



Zoning Code Changes
Ordinance 2016-1

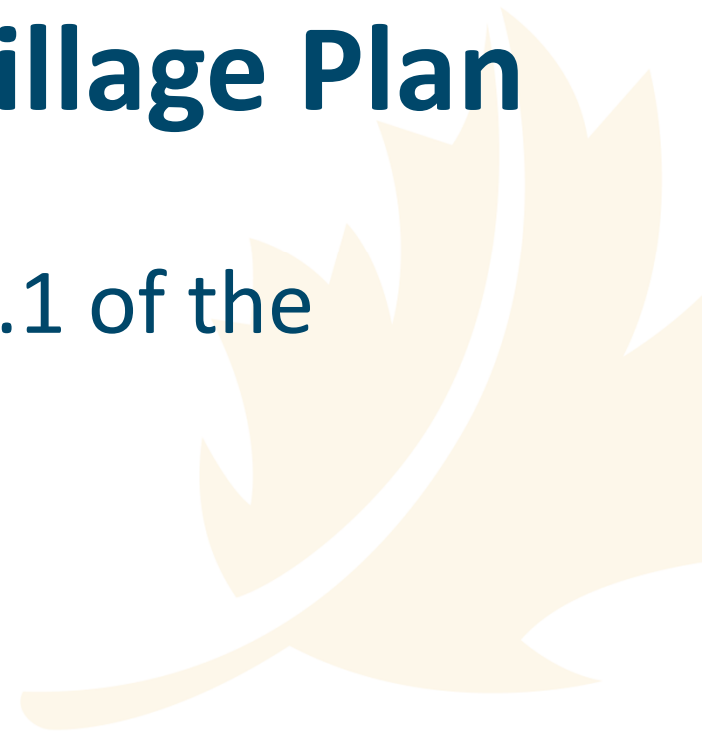
February 8, 2016

Article 3 – Construction of Language and Definitions

- Definition of a **Block** – match definition in the Subdivision Regulations approved in 2015

Article 14 – Bellbrook Village Plan

- Include missing word in Section 4.1 of the Guidelines for the Old Village



Article 17 – Planned Development

- Make **height allowance for residential structures** consistent with other Articles in the Zoning Code
 - **35 feet or 2 ½ stories** maximum height



Article 18 – General Provisions

- **18.12** – Make language regarding **Amateur Radio Station Antenna** consistent with State and Federal Regulations
- **18.13** – Update permit requirements for **Temporary Tents** to be consistent with regulations of the Greene County Building Department
- **18.16 – Off Street Parking Regulations** – removed “semi-hard” as a surface option; Compacted gravel is not accepted; Parking on grass is prohibited.

Article 18 – General Provisions

- **18.18 – Minimum Floor Elevation – removed from General Provisions; requirement already included in Article 15 – Flood Damage Prevention**



Article 19 – Enforcement & Penalties

- **19.12 – Penalties**

- Add “**Assessment of a Civil Penalty**” as an enforcement option for Zoning Violations
 - Can be used in addition to or in conjunction with misdemeanor complaint
 - Provides **framework** for future use for Zoning Violations
 - Council must establish **Schedule of Assessed Penalties** based on Severity of Violation
 - Final Administration will be detailed when Schedule is adopted
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