



The Greenbelt—Existing Land Use

The Greenbelt G-1 zoning district extends over approximately 270 acres (30+% of the Village's land area) and includes the following land uses (1): Parks & Recreation, Public-Semipublic, Institutional, Educational, and Vacant. The designated Greenbelt district follows consistently the topography of the land and includes numerous ravines and waterways, which explains why the area has remained largely undeveloped. Interestingly, the greenbelt is made of numerous parcels many of them privately owned. According to the zoning ordinance, the G-1 district is to remain a green open space, except for the following purposes (2):

- Public park reservation and playgrounds
- Public recreational buildings
- Allotment gardens, farms, nurseries and gardens
- Public utilities
- Bus passenger stations

Signs erected by public authority of an educational or directional nature for the welfare and convenience of the public

In any case, in a G-1 district no building shall be erected or altered to exceed 25 feet or one story in height. Unoccupied towers are excepted. In order to develop in the greenbelt, it requires the matter to be put in the ballot. The Baptist Church at the corner of Winton Road and W. Sharon Road filed a suit against the Village and won the right develop in its property which is located in the greenbelt.

Sources:

(1) Hamilton County Auditor land use codes used for taxing purposes.

(2) Greenhills Ord. 211. Passed 8-2-49