

**RESOLUTION NO. 33-98**  
**CITY OF CENTERVILLE, OHIO**

Sponsored by Councilmember J.V. STONE on the 21<sup>ST</sup>  
day of SEPTEMBER, 1998.

**A RESOLUTION AMENDING RESOLUTION NO. 57-80 AND NO. 14-91,  
A RESOLUTION MAKING FINDINGS AND DETERMINATIONS AS  
PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE OHIO  
REVISED CODE, ESTABLISHING AND DESCRIBING THE  
BOUNDARIES OF A "COMMUNITY REINVESTMENT AREA" AND  
DESIGNATING A HOUSING OFFICER TO ADMINISTER THE  
PROGRAM.**

**PREAMBLE AND PURPOSE**

**WHEREAS;** The Centerville City Council passed Resolution No. 57-80 for the purpose of establishing a "community reinvestment area" and designating a housing officer per Sections 3735.65 to 3735.70 of the Ohio Revised Code;

**WHEREAS;** Areas were found in the City of Centerville and outside of the "community reinvestment area" described in Resolution No. 57-80 that contain housing facilities or structures of historical significance and wherein new housing construction and repair of existing facilities or structures is discouraged;

**WHEREAS;** The maintenance and construction of structures in such areas would serve to encourage economic stability, maintain real property values, promote the public health, safety and general welfare, and generate new employment opportunities;

**WHEREAS;** The Centerville City Council has deemed it necessary to amend the boundaries of the "community reinvestment area" to include such areas as permitted in Sections 3735.65 to 3735.70 of the Ohio Revised Code;

**WHEREAS;** All requirements of Chapter 713 of the Ohio Revised Code, with regard to actions taken by the City Council have been met;

**NOW THEREFORE;** The Municipality of Centerville hereby resolves:

**Section 1:** All text additions shall be written in *italics* and all text deletions shall be written using ~~strike-out~~ as provided in Section 5.02 of the Centerville Charter:

Section I.

That for the purpose of fulfilling the requirements set forth under Sections 3735.65 to 3735.70 inclusive of the Ohio Revised Code, the Council of the City of Centerville, Ohio, hereby establishes the "community reinvestment area."

Section II.

~~The boundaries of the Community Reinvestment Areas are as follows:~~

- ~~1. The area defined as the Architectural Preservation zoning district as provided by the Zoning Ordinance of Centerville, Ohio; and;~~
- ~~2. Any area, place, building or structure specifically designated as a historic landmark as provided by the Centerville Landmark Preservation Ordinance.~~

*That the boundaries of the "community reinvestment area" are the same as the boundaries of the present corporate boundaries of the City of Centerville all of which boundaries are more particularly described on the map marked "Exhibit A.1" attached hereto and incorporated herein.*

Section III.

*That tax exemptions for improvements to real property within in the "community reinvestment area" as described in Section II of this resolution shall only be granted for properties that meet at least one of the following criteria:*

- (A) The property is zoned A-P, Architectural Preservation under Centerville Ordinance No. 11-86, the Zoning Ordinance of the City of Centerville, Ohio.*
- (B) The property contains a Designated Landmark under Centerville Ordinance No. 8-91, the Landmark Preservation Ordinance.*

~~Section III.~~ Section IV.

That within the "community reinvestment area" tax exemptions for improvements to real property as described in Section 3735.67 Ohio Revised Code will be granted for the following periods:

- (A) Ten years for the remodeling of every dwelling containing not more than two family units upon which the cost of remodeling is at

least Two Thousand Five Hundred (\$2,500) Dollars as described in Division (A) of Section 3735.67 Ohio Revised Code.

- (B) Twelve years for the remodeling of every dwelling containing more than two units and commercial or industrial properties upon which the cost of remodeling is at least Five Thousand (\$5,000) Dollars as provided for in Division (B) of Section 3735.67 Ohio Revised Code.
- (C) Fifteen years for the construction of every dwelling or commercial or industrial structure as provided for in Division (C) of Section 3735.67 Ohio Revised Code.

