

Ordinance No. 49-72

Passed October 2 19 72

ORDINANCE NO. 49-72

SPONSORED BY COUNCILMAN JOHN McINTIRE ON THE 2ND DAY OF OCTOBER, 1972.

AN ORDINANCE AMENDING ORDINANCE NO. 15-61, THE VILLAGE OF CENTERVILLE, OHIO, KNOWN AS THE "ZONING ORDINANCE OF CENTERVILLE, OHIO, 1961" AS AMENDED TO PROVIDE FOR INCREASED PLANNED DEVELOPMENT.

WHEREAS, the City of Centerville must provide for the orderly development in Residential, Business, and Industrial Districts for planned areas of various sizes,

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

SECTION 1. Item a. of Figure 1 - "RESIDENTIAL USES AND REQUIREMENTS" In Section 14 is hereby amended to read as follows, with the portions in brackets thereof repealed and the underlined portion added:

a. Planned Multi-Family Residential Projects. The Zoning Ordinance regulations relative to area, height, bulk and placement may be modified by the Planning Commission in their recommendations to the City Council, in the case of a plan for a [large-scale] development which, in the judgment of the Planning Commission, provides adequate open space and improvement for the circulation, recreation, education, light, air and service needs of the tract when fully developed. The requirements of area, height, bulk and placement regulations, as they are usually applicable to individual buildings on individual lots of record, would in certain cases of [large-scale] development have results affording less protection to the public health, safety and welfare than if a measure of flexibility were permitted. The permitting of these planned projects as special exceptions can, in certain cases, increase the desirability and convenience of the residents of the planned project without causing adverse effects to adjoining properties. In no case, however, may the density of the proposed development exceed that of the Zoning Ordinance requirements. [Minimum site size for planned projects is five (5) contiguous acres.] Such planned developments may include Residential Office uses provided the requirements of Section 20 herein are met for such a Conditional Use.

SECTION 2. The Residential Development Plan portion of Figure 9 in Section 20 "CONDITIONAL USES, REQUIREMENTS AND PROCEDURES" is hereby amended to read as follows, with the portion in brackets repealed:

CONDITIONAL USE: Residential Development Plan
 DISTRICT (S) IN WHICH USE MAY BE PERMITTED: S1, S2, R1, R2, R3 & R4
 REQUIREMENT DESIGNATION: a4, [b10,] c1, f1, g, h1, k29, p, q, s, t, ul, w, y, aa.

SECTION 3. The Industrial Park portion of Figure 9 in Section 20 "CONDITIONAL USES, REQUIREMENTS AND PROCEDURES" is hereby amended to read as follows, with the portions in brackets repealed:

CONDITIONAL USE: Industrial Park
 DISTRICT (S) IN WHICH USE MAY BE PERMITTED: [R3] B1, B2 & I1
 REQUIREMENT DESIGNATION: a1, [b10,] c7, d3, g, h3, j2, k10, l2, m6, n2, o, p, q, r1, s, t, v, w, y. Also See Section 20E.

SECTION 4. Item a of Section 20E - Industrial Parks - as herein contained In brackets is hereby repealed:

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[a. The tract of land involved shall be an area of not less than twelve (12) acres.]

SECTION 5. This ordinance shall become effective at the earliest date allowed by law.

PASSED this 2nd day of October, 1972.

/s/ Paul C. Hoy
Mayor of the City of Centerville, Ohio

ATTEST:

/s/ Marilyn J. McLaughlin
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. 49-72 passed by the Council of the City of Centerville, Ohio, on the 2nd day of October, 1972.

/s/ Marilyn J. McLaughlin
Clerk of the Council

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

Department of Law
Robert N. Farquhar
Municipal Attorney