

RECORD OF ORDINANCES

Ordinance No. 1-69

Passed 20 day of January, 1969

ORDINANCE NO. 1-69

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF 1961 OF CENTERVILLE, OHIO TO RECLASSIFY THE USES PERMITTED IN LOCAL AND ROADSIDE BUSINESS DISTRICTS

WHEREAS, the uses permitted in the Local Business District should be associated with retail and service uses of a local nature, and Roadside Business uses should be associated with retail and service uses of a large consumer nature involving major streets and thoroughfares: and

WHEREAS, the uses permitted in the Zoning Ordinance of 1961 of Centerville, Ohio do not conform to generally acceptable definitions and classifications of local and roadside business areas:

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. That Section 15.A and Section 15.B of Ordinance No. 15, the Village of Centerville, Ohio, known as the "Zoning Ordinance of Centerville, Ohio", as amended, passed on December 11, 1961 shall be amended and replaced as follows:

- A. A Local Business Use is one which is primarily of a small retail or service nature required for the day to day needs of persons residing in adjacent or nearby residential areas and is classified in the following categories:

- 1./ Automobile/Service/
 - a./ Filling Station
 - b./ Commercial/Parking/Structure/
 - c./ Commercial/Parking/Lot/
 - d./ Sales Room/of Sales Lots/
 - e./ Automatic Car Wash/
2. Business Service -
 - a. Bank
 - b. Office Building
 - c. Postal Station
 - d. Telegraph Office
 - e. Utility Company Business Office
3. Clothing Service -
 - a. Laundry Agency
 - b. Self-Service Laundry or dry cleaning establishment
 - c. Dry Cleaning Establishment using not more than two clothes-cleaning units, neither of which shall have a rated capacity of more than 40 lbs. using cleaning fluid which is non-explosive and non-inflammable.
 - d. Dressmaking
 - e. Millinery
 - f. Tailor and Pressing Shop
 - g. Shoe Repair Shop
4. Equipment Service -
 - a. Radio or Television Shop
 - b. Electric Appliance Shop
 - c. Record Shop
5. Food Service -
 - a. Grocery
 - b. Meat Market
 - c./ Supermarket
 - d. Restaurant
 - e. Delicatessen
 - f. Cold Storage Lockers, for individual use
 - g. Bakery
 - h. Roadside Sales Stand

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- 6. Personal Service -
 - a. Barber Shop
 - b. Beauty Shop
 - c. Reducing Salon
 - d. Photographic Studio
- 7. Retail Service, Retail Stores Generally -
 - a. Drug Store
 - b. Hardware
 - c. Stationer
 - d. Newsdealer
 - e. Show Room, for articles to be sold at retail
 - f. Commercial Greenhouse not exceeding 1,000 square feet in area
 - g. Apparel Shop
 - h. Flower Shop
 - i. Gift or Antique Shop
- 8. Business Recreational Uses -
 - a. / Indoor/ Theater/
 - b. / Bowling Alley
 - c. Billiard Room
 - d. Dancing Academy
 - e. Tavern or Night Club, only in conformity with requirements or laws or ordinances governing such use.
- 9. Private Club or Lodge
- 10. / Department Store
- 11. Sign
- 12. Accessory Building or Use customarily incident to the above uses. Any Building used primarily for accessory purposes may not have more than forty (40) per cent of its total floor area devoted to storage purposes incidental to such primary Use, and provided that no more than five (5) persons are employed at one time or on any one shift in connection with such incidental Use.

Local Business Uses, categories 2 through 10 9 inclusive, and 12, shall be conducted within Buildings so constructed that no noise of any kind produced therein shall be audible beyond the confines of the Building.

B. A Roadside Business Use is one which includes retail and service Uses, and including Accessory Buildings and Uses, includes the Uses, specifically stated or implied as follows:

- 1. Local Business Uses
- 2. Automobile and Truck repair, entirely within enclosed Buildings.
 - 2.a. Filling Station
 - 2.b. Commercial Parking Structure
 - 2.c. Commercial Parking Lot
 - 2.d. Sales Room or Sales Lots
 - 2.e. Automatic Car Wash
- 3. Hotel or Motel
 - 3.a. Night Club, only in conformity with requirements of laws or ordinances governing such use.
 - 3.b. Supermarket
 - 3.c. Indoor Theater
 - 3.d. Bowling Alley
 - 3.e. Department Store
- 4. Storage Warehouse
- 5. Wholesale Establishment

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6. Newspaper Publishing
7. Motor Bus or Railroad Passenger Station
8. Radio and Television Studios
9. Veterinary Hospital for Small Animals and Kennel
10. Any Business Use or Commercial Enterprise not specifically stated or implied elsewhere in this ordinance and complying with the above definition.
11. Drive-in Restaurant

Section 2. That Figure 3 of Ordinance No. 15, the Village of Centerville, Ohio, known as the "Zoning Ordinance of Centerville, Ohio", as amended, passed on December 11, 1961 shall be amended and replaced as follows:

BUSINESS USES - PARKING SPACES REQUIRED

TYPE OF USE	PARKING SPACES REQUIRED
<u>Local Business Uses</u>	
Category 2 listed under Paragraph A, Section 15	One for each 500 square feet of floor area
Categories 3 through 7 and categories 8c and 8e under Paragraph A, Section 15	One for each 125 square feet of floor area
Indoor/Theater/	One for each/6/seats
Bowling Alley	Three for each/lane plus/one for each/spectator/seats/
Dancing Academy	One for each 200 square feet of floor area
Private Club or Lodge	Space to accommodate 50 per cent of the active membership at one space per each 3 members
Department/Store/	One for each/200/square feet of/floor/area
<u>Roadside Business Uses:</u>	
Hotel	One for each 3 employees plus one for each 2 sleeping rooms
Motel	One for each 3 employees plus one for each unit.
Storage Warehouse and Wholesale Establishment	One for each 3 employees or occupants. The maximum number of employees or occupants to be used in determining spaces.
Motor Bus or Railroad Passenger Station	One for each 3 employees plus one for each ten seats in waiting room. Other retail uses in connection therewith shall provide one space for each 2 employees.
Automobile and Truck Repair	One for each 200 square feet of floor area
Veterinary Hospital for Small Animals or Kennel	One space per employee, plus 4 additional spaces.

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Category 10 under Paragraph B,
Section 15

As determined by the Board

Night Club

One for each 125 square feet
of floor area

Indoor Theater

One for each 6 seats

Bowling Alley

Three for each lane plus one
for each 6 spectator seats

Department Store

One for each 200 square feet of
floor area

FIGURE 3

Section 3. This Ordinance shall become effective at the earliest date allowed by law.

PASSED this 20th day of January, 1969.

/S/ Paul C. Hoy
Mayor - City of Centerville

Attest:

/S/ Marilyn J. McLaughlin
Clerk of Council
City of Centerville

C E R T I F I C A T E

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. 1-69, passed by the Council of the City of Centerville, Ohio, on the 20th day of January, 1969.

/S/ Marilyn J. McLaughlin
Clerk of Council