

CENTERVILLE MUNICIPAL CODE

PART TWELVE - PLANNING AND ZONING CODE

TITLE TWO - Planning

Chap. 1202. Planning Commission. (Repealed)

Chap. 1204. Parklands. (Repealed)

Chap. 1206. Landmarks. (Repealed)

Chap. 1208. Comprehensive Development Plan.

Chap. 1210. Thoroughfare Plan.

Chap. 1212. Park and Public Open Space Plan.

Chap. 1214. Fee Schedules. (Repealed)

Chap. 1216. Unified Development Ordinance.

TITLE FOUR - Subdivision Regulations

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- Chap. 1202. Planning Commission. (Repealed)
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- Chap. 1212. Park and Public Open Space Plan.
- Chap. 1214. Fee Schedules. (Repealed)
- Chap. 1216. Unified Development Ordinance.

CHAPTER 1202

Planning Commission (Repealed)

EDITOR'S NOTE: Chapter 1202 was repealed in its entirety by Ordinance 14-08, passed December 15, 2008. For provisions regarding the Planning Commission, see the Unified Development Ordinance, available at the Centerville Municipal Building, Clerk's Office or Planning Department.

CHAPTER 1204
Parklands (Repealed)

EDITOR'S NOTE: Chapter 1204 was repealed in its entirety by Ordinance 14-08, passed December 15, 2008. For provisions regarding parklands, see the Unified Development Ordinance, available at the Centerville Municipal Building, Clerk's Office or Planning Department.

CHAPTER 1206
Landmarks (Repealed)

EDITOR'S NOTE: Chapter 1206 was repealed in its entirety by Ordinance 14-08, passed December 15, 2008. For provisions regarding landmarks, see the Unified Development Ordinance, available at the Centerville Municipal Building, Clerk's Office or Planning Department.

[Chapter 1208 begins on Page 27]

CHAPTER 1208
Comprehensive Development Plan

EDITOR'S NOTE: Resolution 13-71, passed December 8, 1971, adopted the Comprehensive Development Plan for the City, prepared by the firm of Parkins, Rogers and Associates, Inc. Copies of such Resolution and Plan may be obtained, at cost, from the Clerk of Council.

Resolution 17-04, passed June 14, 2004, adopted the Create the Vision Comprehensive Long Range Master Plan for the City. Copies of such Resolution and Plan may be obtained, at cost, from the Clerk of Council.

There are no sections in Chapter 1208. This chapter has been established to provide a place for cross references and any future legislation.

CROSS REFERENCES

Civil Preparedness Plan and programs - see ADM. 214.04
Responsibilities of City Planner - see ADM. 244.04
Montgomery County Solid Waste Management Plan - see
S.U. & P.S. Ed. Note, Ch. 1060
Planning Commission - see P. & Z. Ch. 1202
Thoroughfare Plan - see P. & Z. Ch. 1210
Park and Public Open Space Plan - see P. & Z. Ch. 1212

CHAPTER 1210
Thoroughfare Plan

EDITOR'S NOTE: Resolution 5-94, passed January 17, 1994, adopted a Traffic and Transportation Plan for the City, more particularly known as the Thoroughfare Plan for the City of Centerville. Copies of this resolution, and of the Plan, may be obtained, at cost, from the Clerk of Council.

There are no sections in Chapter 1210. This chapter has been established to provide a place for cross references and any future legislation.

CROSS REFERENCES

- Civil Preparedness Plan and programs - see ADM. 214.04
- Responsibilities of City Planner - see ADM. 244.04
- Streets generally - see S.U. & P.S. Ch. 1020
- Planning Commission - see P. & Z. Ch. 1202
- Comprehensive Development Plan - see P. & Z. Ch. 1208
- Park and Public Open Space Plan - see P. & Z. Ch. 1212

CHAPTER 1212
Park and Public Open Space Plan

EDITOR'S NOTE: Resolution 6-94, passed January 17, 1994, adopted a Community Facilities Plan for the City, more particularly known as the Park and Public Open Space Plan for the City of Centerville. Copies of this resolution, and of the Plan, may be obtained, at cost, from the Clerk of Council.

There are no sections in Chapter 1212. This chapter has been established to provide a place for cross references and any future legislation.

