

PASSED this 3rd day of October, 1960.

(Signed) Wm. O. Gimbel
Mayor of the Village of Centerville, Ohio

ATTEST:

(Signed) Kenneth E. Poff
Clerk-Treasurer of the Village of Centerville, Ohio.

CERTIFICATION

I, KENNETH E. POFF, Clerk-Treasurer of the Council of the Village of Centerville, Ohio, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 18-1960, passed and adopted by the Village of Centerville, Ohio, this 3rd day of October, 1960.

(Signed) Kenneth E. Poff
Clerk-Treasurer of the Village of Centerville, Ohio

CERTIFICATE OF POSTING

I, KENNETH E. POFF, Clerk of the Council of the Village of Centerville, Ohio, do hereby certify that there is no newspaper printed in said municipality and that publication of Ordinance Number 18-1960 was duly made by posting true copies thereof at five of the most public places of said municipality, as determined by the Council, as follows:

- Stage Coach Inn
- Centerville Village Market
- Centerville Post Office
- Shell Service Station
- Centerville Pure Oil Company

each for a period of fifteen days, commencing on the 3rd day of October, 1960.

DATED: October 3rd, 1960.

(Signed) Kenneth E. Poff
Clerk-Treasurer of the Village of Centerville, Ohio

ORDINANCE NUMBER 19-1960
VILLAGE OF CENTERVILLE, OHIO

AN ORDINANCE TO CREATE THE OFFICE OF AND PROVIDE FOR THE APPOINTMENT AND SALARY OF A VILLAGE DISPATCHER.

BE IT ORDAINED by the Council of the Village of Centerville, State of Ohio.

Section 1. That the office of Village Dispatcher is hereby created.

Section 2. That the appointment to said office shall be made by the Mayor of the Village of Centerville, subject to the confirmation by the Council of the Village of Centerville.

Section 3. That the officer so appointed shall be an elector of the Village of Centerville.

Section 4. That the salary for said office shall be Seventy (\$70.00) Dollars a month, plus Ten (\$10.00) Dollars a month for expenses.

Section 5. That all ordinances or parts of ordinances inconsistent herewith shall be repealed and this ordinance shall take effect immediately, the same being passed as an emergency measure, as provided by the statutes of Ohio, the said emergency existing by reason of the necessity of strengthening police protection in the interest of public welfare and safety.

PASSED October 24th, 1960.

(Signed) Wm. O. Gimbel
Mayor

(Signed) Kenneth E. Poff
Clerk-Treasurer

CERTIFICATE

I, Clerk of the Village of Centerville, Ohio, do hereby certify that the foregoing is a true and correct copy of Ordinance Number 19-1960, passed by the Council of said Village on the 24th day of October, 1960.

(Signed) Kenneth E. Poff
Clerk

CERTIFICATE AS TO THE SUFFICIENCY OF MONIES

I, KENNETH E. POFF, Clerk of the Council of the Village of Centerville, Ohio, do hereby certify that there is sufficient money in or appropriated to the general fund of the Village of Centerville, with which to pay the salary of a Village Dispatcher.

(Signed) Kenneth E. Poff

CERTIFICATE OF POSTING

I, KENNETH E. POFF, Clerk of the Council of the Village of Centerville, Ohio do hereby certify that there is no newspaper printed in said municipality and that publication of Ordinance Number 19-1960 was duly made by posting true copies thereof at five of the most public places of said municipality, as determined by the Council, as follows:

Stage Coach Inn
Centerville Village Market
Centerville Post Office
Shell Service Station
Centerville Pure Oil Company

each for a period of fifteen days, commencing on the 24th day of October, 1960.

DATED: October, 24th, 1960.

(Signed) Kenneth E. Poff
Clerk

ORDINANCE NUMBER 20-1960
VILLAGE OF CENTERVILLE, OHIO

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE VILLAGE OF CENTERVILLE, OHIO.

AN ORDINANCE to amend Ordinance No. 5, of the Village of Centerville, Ohio, known as the "Zoning Ordinance of 1955", passed on the 3rd day of October, 1955, which is an Ordinance to amend Ordinance No. 5-1943, the Zoning Ordinance of the Village of Centerville, passed August 15, 1946, for the purposes of "Regulating, Restricting, and Limiting, in the Interest of the Public Health, Safety, Convenience, Comfort, Prosperity, and General Welfare, the Uses and the Location of Buildings and Other Structures, Hereafter Erected or Altered, Including Minimum Lot Areas, Setback Building Lines and the Area of Yards, Courts, and Other Oper Spaces, and for Said Purposes to Divide the City into Zones or Districts of Such Number, Shape, and Area as are Deemed Best Suited to Carry out the Said Purposes, and to provide a Method of Administration and to Prescribe Penalties for the Violations of the Within Provisions.

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CENTERVILLE, STATE OF OHIO:

SECTION 1: ARTICLE THREE of said "Zoning Ordinance of 1955" is hereby amended by removing the numbers preceding each definition therein and adding thereto the following definition in proper alphabetical order:

SHOPPING CENTER: An architectural and functional grouping of retail stores with or without appropriate associated uses, with Building Areas, Parking Areas, ingress and egress to and from public streets and other land features appropriate for its operation as a business enterprise which conforms to the standards and requirements of this ordinance.

SECTION 2: ARTICLE IV. Section 1 of said "Zoning Ordinance of 1955" is hereby amended by changing the number of districts to "nine (9) in number, _____" instead of eight (8) in number, _____" and by adding thereto, following "B-2" General Business District" the following "B-3" Shopping Center District".

SECTION 3: Add a new ARTICLE to said "Zoning Ordinance of 1955" to follow ARTICLE XI, which reads as follows:

ARTICLE XIa

"B-3" SHOPPING CENTER DISTRICT REGULATIONS. SECTION 1. The Business Uses numbered 2 to 24 inclusive in SECTION 2 of ARTICLE X and Accessory buildings and uses customarily incident to these uses are permitted in the "B-3" SHOPPING CENTER DISTRICT and subject to the following requirements and procedures:

1. The tract of land involved which is proposed for a Shopping Center shall be of an area of not less than ten (10) acres of land and lie completely within a "B-3" Shopping Center District.
2. The owner or owners of such tract of land involved which is proposed for a shopping center shall have obtained approval of the Mayor and the Council of the Village of Centerville in accordance with the procedure and additional requirements set forth in ARTICLE XIV.

SECTION 4. ARTICLE XIV of said "Zoning Ordinance of 1955" is hereby amended by adding thereto the following:

- (d) The Mayor and the Council of the Village of Centerville, by special permit, shall authorize a shopping center in the "B-3" Shopping Center District" in accordance with the requirements of ARTICLE XIa of this Ordinance and the procedure and provisions of paragraphs (a), (b) and (c) herein, upon a finding by the Village Planning Commission that the public health, safety, morals and general welfare of the Village of Centerville will not be substantially adversely affected by the establishment of a shopping center on the tract of land proposed for that purpose, and that the Village Planning Commission has recommended to the owner or owners of the tract of land proposed for the shopping center, that they obtain the following:

1. A Market Analysis

- A. To determine the number, size and type of stores which could be expected to operate with a reasonable margin of profit in the proposed shopping center.