

ORDINANCE NO. 25-73  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMAN Charles McQueeney ON THE 15th  
DAY OF October, 1973.

AN ORDINANCE MODIFYING FIGURE 1, RESIDENTIAL USES AND REQUIREMENTS; FIGURE 2, BUSINESS USES AND REQUIREMENTS; FIGURE 5, INDUSTRIAL USES AND REQUIREMENTS; FIGURE 9, CONDITIONAL USES, REQUIREMENTS AND PROCEDURES; OF THE CENTERVILLE ZONING ORDINANCE.

AN ORDINANCE AMENDING ORDINANCE 28-70 WHICH AMENDED ORDINANCE 15-61, THE ZONING ORDINANCE, BY MAKING CERTAIN ADDITIONS TO AND DELETIONS FROM FIGURE 1; AMENDING ORDINANCE 24-72 WHICH AMENDED ORDINANCE 15-61, THE ZONING ORDINANCE, BY MAKING CERTAIN DELETIONS FROM FIGURES 2; AMENDING ORDINANCE 15-61, THE ZONING ORDINANCE, BY MAKING CERTAIN DELETIONS FROM FIGURE 5 AND AMENDING ORDINANCE 24-72 WHICH AMENDED ORDINANCE 15-61, THE ZONING ORDINANCE, BY MAKING CERTAIN DELETIONS FROM FIGURE 9.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. Section 14 - Residential Uses & Requirements, Figure 1 of Ordinance 15-61 as amended by Ordinance 28-70 is hereby amended as follows:

Requirements	Type of Residential Use		
	Single Family Dwelling	Two Family Dwelling	Multi Family Dwelling
District in which use is permitted			[R3 <sup>a,h&amp;</sup> ] R4 <sup>a,h</sup>
Minimum lot size in square feet per dwelling unit in districts indicated	...	...	R-4-8000 [R-3-5000] [R-4-4000]
Minimum lot width in feet in districts indicated	...	...	[R-3-100] R-4-100
Maximum building height in feet in districts indicated	...	...	[R-3&] R4 2 1/2 Stories or 35
Minimum front yard in per cent of average depth of lots in block frontage f.	...	...	[R-3 b.30 feet] R-4 b.30 feet

Minimum side yard (one) in feet	...	...	[R-3--c.10] R-4--c.10
Minimum side yards (both or two) in percent of lot width f.	...	...	[R-3-30 feet] R-4-30 feet
Minimum rear yard in percent of average depth of lots & block frontage f.	...	...	[R3 &] R4- 30 feet
Maximum lot coverage in percent of lot	...	...	[R3 &] R4 40

[10/14/69]  
3/27/73

- g. Multi-Family Dwelling may be permitted only on land within those "EC" Entrance Corridor Districts existing as of the effective date of this amendment (6/15/70). Such use shall be in accordance with: the definition of Garden Apartment; the requirements of Figure 1, for R-3 Residential District, dated [5/26/61] 10/14/69; and the additional requirements and procedures stated in Section 18. Multi-Family dwellings in existence, under construction or for which a building or zoning permit has been issued as of the effective date of this amendment in EC Districts shall be considered a conforming use and shall be subject to the "EC" requirements of Figure 1, in effect at the commencement of their use, the definition of garden apartment, and the additional procedures and requirements stated in Section 18. Multi-Family Dwellings in existence, under construction, or for which a building permit has been issued as of the effective date of this amendment (6/15/70) in B-1 districts shall be considered a conforming use and shall be subject to the requirements of Figure 1, dated 5/26/61.
- h. Multi Family dwellings may be permitted on land within R-3 and R-4 Zoning Districts as of the effective date of this amendment. Such use shall be in accordance with the requirements of Figure 1, dated 10/14/69; and all other requirements of Section 14. Multi Family dwellings in existence, under construction, for which a building permit has been issued, or approved for land zoned R-3 or R-4 as of the effective date of this amendment shall be considered a Conforming Use and be subject to the requirements of Figure 1, dated 10/14/69, and the requirements of Section 14.

Section 2. Section 15 - Business Uses and Requirements, Figure 2 of Ordinance 15-61 as amended by Ordinance 24-72 is hereby amended as follows:

Requirements	Type of Business Use	
	Local Business	Roadside Business
Districts in which use is permitted	B1 & B3*	B2 [I-1]**
Minimum front yard in feet in districts indicated	B1--25	B2--35 [I-1--35]
Maximum building height in feet in districts indicated	B1--40	B2--40 [I-1--60]

[3/9/71]  
3/27/73

itted as conforming uses on "I-1" zoned land as of the effective date of this Ordinance and shall further be subject to the requirements of figure 2, dated 3/9/71 and the requirements of sections 15 and 17.

Section 3. Section 15, Figure 5 - Industrial Uses and Requirements of Ordinance 15-61 is hereby amended as follows:

Requirement	Type of Use	
	Light Industrial	Industrial
District (s) in which use is permitted	[B2 &] I-1	I-1
Minimum front yard in feet	[B2---60] I-1---20	I-1---20
Side Yard required in feet	20	20
Minimum rear yard in feet	20	20
Maximum building height in feet	[B2---35] I-1---60	I-1---60
Maximum lot coverage in percent of lot	80	80
Vision clearance on corner lots	Yes	Yes

[4/24/61]  
3/27/73

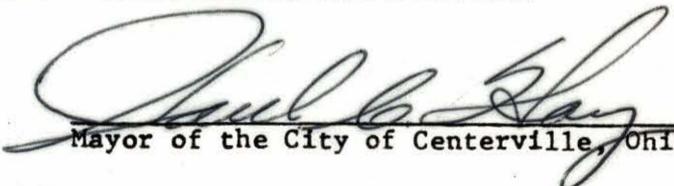
Section 4. Section 20 - Conditional Uses, Requirements, and Procedures - Figure 9 of Ordinance 15-61 as amended by Ordinance 24-72 is hereby amended as follows:

Conditional Use	Districts in which use may be permitted	Requirement Designation
Industrial Park	[B-1, B-2 &] I-1	...
Outdoor Theater	[B-2 & I-1]	...

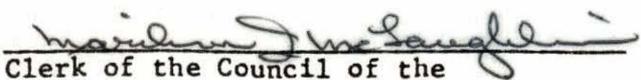
[10/2/72]  
3/27/73

Section 5. This Ordinance shall become effective from and after the earliest date allowed by law.

PASSED this 15th day of October, 1973.

  
Mayor of the City of Centerville, Ohio

ATTEST:

  
Clerk of the Council of the City of Centerville, Ohio

C E R T I F I C A T E

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 25-73, passed by the Council of the City of Centerville, Ohio, on the 15th day of October, 1973.

*Maria J. ...*  
Clerk of the Council

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

Department of Law  
Robert N. Farquhar  
Municipal Attorney