

**NOTICE OF ADOPTION**

I, Teri Davis, do hereby certify:

1. That I am the Clerk of Council of the Council of the City of Centerville, Ohio;  
and
2. That on the 11th day of September, 2023,  
Ordinance No. 09-23 was adopted by the Centerville City Council; and
3. That a certified copy of Ordinance No. 09-23 was published in the  
posting locations prescribed by the City of Centerville Council.

  
\_\_\_\_\_  
Clerk of Council

**ORDINANCE NO. 09-23  
CITY OF CENTERVILLE, OHIO**

SPONSORED BY COUNCILMEMBER Johanne Rau ON THE 11<sup>th</sup> DAY OF September, 2023.

**AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08,  
CHAPTER 1216, THE UNIFIED DEVELOPMENT ORDINANCE  
AS AMENDED, AS IT APPLIES TO TABLE 9.1, PERMITTED  
LAND USES IN THE BASE ZONING DISTRICTS, TO ALLOW  
DAY CARE CENTERS AS A CONDITIONAL USE IN THE R-1B,  
SINGLE-FAMILY RESIDENTIAL, ZONING DISTRICT.**

**WHEREAS**, on the 15th day of December 2008, the City of Centerville enacted the Unified Development Ordinance (UDO) to establish zoning regulations and to provide for its administration, enforcement and amendment; and

**WHEREAS**, the UDO establishes the list of accessory, permitted, conditional, and prohibited uses in Article 9, Development Standards; and

**WHEREAS**, the Council has determined that it is in the best interests of the City to amend the permitted use Table 9 .1 of the UDO to include day care centers as a conditional use in the R-1b, Single-Family Residential, zoning district; and

**WHEREAS**, the amendment is in harmony with the City of Centerville's comprehensive plan, Create the Vision; and

**WHEREAS**, all requirements of Chapter 713 of the Ohio Revised Code, with regard to the adoption of the UDO and/or amendments thereto by the Planning Commission and subsequent action of the City Council have been met.

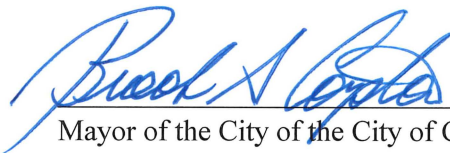
**NOW, THEREFORE**, the Municipality of Centerville hereby ordains:

**Section 1.** Ordinance Number 14-08 passed on the 15<sup>th</sup> day of December 2008 and as subsequently amended, be, and the same hereby is revised as follows with new language to be added in *italics* and text to be deleted in ~~strikeout~~ as provided in Section 5.02 of the Centerville Charter:

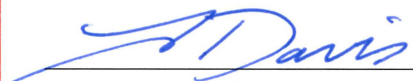
See Exhibit "A", attached hereto and made a part hereof, which includes day care centers as a conditional use in the R-1b, Single-Family Residential zoning district.

**Section 2.** This Ordinance shall take effect and be in force at the earliest date provided by law.

PASSED this 11<sup>th</sup> day of September, 2023.

  
\_\_\_\_\_  
Mayor of the City 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 Ordinance No. 09-23, passed by the Council of the City of Centerville, Ohio on the 11<sup>th</sup> day of September, 2023.

  
\_\_\_\_\_  
Clerk of the Council

Approved as to form, consistency with the  
Charter and Constitutional Provisions.

