

November 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2 <i>DAYLIGHT SAVING TIME ENDS</i>	3	4	5 STREETS, STORM WATER AND UTILITIES 6:00 COUNCIL 7:30 CAUCUS 7:15	6	7	8
9	10 CIVIL SERVICE (FIRE STATION #1) 4:00 SPECIAL FINANCE MTG 6:30	11	12 PLANNING COMMISSION 7:00 CAUCUS 6:45	13	14	15
16	17	18 FINANCE, SAFETY & B&BC 6:00 COUNCIL 7:30 CAUCUS 7:15	19	20	21	22
23	24 SPECIAL FINANCE MTG 6:30	25 REC BOARD 6:00 BZA 7:00 CAUCUS 6:45	26	27 <i>THANKSGIVING</i>	28	29
30						

*All meetings will be held at City Hall 13834 Ridge Road thru November 7, 2014.
After that date all meetings will be held at the New City Hall, 14600 State Road, unless otherwise noted.

**NORTH ROYALTON CITY COUNCIL
A G E N D A
NOVEMBER 5, 2014**

7:15 p.m. Caucus

Council Meeting 7:30 p.m.

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REGULAR ORDER OF BUSINESS

1. Call to Order.
2. Opening Ceremony (Pledge of Allegiance).
3. Roll Call.
4. Approval of Minutes: October 21, 2014.
5. Communications.
6. Mayor's Report.
7. Department Head Reports.
8. President of Council's Report.
9. Committee Reports:

Building & Building Codes
Finance
Review & Oversight
Safety
Storm Water
Streets
Utilities

John Nickell
Larry Antoskiewicz
Dan Kasaris
Dan Langshaw
Steve Muller
Paul Marnecheck
Gary Petrusky

10. Report from Council Representatives to regulatory or other boards:

Board of Zoning Appeals
Planning Commission
Recreation Board

Dan Kasaris
Larry Antoskiewicz
Paul Marnecheck

11. Public Discussion: Five minute maximum, on current agenda legislation only.

12. **LEGISLATION**

FIRST READING CONSIDERATION

1. **14-126** - AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART FOURTEEN BUILDING AND HOUSING CODE, CHAPTER 1444 LICENSING OF TRADESMEN AND CONTRACTORS, SECTION 1444.09 PERFORMANCE BOND; ATTACHMENT OF BOND, BY AMENDING PARAGRAPH (a) AND CREATING NEW PARAGRAPHS (f) AND (g), AND DECLARING AN EMERGENCY.
 2. **14-127** - AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NORTH ROYALTON, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2015.
 3. **14-128** - AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1276 BUSINESS DISTRICTS, SECTION 1276.02 USE REGULATIONS FOR OFFICE BUILDING DISTRICTS, PARAGRAPH (c) ACCESSORY USES PERMITTED, AND DECLARING AN EMERGENCY.
13. Miscellaneous.
 14. Adjournment.

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART FOURTEEN BUILDING AND HOUSING CODE, CHAPTER 1444 LICENSING OF TRADESMEN AND CONTRACTORS, SECTION 1444.09 PERFORMANCE BOND; ATTACHMENT OF BOND, BY AMENDING PARAGRAPH (a) AND CREATING NEW PARAGRAPHS (f) AND (g), AND DECLARING AN EMERGENCY

WHEREAS: It has been determined to be necessary to allow the Building Commissioner to relinquish the city's rights under a performance bond and to assign those rights to any person, firm or corporation with whom the contractor has contracted, provided it has been determined that no municipal action or expenditure is required to correct a violation; and

WHEREAS: It is therefore necessary to amend the Codified Ordinances of the City of North Royalton, Part Fourteen Building and Housing Code, Chapter 1444 Licensing of Tradesmen and Contractors, Section 1444.09 Performance Bond; Attachment of Bond by amending Paragraph (a) and creating new Paragraphs (f) and (g); and

WHEREAS: Council desires to provide for this amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Part Fourteen Building and Housing Code, Chapter 1444 Licensing of Tradesmen and Contractors, Section 1444.09 Performance Bond; Attachment of Bond of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

