

# VILLAGE OF PLEASANT HILL, OHIO

## ORDINANCE 1003

### AN ORDINANCE AMENDING SECTIONS 150.012, 150.041, 150.046, AND 150.159 OF THE PLEASANT HILL ZONING CODE

WHEREAS, the current code sections 150.012, 150.041, 150.046, and 150.159 are not consistent with current practices and;

WHEREAS, the Village of Pleasant Hill desires to have its code in conformity with current practices;

BE IT ORDAINED, by the Council of the Village of Pleasant Hill, Miami County, Ohio, three fourths of the members elected or appointed approve that:

SECTION ONE: Section 150.012 of the Pleasant Hill Zoning Code is hereby amended to read as follows:

#### 150.012 ACCESSORY USE

- (A) Private garages for storage of vehicles of residents and employees.
- (B) Home occupations.
- (C) Pools. Swimming pools for use by residents and guests only, provided such pools are set back 15 feet from all lot lines and enclosed with a fence 5 feet high.
- (D) Sleeping rooms. The renting or leasing of rooms by a resident family, provided the number of roomers does not exceed two in any dwelling unit.
- (E) (D) Signs permitted as accessory uses. See 150.156.

SECTION TWO: Section 150.041 of the Pleasant Hill Zoning Code is hereby amended to read as follows:

#### 150.041 PERMITTED PRINCIPAL USES

- (A) Two-family dwellings.
- (B) Apartment houses and apartment hotels.
- (C) Multiple dwellings.
- (D) Boarding houses.

- (E) (D)Churches an similar places of worship.
- (F) (E)Parish houses and convents in conjunction with churches or schools.
- (G) (F)Public community center buildings, parks, playgrounds, and golf courses.
- (H) (G)Public and parochial schools.
- (I) (H)Public libraries.
- (J) (I)Row houses.
- (K) (J)Town houses.
- (L) (K)Mortuaries or funeral homes.
- (M) (L)Condominiums.

SECTION THREE: Section 150.046 of the Pleasant Hill Zoning Code is hereby amended to read as follows:

150.046 ACCESSORY PARKING

- (A) There shall be provided two parking spaces per dwelling unit.
- (B) There shall be provided one parking space for each two roomers.
- (C) (B)For parking space required for other then residential uses, see 150.153.

SECTION FOUR: Section 150.159 of the Pleasant Hill Zoning Code is hereby amended to read as follows:

150.159 MODULAR HOMES

NO Modular Homes approved by the ~~Ohio Basic Code~~  
SHALL BE approved for building by this code.

SECTION FIVE: That all ordinances or resolutions in conflict with this Ordinance are hereby amended to be consistent with this Ordinance.

SECTION SIX: That this Ordinance be and is hereby declared to be an emergency measure for the immediate preservation of the health, welfare, and safety of the citizens of the Village of Pleasant Hill, Ohio for the aforementioned reasons and therefore, this Ordinance shall take effect immediately upon its passage.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2005.

Approved as to form:

\_\_\_\_\_  
Solicitor

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Fiscal Officer

\_\_\_\_\_  
President of Council