Department of Law  
Scott A. Liberman  
Municipal Attorney

Table 9.1, Permitted Land Uses in the Base Zoning Districts	Type of Use (Site Plan Requirement)						Land Uses																														
	P	Permitted Use	A	Agricultural	B-1	Neighborhood Business	-	Not Permitted Use	R-1 (a-e)	Single-Family Residential	B-2	General Business	CU	Community Use	R-2	Two-Family Residential	B-PD	Business Planned Development	C	Conditional Use	R-3	Multi-Family Residential	I-1	Light Industrial District	(Maj)	Major Site Plan	R-PD	Residential Planned Development	I-PD	Industrial Planned District	(Min)	Minor Site Plan	O-S	Office-Service	APD	Architectural Preservation District	O-PD
Specific Use Type	Approval Required by District																																				
Land Use Type	A	R-1a	R-1b	R-1c	R-1d	R-1e	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD																				
<b>Institutional, Civic, Recreational, Continued</b>																																					
Day Care Center	-	-	C (Maj) <sup>7</sup>	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)																				
Entertainment Public	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-																				
Family Day Care, Type A	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)																				
Family Day Care, Type B <sup>8</sup>	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)																				
Outdoor Recreational Club	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-																				
Golf Course	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	P (Maj)	P (Maj)	-	-	-																				
Hospital	-	-	-	-	-	-	-	-	-	-	P (Maj)	-	P (Maj)	P (Maj)	-	-	-																				
Indoor Recreational Club	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	P (Maj)																				
Natural Preserve Areas	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Maj)																				
Out Patient Surgery Center	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	P (Maj)	P (Maj)	P (Maj)	-	-																				
Parks, Open Space	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Maj)																				
Public Library	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)																				
Religious Institutions and Places of Worship (Large 150+ capacity)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)																				
Religious Institutions and Places of Worship (Small 1-150 capacity)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)																				
School: College	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)																				
School, Primary	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)																				
Swimming Pools (Not Private Residential)	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)																				
Zoo	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-																				
<b>Industrial, Manufacturing, Research, and Wholesale Use</b>																																					
Artisan/Craft Product Workshop	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	C (Maj)																				
Automobile or truck repair, including body work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Bakeries (Factory or Distribution)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
City Service Yards and Garages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Construction trades and contractor offices and shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Food Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Heavy equipment rental, sales, service and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	-																				
Junkyards/Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-																				
Light Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Machine Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Media Production	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)																				
Printing Services	-	-	-	-	-	-	-	-	-	-	P (Maj)	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	C (Maj)																				
Research and Development, Information Technologies	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-																				
Research and Development, Laboratories	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-																				
Research and Development, Medical Technologies	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-																				
Retail uses which have an industrial character	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Self-Storage Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj) <sup>9</sup>	-	-																				
Veterinary offices with fully enclosed runs, pens, or kennels	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-																				
Warehouses and Mini-Warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				

<sup>7</sup> Shall be located on a thoroughfare.

<sup>8</sup> Permitted as a Home Occupation

<sup>9</sup> See Article 9.05(A)(12) for regulations of Self-Storage Facilities

Table 9.1, Permitted Land Uses in the Base Zoning Districts	Type of Use (Site Plan Requirement)						Land Uses																														
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Specific Use Type		Approval Required by District																																			
Land Use Type	A	R-1a	R-1b	R-1c	R-1d	R-1e	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD																				
<b>Office Use</b>																																					
Government Offices	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	P (Maj)																				
Medical and Dental Offices	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)																				
Office Park	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-																				
Office Uses	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)																				
Research and Development, Offices	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-																				
<b>Residential Uses</b>																																					
Dormitory	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-																				
Dwelling , Multi-Family and Apartment Building	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)																				
Dwelling, Single-Family	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)																				
Dwelling, Duplex	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)																				
Mixed-Use Building <sup>10</sup>	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-	-	P (Maj)																				
Nursing and Convalescent Homes	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	-	-	-	-	-	-																				
Residence Family Home	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)																				
Residential Cluster Development	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)																				
Residential Group Home	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-																				
Senior Citizen Residential Community	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-	-	-																				
Satellite Dishes (Less than 1 meter in diameter)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																				
Telecommunications Cabinet	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)																				
Television Antennae (Residential)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																				
Wireless Communication Tower	See Article 9.55, Wireless Communication Facility Standards																																				
Wireless Communication Antennae	See Article 9.55, Wireless Communication Facility Standards																																				
<b>Temporary Uses</b>																																					
Carnival/Outdoor Amusement Use	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-																				
Seasonal Outdoor Sale of Farm Produce or Plants	P (Min)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-	-	-	C (Maj)																				
Seasonal Outdoor Sale of Landscaping Materials	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Min)	P (Min)	-	-	-																				
Sidewalk Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P																				
Temporary Construction Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																				
<b>Transportation, Aviation or Surface</b>																																					
Heliport <sup>11</sup>	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-																				
Public transit stations, including bus stops or park and ride lots	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)																				
Transport Uses, Taxi, Limousine and EMS	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-																				
<b>Utility Uses</b>																																					
Solar Power Plant	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-																				
Wind Power Plant	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-																				
Utility	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	C (Maj)																				

<sup>10</sup> Residential uses permitted alongside those otherwise permitted in district in which it is located.  
<sup>11</sup> A Heliport shall be set back a minimum of 100 feet from any property line.