~~Section IV.~~ Section V.

That to administer and implement the provisions of this resolution, the City Manager of the City of Centerville, or his duly authorized designate, is designated as the housing officer as described in Sections 3735.65 through 3735.68, inclusive, of the Ohio Revised Code.

~~Section V.~~ Section VI.

That a copy of this resolution will be forwarded to the Montgomery County Auditor by the Clerk of Council for information and reference.

~~Section VI.~~ Section VII.

That any person aggrieved under Sections 3735.65 to 3735.69 of the Ohio Revised Code shall have the right of appeal as provided for in Section 3735.70 Ohio Revised Code.

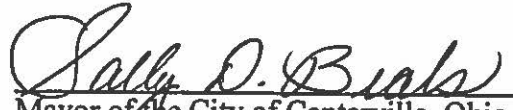
~~Section VII.~~ Section VIII.

That this Council finds that the area included within the foregoing description as the "community reinvestment area" is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures is discouraged.


~~Section VIII.~~ Section IX.

This resolution shall become effective immediately upon passage.

PASSED THIS 21<sup>st</sup> day of SEPTEMBER, 1998.

  
\_\_\_\_\_  
Mayor of the City of Centerville, Ohio

ATTEST:

  
\_\_\_\_\_  
Clerk of Council  
City of Centerville, Ohio

**CERTIFICATE**

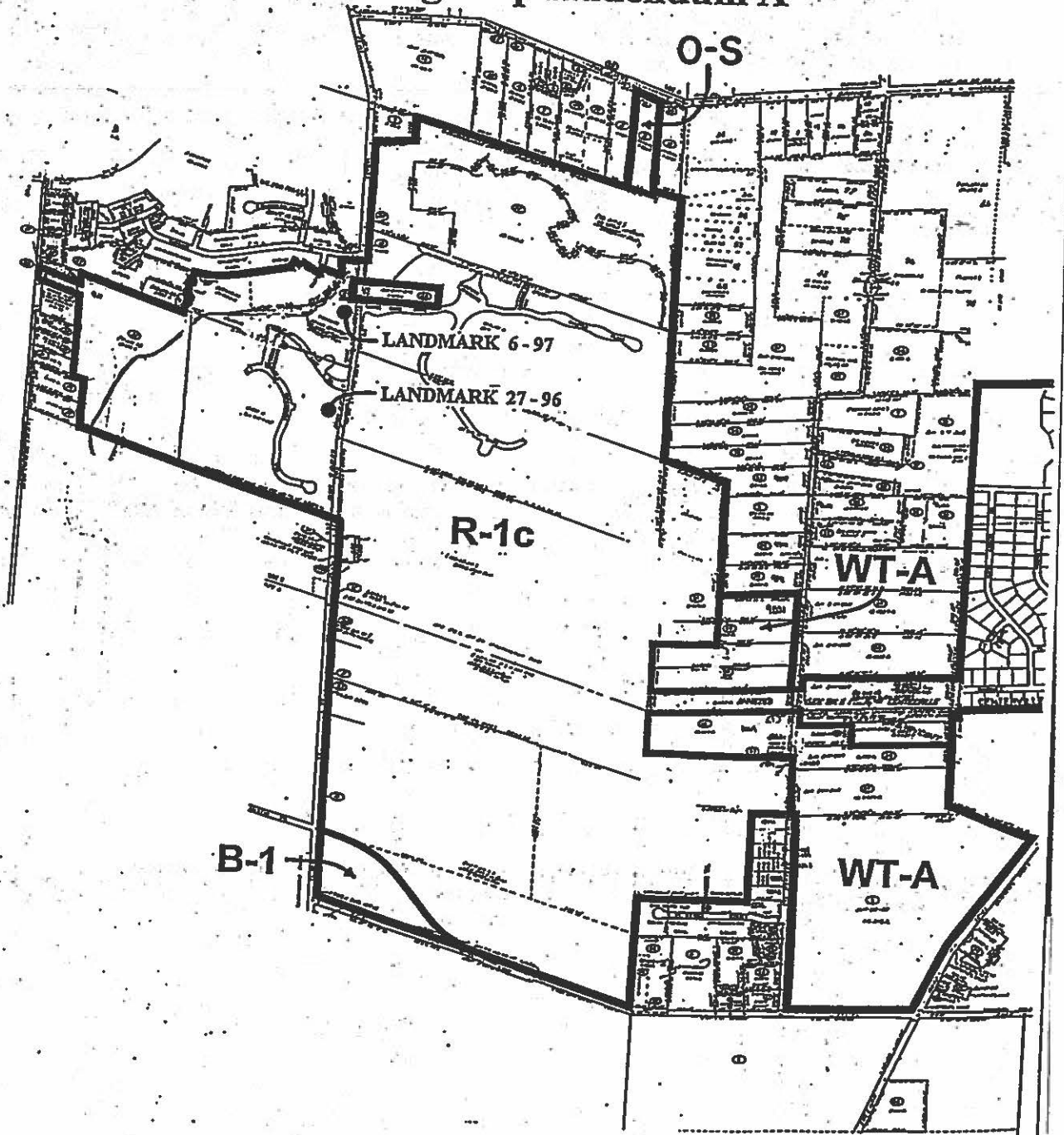
The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Resolution No. 33-98, passed by the Council of the City of Centerville, Ohio on the 21<sup>ST</sup> day of SEPTEMBER, 1998.

