

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
  
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 of 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. Tavern or 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
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.

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 8d under Paragraph A, Section 15 | One for each 125 square feet of floor area  |
| <i>Indoor theater</i>   | <i>One for each 8 seats</i>   |
| <i>Bowling Alley</i>  | <i>Three for each lane/plus one for each 8 spectator seats</i>                            |
| 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 |
| <i>Department Store</i>   | <i>One for each 200 square feet of floor area</i>   |

Roadside Business Uses:

|   |   |
|---|---|
| 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.   |
| Category 10 under Paragraph B, Section 15       | As determined by the Board  |
| <u>Tavern or Night Club</u>                     | <u>One for each 125 square feet of floor area</u>   |
| <u>Indoor Theater</u>                           | <u>One for each 6 seats</u>   |
| <u>Bowling Alley</u>                            | <u>Three for each lane plus one for each 6 spectator seats</u>  |
| <u>Department Store</u>                         | <u>One for each 200 square feet of floor area</u>   |

FIGURE 3

Section 3. This amendatory Ordinance shall take effect immediately by reason of the emergency character and nature of the same. An emergency is declared to exist because of the immediate necessity of controlling and securing adequate zoning regulations in the Village of Centerville, Ohio, thereby furthering the public health, safety and welfare.

PASSED this 23rd day of Sept, 1968.

Paul C. Day  
Mayor - Village of Centerville

ATTEST:

Marilyn J. McLaughlin  
Clerk of Council - Village of Centerville

CERTIFICATE

The undersigned, Clerk of Council of the Village of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 15-68, passed by the Council of the Village of Centerville, Ohio, on the 23rd day of September, 1968.

Marion J. McLaughlin  
Clerk of Council