

ORDINANCE NO. 77-15

CITY OF CENTERVILLE, OHIO

AN ORDINANCE AMENDING ORDINANCE 15-61, THE ZONING ORDINANCE, BY CHANGING DEFINITIONS, ADDING DEFINITIONS AND ADDING CONDITIONAL USE REQUIREMENTS FOR GROUP HOMES.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. Section 5, Definitions, of Ordinance 15-61, The Zoning Ordinance, is hereby amended as follows:

- A. Dwelling (single family) - A building occupied or constructed to be occupied exclusively for residential purposes by one family, or one residence family home.
- B. Family - One or more persons living [as a single house-keeping unit, as distinguished from a group occupying a hotel, club, nurses home, fraternity or sorority home.] in the same dwelling who are related to each other by blood, marriage, adoption or legal guardianship, and including not more than four (4) unrelated persons.
- C. Houseparents - Two people related by marriage who are full time residents of a group home or resident home.
- D. Live-in Employees - Persons whose primary activity and source of support is employment in a group home or resident home and who are full time residents of said home.
- E. Developmentally Disabled - Disability attributable to mental retardation, cerebral palsy, epilepsy, or other neurological condition of an individual closely related to mental retardation or to require treatment similar to that required for mentally retarded individuals, and which disability originates before age 18 and which has continued or can be expected to continue indefinitely and constitutes a substantial handicap to the individual.
- F. Nursing Home or Rest Home - A [private home] commercial facility licensed by the State of Ohio as an institutional nursing home or rest home for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders, but not including those facilities whose primary purpose is for the treatment of sickness or injuries or for surgical care.
- G. Residence Family Home - A State or County licensed dwelling for foster children, developmentally disabled, or aged (60 years old or older) which is established by the Ohio Revised Code and certified by the State of Ohio or the City of Centerville, housing not more than ten persons. This number shall be inclusive of houseparents for foster children and developmentally disabled; or other live-in employees. A residence family home shall be a conditional use and the requirements of Section 20 shall apply.

- H. Residence Group Home - A State or County licensed dwelling for foster children, developmentally disabled, or aged (60 years old or older) which is established by the Ohio Revised Code and certified by the State of Ohio or the City of Centerville, housing more than ten persons. A residence group home shall be a conditional use and the requirements of Section 20 shall apply.
- I. Multi-Person Facility - Structure established for purposes other than those carried on in a single family dwelling. A multi-person facility shall be a conditional use and the requirements of Section 20 shall apply.

Section 2. Section 20, Conditional Uses, Requirements and Procedures, and Figure 9 thereof, are hereby amended as follows:

Conditional Uses	District(s) Which Use May Be Permitted	Requirement Designation
Residence Family Home	All	hh, ii
Residence Group Home	R-4; E.C.; A.P.; O-S; B-1; B-2	cc, dd, ee, ff, gg, hh, ii, jj.
Multi-Person Facility	E.C.; O-S; B-1; B-2; B-3	cc, dd, ee, ff, gg, hh, ii, jj.

REQUIREMENT

Reqmt.
Desig.

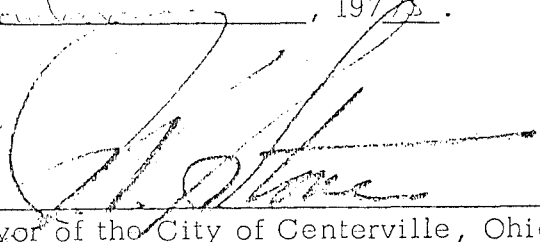
- cc. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
- dd. A statement of the compatibility of the proposed use to adjacent property and land use.
- ee. All necessary permits and license for the use and operation of the Conditional Use have been obtained, or evidence has been submitted that such permits are obtainable for the proposed conditional use on the subject property.
- ff. The location and size of the Conditional Use, the nature and intensity of the operation involved or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

- gg. The location, nature, and height of buildings, structures, walls, and fences on the site and the nature and extent of landscaping and screening on the site shall be such that the use will not unreasonably hinder or discourage the appropriate development, use and enjoyment of adjacent land, buildings and structures.
- hh. The Conditional Use desired will not adversely affect the public health, safety, morals and general welfare.
- ii. The location of the Conditional Use, must be such that a spacing radius of not less than 0.50 mile be maintained between or among Residence Family Home, Residence Group Home, and Multi-Person Facility.
- jj. The density of the Conditional Use shall conform with existing development density requirements set forth in R-3 District.

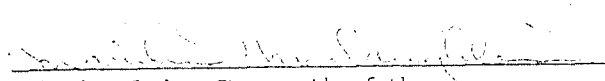
Section 3. This ordinance shall become effective from and after the earliest date allowed by law.

PASSED this 15th day of December, 1975.

Deputy,


Mayor of the City of Centerville, Ohio

ATTEST:


Clerk of the Council of the
City of Centerville, Ohio

Approved as to form, consistency
with charter and city ordinances.
charter

Robert H. [unclear]
Municipal Attorney