~~2)---A ground sign shall be located outside the public right-of-way, but shall not be subject to the general ground sign setback provision.~~

~~3)---Only one--(1)--temporary sign for a maximum of thirty--(30)--days out of any one--(1)--evenly divided quarter--(1/3)--of a calendar year, shall be permitted for any one--(1)--business on a premises.~~

~~4)---All ground signs shall be a maximum of six--(6)--feet in height.~~

- 2) *Only 1 temporary sign for a maximum of 30 days out of any one evenly divided quarter of a calendar year, shall be permitted for any 1 business on a premises.*
- 3) *All ground signs shall be a maximum of six (6) feet in height.*

Section 37. Definitions

Commercial Vehicle - See: Vehicle, Commercial

Dwelling, Multiple-Family Garden Apartment or Condominium - A multiple-family residential use other than a multiple-family townhouse dwelling.

Dwelling, Multiple-Family Townhouse - A multiple-family residential use in which each dwelling unit shares a common wall (including without limitation the wall of an attached garage or porch) with at least one other dwelling unit and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance.

Recreational Vehicle - See: Vehicle, Recreational

Story - That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between the floor and the ceiling above it. Basements shall not be considered a story. See Figure 37-2.

Story, Half - A space under a sloping roof which has the line of intersection of the roof and wall face not more than three feet above the floor level, and in which space the possible floor area with head room of five feet or less occupies at least 40 percent of the total floor area of the story directly beneath. See Figure 37-3.

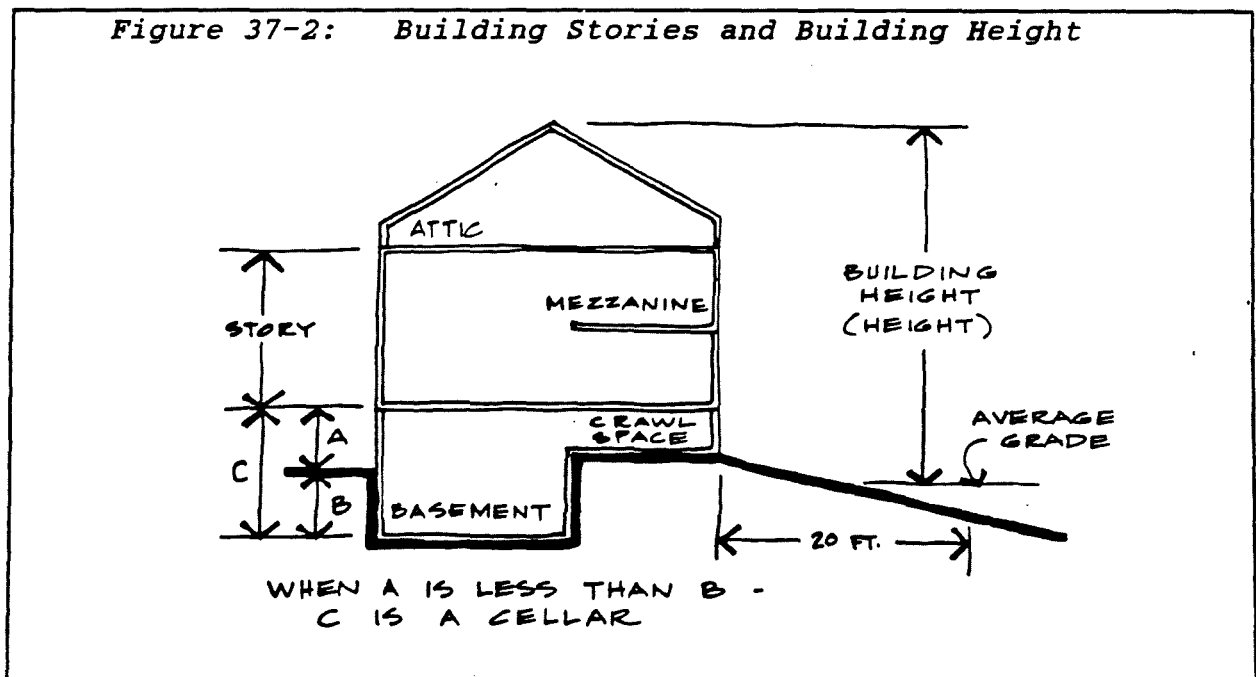
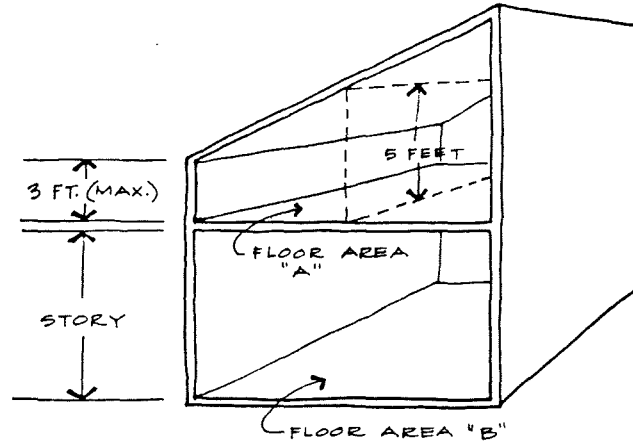


Figure 37-3: Building Story, Half



IF FLOOR AREA "A" IS AT LEAST
40% OF FLOOR AREA "B" -
THEN "A" IS A HALF STORY.

Vehicle - A device for carrying passengers, goods or equipment. A vehicle shall specifically include, but shall not be limited to, all self-propelled, non-self-propelled, or towable land, water, air, or space craft or vehicle and any attachment thereto.

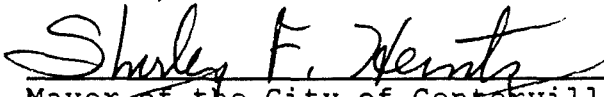
Vehicle, Commercial - Any vehicle licensable by the State of Ohio as a commercial vehicle.

Vehicle, Recreational - A vehicular-type portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living accommodation for recreational, camping and travel use including, but not limited to travel trailers, truck campers, camping trailers, and self-propelled motor homes.

SECTION 2. Date of Effect.

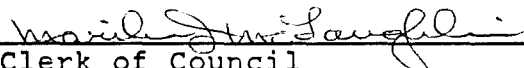
This ordinance shall become effective from and after the earliest date allowed by law.

PASSED THIS 17th DAY OF April, 1989.



Mayor of the City of Centerville, Ohio

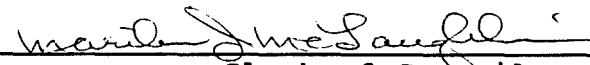
ATTEST:



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. 2-89, passed by the Council of the City of Centerville, Ohio, on the 17th day of April, 1989.



Clerk of Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney