

## ORDINANCE 2025-06

AN ORDINANCE AMENDING CHAPTER 1141 COMMUNITY CENTER DISTRICT OF THE CITY OF BROOKVILLE, OHIO.

**WHEREAS**, Chapter 1141 (CC) Community Center District of the Code of Ordinances provides zoning regulations for the Market Street business district in the City of Brookville.

**WHEREAS**, the Planning Commission and City Council desire to amend Chapter 1141.02(a) to prohibit certain uses in this district and thereby preserve the historic character of the district.

**WHEREAS**, after public hearing on this amendment to the zoning code of the City of Brookville, Ohio as required by Section 4.11 of the Charter, and upon recommendation of the Planning Commission, Council hereby adopts this Ordinance to amend the zoning code.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOKVILLE, OHIO THAT:**

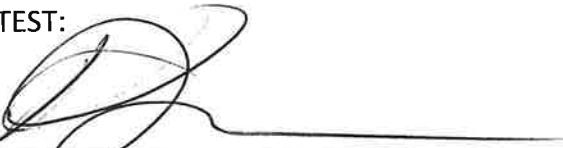
**SECTION I:** Section 1141.02(a) of the Code of Ordinances is hereby amended and replaced by Section 1141.02(a) as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

**SECTION II:** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**SECTION III:** This Ordinance shall take effect thirty (30) days after passage by the Council of the City of Brookville as provided by the Charter of the City of Brookville.

PASSED this 20th day of May, 2025.

ATTEST:



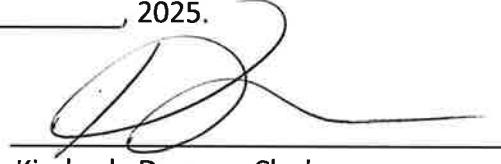
Kimberly Duncan, Clerk



Charles Letner, Mayor

**CERTIFICATE**

The undersigned, Clerk of the City of Brookville, does hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-06, passed by the Council of the City of Brookville, Ohio, on the 20th day of May, 2025.



Kimberly Duncan, Clerk

**CERTIFICATE OF POSTING**

The undersigned, Clerk of the City of Brookville, Ohio, hereby certifies that the foregoing Ordinance No. 2025-06 was posted at the City Building, US Post Office and the Brookville Branch of the Montgomery County Public Library, Brookville, Ohio, on the 21st day of May, 2025, to the 19th day of June, 2025, both days inclusive.



Kimberly Duncan, Clerk

EXHIBIT "A"

**1141.02 USES.**

(a) Permitted Uses.

(1) Department Stores

(2) Establishments engage in the retail trade of drugs, art, book and stationery shops, bicycle stores including rental and repair, apparel stores including specialty shops, florist shops, antique shops, sporting goods stores, coin and stamp stores, jewelry stores, gift shops, food stores, grocery stores, meat market, bakery goods sales, candy and ice cream shops and delicatessens, hobby shops, interior decorating shops, leather goods and luggage stores, second hand stores, shoe stores and repair shops, variety stores, optical goods, furniture, home furnishings and appliance stores.

(3) Eating and drinking-restaurants or other places serving food and/or beverage except drive-ins.

(4) Hardware and related stores such as paint, wallpaper, and similar uses.

(5) Establishments engaged primarily in the field of finance, insurance, and real estate; banks, excluding drive-in type; credit agencies other than banks; investment companies, real estate, insurance companies.

(6) Establishments engaged in providing a variety of personal services to individuals, such as: barber and beauty shops, and shoe repair.

(7) Medical and other health services.

(8) Employment agencies, miscellaneous business services such as advertising, accounting, auditing and bookkeeping services.

(9) Engineering and architectural services.

(10) Non-profit professional, charitable, service and labor organizations.

(11) Schools-music, dance and business, clothing and costume rental stores, photographer's or artist's studio.

(12) Radio and television broadcasting studios.

(13) Travel bureaus and ticket offices.

(14) Other uses, which in the opinion of the Planning Commission are similar to the above uses indicated as being permitted, provided, however, that the following uses are expressly prohibited in the Community Center District: Tobacco, smoke and vape shops, check cashing stores, and pawn shops.

(15) Accessory buildings incidental to the principal use. Regulations governing accessory facilities and uses are specified in Chapter 1157.