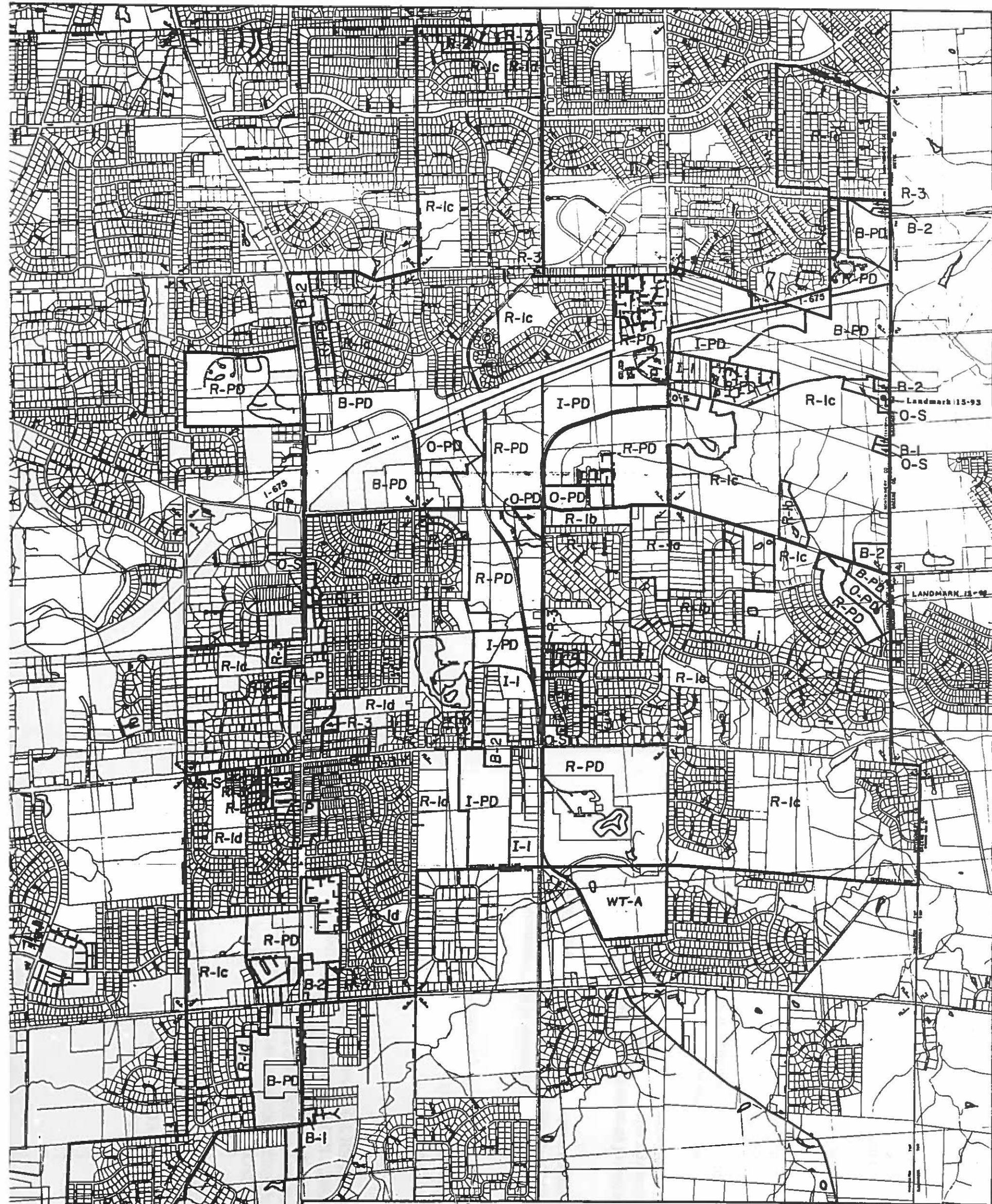
  
Clerk of Council

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

Department of Law  
Robert N. Farquhar  
Municipal Attorney

# City of Centerville, Ohio Zoning Map Addendum A





# CITY OF CENTERVILLE, OHIO OFFICIAL ZONING MAP

Including Addendum A

This is to certify that this is the Official Zoning Map referred to in Section 1 of Ordinance Number 11-56 of the City of Centerville, Ohio.

Certified By:

*Shirley F. Harvath*  
Mayor

Attested By:

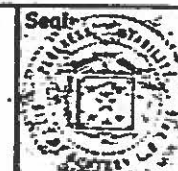
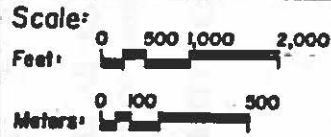
*James O. Smith, Jr.*  
Clerk of Council

Adopted:

July 21, 1994

**Legend:**

- |   |   |  |  |
|---|---|--|--|
| <b>A</b> Agricultural                                     | <b>R-1d</b> Single-Family Residential 15,000 sq. ft. lots | <b>O-S</b> Office-Service                | <b>A-P</b> Architectural Preservation      |
| <b>R-1a</b> Single-Family Residential 40,000 sq. ft. lots | <b>R-2</b> Two-Family Residential                         | <b>B-1</b> Neighborhood Business         | <b>I-1</b> Light Industrial                |
| <b>R-1b</b> Single-Family Residential 30,000 sq. ft. lots | <b>R-3</b> Multi-Family Residential                       | <b>B-2</b> General Business              | <b>I-PD</b> Industrial Planned Development |
| <b>R-1c</b> Single-Family Residential 20,000 sq. ft. lots | <b>R-PD</b> Residential Planned Development               | <b>B-PD</b> Business Planned Development | <b>O-PD</b> Office Planned Development     |



**Revisions:**

Ord. No.	Date	Description
1-87	1-31-91	15-93
6-89	11-11-91	15-93
1-91	5-7-91	15-93
11-89	10-22-91	15-93
11-92	1-23-93	15-93
1-93	2-12-93	15-93
1-93	2-12-93	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93
11-93	1-17-94	15-93