CROSS REFERENCES

- City planners to consider parks - see Ohio R.C. 713.02
- Municipal powers re parks - see Ohio R.C. 715.21, 717.01, 719.01, 755.41
- Land appropriation for parks - see Ohio R.C. 715.21, 719.01
- Parks and playgrounds - see Ohio R.C. Ch. 755
- Department of Parks and Recreation - see ADM. Ch. 248
- Parks and Recreation Commission - see ADM. Ch. 268
- Parks and recreation generally - see S.U. & P.S. Ch. 1062
- Benham's Grove - see S.U. & P.S. Ch. 1064
- Parklands - see P. & Z. Ch. 1204

CHAPTER 1214
Fee Schedules

EDITOR'S NOTE: Chapter 1216 and Ordinance 3-09 available at the Centerville Municipal Building, Clerk's Office, or Planning Department.

- 1214.01 General regulations governing fees. 1214.02 Unified Development Ordinance Schedule of Fees.

CROSS REFERENCES

- Receipt and payment of fees by Municipal officers and employees - see CHTR. § 12.03
Landmarks - see P. & Z. Ch. 1206
Unified Development Ordinance - see P. & Z. Ch. 1216
Zoning Code - see Part Twelve, Title Six
Building permit fees - see B. & H. Ch. 1442

1214.01 GENERAL REGULATIONS GOVERNING FEES.

(a) Payment of Fees. The applicant requesting a permit, inspection or certificate shall pay the full fee for said permit, inspection or certificate at the time the application is made. Any application received without the associated fee is considered to be incomplete and will not be processed.

(b) Fees Charged. Fees charged shall be in accordance with Table 1: City of Centerville Unified Development Ordinance Schedule of Fees in this chapter.

(c) Zoning Certificate Fees. Fees charged for a Development Plan, Overlay District Plan, Major Site Plan or Minor Site Plan shall include all Zoning Certificate components of the plan, such as, but not limited to, Engineering Review, Landscaping Plan, Lighting Plan or Signage. Separate fees shall not be charged for any individual component of a larger Zoning Certificate.

(d) Fees Charged Not Refundable. A fee received under this chapter is non-refundable if any of the following has occurred, unless the City Manager or appointed designee agrees to refund the required fee based upon a written request citing unique or unforeseen circumstances, or hardship on the part of the applicant:

- (1) A Zoning Certificate has been issued;
- (2) A decision has been rendered for any application under the UDO;
- (3) An application under the UDO is withdrawn after a public hearing has been set by the City Clerk of Council;

- (4) An application is withdrawn after a public meeting has been held by the City;
- (5) An application is withdrawn after the City has expended resources processing the application.
(Ord. 3-09. Passed 6-15-09.)

1214.02 UNIFIED DEVELOPMENT ORDINANCE SCHEDULE OF FEES.

Table 1		
APPLICATION OR PERMIT TYPE	FEE	COMMENTS
ADMINISTRATIVE		
Pre-Application meeting	\$0.00	
Appeal	\$300.00	
UDO interpretation	\$0.00	
UDO text amendment	\$400.00	
DOCUMENT REPRODUCTION		
Codified Ordinance	\$50.00	Fee charged is without a binder. Add \$15.00 for a binder.
Electronic media copies	\$1.00	Per disk
Large format copies including maps	\$2.00	Each
Microfilm copies	\$1.00	Each
Photocopies	\$0.10	Per page. No charge for the first 20 pages.
UDO Document	\$40.00	Add \$5.00 if document is to be mailed.
INSPECTION		
Public improvement inspection fees		Per linear foot of improvement.
Paved portion of street	\$1.00	Measured along the centerline of all streets, including the entire paved width as shown in the record plat construction sets.
Un-paved portion of street	\$0.75	Measured along the centerline of all streets, excluding the paved width as shown in the record plat construction sets.

