

The Village of Greenhills has had an adopted zoning ordinance since the 1940s. The original zoning regulations have undergone numerous amendments and revisions since adoption, including several major updates in the 1960s and again in the 1980s. (See Zoning Map on next page)

Enforcement of the zoning regulations is the responsibility of the Zoning Inspector, who ensures compliance with the regulations for all existing and proposed uses of land within the Village. The zoning ordinance establishes seven distinct districts ranging from large lot residential to light manufacturing. In addition, the Village adopted a Planned Unit Development district in 2003 as an overlay of the underlying zoning districts. The Planned Unit Development District allows flexibility of design for projects that are permitted in the existing zoning districts.

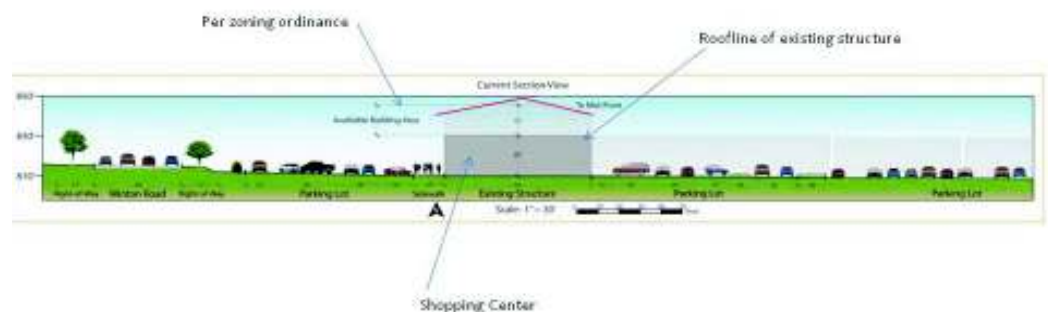
The specific zoning districts included in the ordinance are:

- R-Estate One-Family Residence District – density of one unit per acre
- R-1 One-Family Residence District – density of 5.12 units per acre
- R-2 Multi-Family Residence District – general density of 9.68 units per acre
- B-1 Business District – general business uses permitted
- B-2 Light Industrial District – B-1 uses and light manufacturing permitted
- B-3 Professional Business District – office and institutional uses permitted
- Greenbelt District – recreational and public uses permitted
- PUD District – uses per underlying zoning, design flexibility permitted

The B-1 Business District is unique compared to other districts in that site plan review and approval by the Village Planning Commission are required for all uses. This review and approval ensures that all business development in the Village can be reviewed for consistency of proposed site and building design with surrounding developments prior to construction. The maximum height in the district is 35 feet. No residential uses are permitted in the B-1 Business District.

The site plan review process involves Planning Commission review of preliminary development plans and Final Development Plans prior to the issuance of a permit to build. This type of oversight is not typically included in zoning ordinances for other communities within Hamilton County. Site plan review and approval is important to maintain the existing character of the Village of Greenhills.

In addition, the Village has an adopted Greenbelt District that is not typical of other surrounding communities. The greenbelt district allows only recreation and agricultural uses and is shown on the Village zoning map for all property originally designated as greenbelt in the 1930s. This property surrounds the Village and blends in with preserved woodlands in Winton Woods Park.

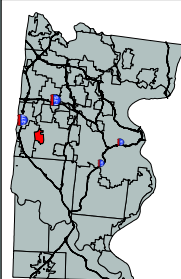


Zoning Map



Zoning Description	
Buildings	R-1 Single Family Residence
Parcels	R-1 PUD Single Family Residence
	R-2 Multi-Family Residence
	B-1 Business District
	B-3 Professional Business District
	B-2 Light Industrial
	G-1 Greenbelt District

Source: Village of Greenhills

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Comprehensive Plan:
Greenhills
Hamilton County, Ohio

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COMPREHENSIVE PLAN 49

Property Maintenance

The Village of Greenhills has adopted property maintenance ordinances related to building and yard upkeep, trash disposal, and rental inspections. The building maintenance and yard upkeep programs require buildings to be maintained and yards to be mowed. The trash disposal inspection ensures that trash is disposed of in proper containers and that the containers are not put out too early or left out when empty.

The rental unit program requires all rental units to be inspected every three years or upon each tenant change. This ensures that rental property owners maintain rental units in a safe condition.

The property maintenance ordinances are enforced by the Village Building Official. The Building Official does all inspections and investigates property maintenance complaints. In 2008, there were 116 property maintenance inspections and 67 rental unit inspections in the Village.

