ORDINANCE NO. 2015-03-L&R

ORDINANCE AUTHORIZING THE VILLAGE CLERK TO FORWARD TO THE GREENHILLS PLANNING COMMISSION PROPOSED AMENDMENTS TO THE GREENHILLS ZONING CODE FOR REVIEW AND RECOMMENDATION

WHEREAS, amendments to the Zoning Code may be initiated by passage of an ordinance by the Village Council that is then certified by the Village Clerk and forwarded to the Greenhills Planning Commission for review and recommendation; and

WHEREAS, the Council Committee on Intergovernmental Affairs, Laws & Rules has developed the attached list of proposed amendments and would like to initiate formal consideration of these items;

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

SECTION 1.

The Village Clerk shall certify and forward to the Greenhills Planning Commission the attached proposed amendments to the Greenhills Zoning Code.

SECTION 2.

The Greenhills Planning Commission, upon receipt of the amendments, shall review, discuss, and approve or modify the amendments; conduct a required public hearing, and convey amendments back to the Village Council with recommendations, all according to Section 1151.08 of the Greenhills Codified Ordinances; and

SECTION 3.

The Village Council will eventually receive recommendation(s) back from the Greenhills Planning Commission, at which time the Village Council will conduct a required public hearing, and then either adopt or deny the recommendation(s), or adopt some modification of the recommendation(s) of the Greenhills Planning Commission.

SECTION 4.

That this ordinance is and shall be effective from and after the earliest period allowed by law.

Passed this 28th day of April, 2015.

David Moore, MAYOR /s/

Kathryn L. Lives, CLERK OF COUNCIL /s/

I, Kathryn L. Lives, do hereby certify that this ordinance is a certified copy of Ordinance No. 2015-03-L&R which was passed by the Council of the Village of Greenhills, Ohio on April 28, 2015.

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PROPOSED CHANGES TO THE GREENHILLS ZONING CODE

ADD:

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 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.

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.

Add as Section 1149.07 (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, to the grade on which the sign was erected. 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.