APPLICATION OR PERMIT TYPE	FEE	COMMENTS
INSPECTION (Cont.)		
Paved portion of a cul-de-sac or other turn-around	\$1.00	Measured by the radius of a circular cul-de-sac or the greatest distance between the center and perimeter of a non-circular turn-around.
Sidewalk or multi-use path	\$1.00	An additional \$20.00 minimum fee shall be charged in the case where a performance bond only covers sidewalks.
Storm sewer	\$1.00	An additional \$20.00 minimum fee shall be charged in the case where a performance bond only covers curbs and/or storm sewers.
Curb	\$1.00	
Driveway apron (within right-of-way)	\$35.00	Each, unless work covered under a separate right-of-way permit.
LANDMARK PRESERVATION		
Landmark review		
Designation of landmark	\$0.00	
Rescind landmark designation	\$800.00	
Move or demolish designated landmark	\$500.00	
SUBDIVISION		
Lot split, minor subdivision, lot combination		
Residential	\$100.00	Single-family, two-family and three-family residential.
Nonresidential, multi-family	\$250.00	All other land uses including mixed uses.
Preliminary plat	\$300.00	
Record plat	\$750.00	
Performance bond/surety	\$100.00	Each
Subdivider's agreement	\$200.00	Each
Street vacation	\$300.00	
Easement vacation	\$200.00	

APPLICATION OR PERMIT TYPE	FEE	COMMENTS
USE		
Conditional use	\$800.00	
Rezoning	\$800.00	
Sexually oriented business license	\$250.00	Established by UDO, Article 9.49 E and not an additional fee.
Annual renewal	\$125.00	Established by UDO, Article 9.49 E and not an additional fee.
Sexually oriented business employee license	\$100.00	Established by UDO, Article 9.49 E and not an additional fee.
Annual renewal	\$50.00	Established by UDO, Article 9.49 E and not an additional fee.
ZONING		
Certificate of Zoning Compliance - review	\$0.00	This cost is covered in the Zoning Certificate Fees.
Demolition	\$50.00	If request for demolition requires a landmark review, applicant shall reimburse City for all third party costs to conduct said review.
Variance	\$400.00	
Zoning Certificate		
Accessory building	\$30.00	
Accessory use	\$30.00	
Change of use	\$30.00	
Development plan	\$750.00	
Engineering review		
Floodplain review	\$60.00	
Grading plan	\$60.00	
Stormwater drainage review	\$60.00	
Fence	\$30.00	
Landscape plan	\$35.00	
Lighting plan	\$35.00	

APPLICATION OR PERMIT TYPE	FEE	COMMENTS
ZONING (Cont.)		
Home occupation	\$35.00	
Minor amendment to an approved plan	\$35.00	
Overlay District plan	\$700.00	
Seasonal business use	\$500.00	
Sign, permanent	\$75.00	
Sign, temporary	\$35.00	
Sign, change of copy or re-face	\$35.00	
Site plan, major	\$400.00	
Site plan, minor	\$100.00	
Temporary use	\$35.00	
Zoning verification	\$40.00	

(Ord. 3-09. Passed 6-15-09; Ord. 16-11. Passed 11-21-11.)

CHAPTER 1216
Unified Development Ordinance

EDITOR'S NOTE: The Unified Development Ordinance was adopted by Ordinance 14-08, passed December 15, 2008, and amended by Ordinance 3-09, passed June 15, 2009, Ordinance 4-10, passed April 9, 2010, Ordinance 7-10, passed June 21, 2010, Ordinance 1-11, passed March 21, 2011, Ordinance 2-11, passed February 21, 2011, Ordinance 7-11, passed April 18, 2011, Ordinance 12-11, passed June 20, 2011, Ordinance 4-11, passed January 23, 2011, Ordinance 13-11, passed September 19, 2011, Ordinance 30-12, passed January 28, 2013, Ordinance 4-13, passed May 20, 2013, Ordinance 13-13, passed October 21, 2013, Ordinance 16-17, passed December 16, 2013, Ordinance 17-13, passed December 16, 2013, Ordinance 18-13, passed December 16, 2013, Ordinance 01-14, passed April 21, 2014, Ordinance 04-14, passed June 16, 2014, Ordinance 17-14, passed October 20, 2014, and Ordinance 35-14, passed May 18, 2015. The Unified Development Ordinance is available at the Centerville Municipal Building, Clerk's Office or Planning Department. An unofficial copy of the Uniform Development Ordinance is available on the City's webpage at <http://www.ci.centerville.oh.us/index>.

