

RECORD OF ORDINANCES

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 2806-A

Ordinance No. 13-71

Passed 3rd day of May, 19 71

ORDINANCE NO. 13-71

AN ORDINANCE TO AMEND ORDINANCE NO. 15-61, THE VILLAGE OF CENTERVILLE, OHIO, KNOWN AS "THE ZONING ORDINANCE OF CENTERVILLE, OHIO" TO AMEND THE CONDITIONAL USES.

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

SECTION 1. That Section 5 of Ordinance No. 15-61 is hereby amended to add the following definitions:

OFFICE - The following types of uses are office functions: agricultural business, and personal credit services; security and commodity brokers, dealers, exchanges, and services; insurance carriers, agents, brokers, and services; real estate and related services; holding and investment companies; advertising services; consumer and mercantile credit reporting services, adjustment and collection services; direct mail advertising services, news syndicate services; employment services; stenographic services and other duplicating and mailing services; business and management consulting services; detective and protective services; motion picture distribution and services; physician services; dental services; legal services; engineering and architectural services; and office activities only of civic, religious, charitable, trade and labor union organizations, and of business organizations involved in manufacturing, wholesale and retail trade, transportation, communication and utilities, public and semi-public.

RESIDENTIAL OFFICE - The conduct of office functions in a structure having an appearance appropriate to the neighborhood in which located and fronting onto a collector or arterial thoroughfare having a right of way of sixty feet or more. These functions are conducted principally in daylight hours and are not to create or generate a nuisance from traffic or noise.

SECTION 2. That the definition of DEVELOPMENT PLAN, RESIDENTIAL- contained in Section 5 of Ordinance No. 15-61 is hereby amended to read as follows, with the underlined portions added: A Plan proposed to use a tract of land for residential development, and local business and recreational services in accordance with the requirements of Section 20 of this Ordinance, even though the use of the land, the location of buildings to be erected in the area, and the yards and open spaces provided in the Plan do not conform in certain respects to the regulations for the District or Districts in which the Residential Development is proposed to be located.

SECTION 3. That Figure 9 in Section 20 of Ordinance No. 15-61 is hereby amended to add the following Conditional Uses and Requirements, with the underlined portions added:

CONDITIONAL USE Residential Office
DISTRICT (S) IN WHICH USE MAY BE PERMITTED R3 & R4
REQUIREMENTS DESIGNATION b.1, c.1, f.1, g,h.1,i.1,p,r.1,s,y

SECTION 4. That the Residential Development Plan portion of Figure 9 in Section 20 of Ordinance No. 15-61 is hereby amended to read as follows, with the underlined portions added and the portions in brackets deleted:

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.

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Ordinance No. 31-71 cont.

Passed 19

SECTION 5. This Ordinance shall take effect at the earliest time allowed by law.

PASSED this 3rd day of May, 1971.

/S/ John A. Davis
Deputy Mayor - City of Centerville, Ohio

ATTEST:

/S/ Marilyn J. McLaughlin
Clerk of the Council of the
City of Centerville, Ohio

CERTIFICATE

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. 13-71, passed by the Council of the City of Centerville, Ohio, on the 3rd day of May, 1971.

/S/ Marilyn J. McLaughlin
Clerk

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

Department of Law
Robert N. Farquhar
Municipal Attorney