

**ORDINANCE NO. 2015-07-L&R**

**ORDINANCE AMENDING PORTIONS OF GREENHILLS CODE OF ORDINANCES  
PART ELEVEN – PLANNING AND ZONING CODE**

**WHEREAS,** Village Council forwarded proposed zoning code amendments to the Greenhills Planning Commission for consideration and recommendation, and

**WHEREAS,** the Greenhills Planning Commission, after due consideration and a public hearing Planning Commission has recommended approval of the attached amendments.

**NOW THEREFORE, BE IT ORDAINED** by the Council of the Village of Greenhills, State of Ohio.

**SECTION 1.**

The proposed amendments to the Greenhills Planning and Zoning Code attached as Exhibit “A” to this Ordinance are hereby approved by Village Council.

**SECTION 2.**

This ordinance shall be in effect from and after the earliest period allowed by law.

Passed this 27th day of October, 2015.

David Moore, MAYOR /s/

Kathryn L. Lives, CLERK OF COUNCIL /s/

**PROPOSED CHANGES TO THE GREENHILLS ZONING CODE APPROVED BY  
GREENHILLS PLANNING COMMISSION**

ADD:

1111.01 DEFINITIONS:

(43.01) Dog run/cage – A dedicated enclosed area within a rear yard where dogs may be contained and/or exercised.

(121.01) – Sign, Abandoned. Any sign face or copy that no longer identifies a business that is in operation, or that identifies an activity or event that has already occurred, shall be considered abandoned.

Section 1115.09 OPERATIONS WITHIN ENCLOSED STRUCTURES

All commercial, business, service and retail operations shall be contained wholly within enclosed buildings unless a conditional use permit is obtained pursuant to the requirements of Greenhills Zoning Code Section 1151.

1125.07 (1) DOG RUN/CAGE REQUIREMENTS:

The Village of Greenhills requires that a building permit be obtained prior to the installation of a dog run/cage. Dog runs/cages are subject to the following requirements:

Dog run/cage can be used for no other purpose than a dog run/cage.

Minimum height – 4 feet

Maximum height – 6 feet

Maximum area not to exceed 200 square feet

Dog run/cage shall not be wider than 15 feet. Maximum length of any side of dog run/cage shall not exceed 20 feet.

Material shall be either chain link with vinyl coating, wrought iron, or materials similar to wrought iron.

An inside corner of the house or an alcove shall be used to screen dog run/cage, if possible.

Dog run/cage shall not be visible from the street.

Dog run/cage MUST be attached to the house (cannot be free-standing).

If the dog run/cage is rectangular in shape, it is the long side of the dog run/cage that must be attached to the house.

Call for underground utility inspection at least 48 hours prior to digging.

#### Section 1125.26 OUTDOOR STORAGE IN RESIDENTIAL AREAS:

The outdoor storage of materials in a residential district shall not be permitted in the front yard for more than 48 hours. Outdoor storage shall be located behind the front building line of the dwelling and shall be stored in an orderly manner (e.g. stacked) and shall remain free of stagnant water and vermin. The Municipality may require the screening of items stored outdoors.

#### Section 1125.27 JUNK STORAGE

In any District, the accumulation and/or storage of junk vehicles, disabled or inoperative machinery and equipment, dismantled parts of vehicles, machinery or equipment, discarded appliances and furnishings, other junk and debris, shall be prohibited except when stored within a completely enclosed building or structure.

#### Section 1149. SIGN REGULATIONS

Add the following first paragraph to Section 1149.02 General Provisions:

##### **General Requirements**

Except as specifically provided in this chapter, only those signs which identify, advertise or promote the use established or goods sold or services rendered on the premises upon which the sign is located shall be permitted to be constructed, maintained or continued in the Municipality.

NOTE: The remainder of this section stays the same.

Section 1149.07-8(a) Abandonment of Sign(s):

**Abandonment of Sign(s)**

If any sign is abandoned for a period of at least 90 consecutive days in any 12 month period, such sign shall be a nuisance affecting or endangering surrounding property values and be detrimental to the public health, safety and general welfare of the Municipality and shall be abated.

Such sign shall be abated within 60 days of notification by the Zoning Officer either by:

- A. Removing the sign in question. Removal includes the total disassembly of the sign structure including the base and/or the bracket or other form of attachment, to the grade or surface on which the sign was erected, mounted or affixed. The property owner shall paint over painted wall signs so the original sign is not visible and completely blocked. The entire wall shall be painted if the color of paint use to block out the painted sign does not match the color of the wall. Any sign not removed within the specified 60 day time period may be removed by the Municipality at the property owner's expense and assessed to that property owner on the next County Property Tax Statement.
- B. Altering the sign and its structure so that it conforms to the regulations and provisions of this Code.

ADD: SECTION 1151.05 (BOARD OF ZONING APPEALS) (B) (3) I & J

(I) Notification. A reasonable time will be fixed for the hearing of the application for appeal, giving ten (10) days' notice in writing to the parties of interest and giving notice of such public hearing by publication in one or more newspapers in general circulation in the Village at least (10) days before the date of such hearing.

(J) Fees. Each application for appeal shall be accompanied by a check or money order, payable to Greenhills, in the amount to be determined and set by Village Council to cover the cost of publishing and/or posting and mailing the notice of the hearing or hearings and other expenses in conjunction therewith.