The following list contains the subjects covered by the Unified Development Ordinance:

Article 1: GENERAL PROVISIONS

- 1.01 Purpose
- 1.03 Title
- 1.05 Ordinance Authority
- 1.07 Ordinance Jurisdiction
- 1.09 Ordinance Effective Date
- 1.11 Repeal of Existing Ordinances
- 1.13 Relationship to Repealed Ordinances
- 1.15 Organization of the Unified Development Ordinance (UDO)
- 1.17 Relationship to Existing Ordinances and Rules of Construction
- 1.19 Relationship to Comprehensive Plan
- 1.21 Conformance to Regulations
- 1.23 Establishment of Fees
- 1.25 Ordinance Separability

Article 3: ADMINISTRATION

- 3.01 Purpose
- 3.03 City Council's Role and Responsibility
- 3.05 Planning Commission's Role and Responsibility

- 3.07 Board of Architectural Review’s Role and Responsibility
- 3.09 City Planner’s Role and Responsibility
- 3.11 Technical Review Committee’s (TRC) Role and Responsibility
- 3.13 Nonconforming Uses, Lots, Structures and Land in Combination
- 3.15 Ordinance Enforcement and Penalties
- 3.17 Ordinance Interpretation

Article 5: DEVELOPMENT PROCEDURES

- 5.01 Purpose
- 5.03 General Requirements
- 5.05 Consolidated Approvals
- 5.07 UDO Text and Official Zoning Map Amendments
- 5.09 Development Approvals: Categories and Criteria
- 5.11 Development Approvals: Procedure
- 5.13 Development Approvals: Submittal Requirements
- 5.15 Related Approvals: Building and Occupancy Permit
- 5.17 Variance Procedure
- 5.19 Appeals Procedure

Article 7: ZONING DISTRICTS

- 7.01 General Provisions
- 7.03 Official Zoning Map
- 7.05 Agricultural District
- 7.07 Residential Districts
- 7.09 Office and Institutional District
- 7.11 Commercial
- 7.13 Architectural Preservation District
- 7.15 Industrial Districts
- 7.17 Planned Districts
- 7.19 Overlay Districts (Mandatory)
- 7.21 Mixed Use Overlay Districts (Optional)
- 7.23 Residential Overlay Districts (Optional)
- 7.25 Landmark Designations (Optional)

Article 9: DEVELOPMENT STANDARDS

- Part 1: Zoning:
 - 9.01 Purpose
 - 9.03 Applicability
 - 9.05 Base Zoning Districts
 - 9.07 Overlay Zoning District Standards
- Part 2: Subdivision:
 - 9.09 Purpose
 - 9.11 Applicability

- 9.13 Required Improvements
- 9.15 Lot and Block Arrangement
- 9.17 Guarantee of Construction and Installment of Improvements; Inspections

- Part 3: Site Design and Improvement Standards:
 - 9.19 Purpose
 - 9.21 Applicability
 - 9.23 Required Improvements
 - 9.25 Landscaping, Screening and Bufferyard Standards
 - 9.27 Non-Residential On-Site Lighting Standards
 - 9.29 Parking and Loading Standards
 - 9.31 Access Control for Streets and Highways
 - 9.33 Parking Fee-in-Lieu
 - 9.35 Stormwater and Drainage Standards
 - 9.37 Floodplain Design Standards

- Part 4: Supplemental Standards:
 - 9.39 Accessory Buildings and Use Standards
 - 9.41 Antennae
 - 9.43 Home Occupations
 - 9.45 Landmarks
 - 9.47 Parklands
 - 9.49 Sexually Oriented Businesses Standards
 - 9.51 Sign Standards
 - 9.53 Supplemental Standards for Zoning Districts
 - 9.55 Wireless Communication Facility Standards
 - 9.57 Alternative Energy Systems

- Article 11: DEFINITIONS
 - 11.01 Interpretation
 - 11.02 Definitions

TITLE FOUR - Subdivision Regulations

EDITOR'S NOTE: The original Subdivision Regulations were repealed by Ordinance 14-08, passed December 15, 2008, and were made part of the Unified Development Ordinance, available at the Centerville Municipal Building, Clerk's Office or Planning Department.

TITLE SIX - Zoning

EDITOR'S NOTE: The Zoning Code of the City was adopted by Ordinance 11-86, passed July 21, 1986, and subsequently repealed by Ordinance 14-08, passed December 15, 2008 which includes the zoning regulations as part of the Comprehensive Plan. The Zoning Code is hereby adopted by reference and made a part of this Code of Ordinances as if fully set forth herein. Copies of the Zoning Regulations may be obtained from the City Clerk.