Building Permits

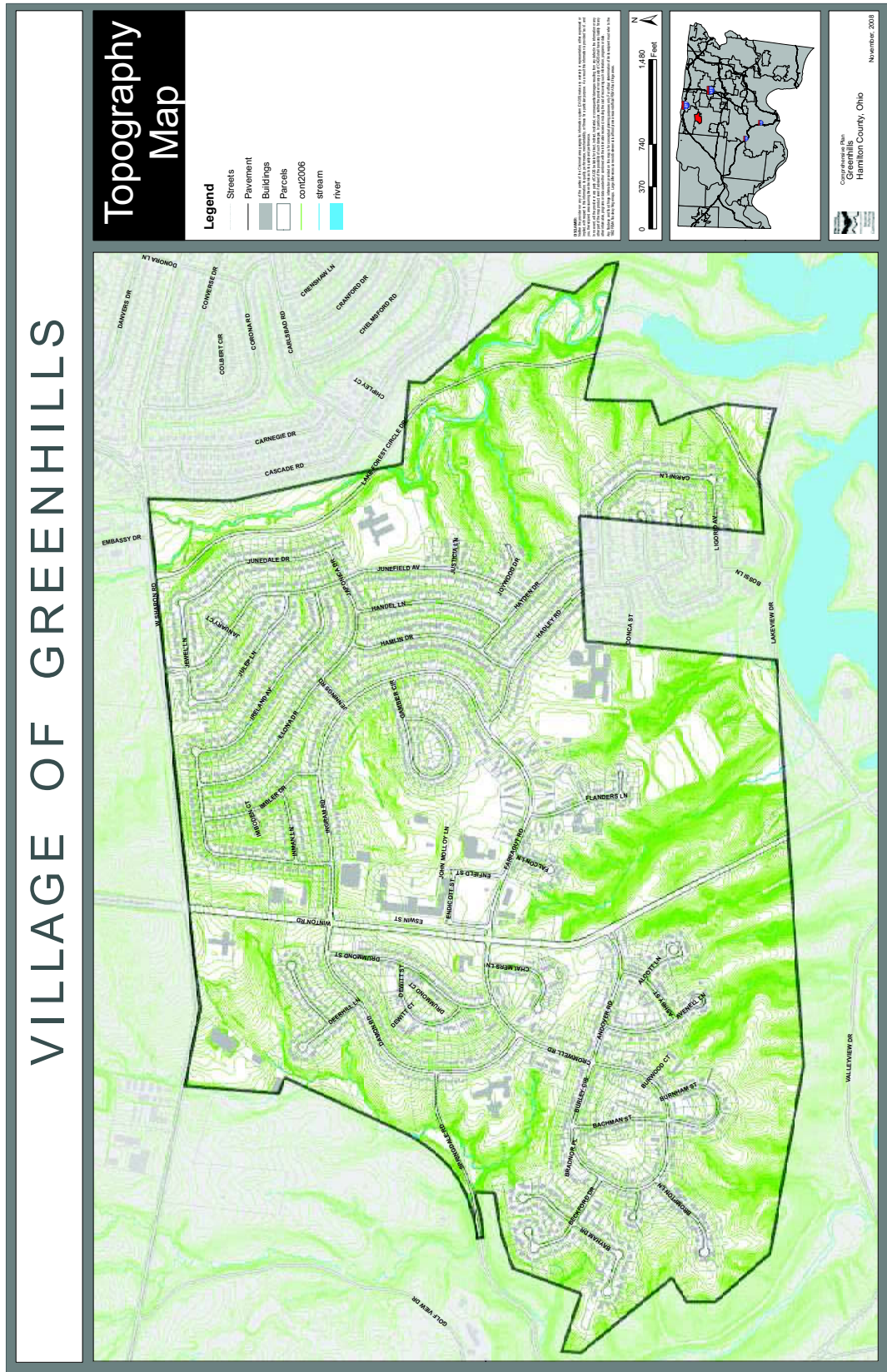
The Village of Greenhills Building Official is required to process all building permit applications and conduct all building inspections. Applications can be made at the Village office and involve the submission of a properly completed form, application fee, and various plans required depending on the specific permit request. Review and issuance of a building permit usually takes one week. After issuance of a building permit, construction may begin. The Building Official then inspects the building throughout the construction process. For a typical residential unit, there may be 4 to 5 on-site inspections from start to finish. Commercial permits require more inspections. In 2008, there were 52 building permits issued in the Village of Greenhills.

Table 18
Building Permit Quantity
and Value

*Source: Official Statement
\$2,195,000 Village of Greenhills,
Ohio Various Purpose Bonds,
General Obligation (Limited Tax)
Series 2008. Page 18*

Including Commercial, Industrial, Commercial Industrial, Residential and Public (both remodeling and new construction)		
Year	Number	Value
2002	38	\$ 312,242
2003	51	\$ 428,472
2004	66	\$ 570,927
2005	65	\$ 609,167
2006	50	\$ 695,191
2007	44	\$ 337,029

The Village is characterized by rolling topography with many steep ravines along its boundary within designated greenbelt areas. Larger buildings, like the Village Center, occupy flatter areas while residential buildings have been built to accommodate gradual topographical changes from structure to structure. Along the edges of the Village, homes occupy ridge tops and the surrounding hills and valleys are located in wooded greenbelts that drain to surrounding streams and drainage-ways.



Map 10 Topography Map
Latitude 39.268 and longitude -84.523. The elevation is 804 feet.

Physical Conditions

The only significant stream located within the Village is Stream No. 4, which is tributary to the Winton Woods Lake. There is another tributary to Winton Woods Lake, Stream No. 7, located southwest of the Village, outside corporate limits. The only properties within the Village prone to flooding are located within park owned greenbelt parcels.