1444.09 PERFORMANCE BOND; ATTACHMENT OF BOND.

(a) Every registered contractor shall, as a condition of his or her registration, file with the Building Commissioner a surety bond in the amount as set forth in the fee structure in Chapter 214 of the Administrative Code using the form designated as *Appendix I to Chapter 1444 "Exhibit A," attached to Ordinance No. 05-26, passed March 15, 2005* as follows: the surety bond shall guarantee full and faithful compliance by the registered contractor with all pertinent laws and regulations of the State of Ohio and the City, and shall bind the surety thereon to correct or abate any violation of said laws or regulations whenever the registered contractor named as the principal on such bond refuses, neglects, or fails to correct or abate such violation within a reasonable time limit set by the Building Commissioner. The bond shall be required for all work to be performed by the registered contractor involving residential or non-residential structures.

(f) The Building Commissioner may, relinquish the City's rights under the performance bond and assign those rights to any person, firm or corporations with whom the contractor has contracted, provided that the Building Commissioner determines that no municipal action or expenditure is required to correct the violation.

(g) Any property owner holding an open permit with the contractor shall be notified of the City's relinquishment of its right to claim under the bond. Any such person, firm or corporation may proceed to seek their proportional damages under the performance bond.

Section 2. Section 1444.09 of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of Chapter 1444 shall remain in full force and effect.

Section 3. This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to allow the Building Commissioner to relinquish the city's rights under a performance bond and to assign those rights to any person, firm or corporation with whom the contractor has contracted, provided it has been determined that no municipal action or expenditure is required to correct a violation.

**CITY OF NORTH ROYALTON, OHIO
PERFORMANCE BOND (NRCO § 1444.09)**

Ord. 05-26
Exhibit A

That, _____, as Principal, ("CONTRACTOR"), and _____, as Surety, ("SURETY"), are held and bound unto the City of North Royalton, ("NORTH ROYALTON"), *or to any of its officers*, for the benefit of *the City of North Royalton, or if assigned by the City of North Royalton*, to any person, firm, or corporation with whom the CONTRACTOR contracts and who suffer damage as a result of a breach ~~of~~ *of* residential or commercial construction or remodeling contract through work done, ~~or~~ work omitted, or not performed by CONTRACTOR, for any and all improvements, in accordance with the laws and regulations of the State of Ohio and *City of North Royalton* NORTH ROYALTON, in the amount of \$ _____, for the payment of which we, CONTRACTOR and SURETY, bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally.

This bond is payable for damage sustained on account of the failure of CONTRACTOR to perform such contracted improvements in accordance with the laws of the State of Ohio, ("OHIO"), and the provisions and the requirements of the Rules, Regulations, Laws, and Ordinances of NORTH ROYALTON, or by reason of or on account of such failure of CONTRACTOR pursuant to any permit issued by NORTH ROYALTON under such Certificate of Registration for such contracted improvements.

The conditions of the above obligation are such that, CONTRACTOR has applied to the Building Commissioner of NORTH ROYALTON for a Certificate of Registration as a _____ Contractor in NORTH ROYALTON for the year ending December 31, _____.

Now, therefore, if _____ ~~CONTRACTOR shall well and truly indemnify, keep and save harmless the City of North Royalton, or any of its Agents or Officials and shall indemnify and pay City of North Royalton, or any person, firm or corporation for damages sustained on account of the failure of such CONTRACTOR to perform work contracted for in accordance with any and all rules, regulations, ordinances, and from or by reason or on account of anything done under and by virtue of any permits issued under any such registration or licensing for the doing of any work required to be done, or if CONTRACTOR~~ faithfully perform the duties and in all things complies with the laws and regulations of *State of* OHIO and *City of* NORTH ROYALTON, including all amendments thereto, pertaining to the license or permit applied for, then this obligation is void, otherwise to remain in full force and effect.

Dated this _____ day of _____, _____.

Principal (Signature)

Surety (Signature)

Principal (Type or Print Name)

Attorney-in-Fact

Address of Principal

Address of Surety

City State Zip

City State Zip

Telephone

Telephone

(ABOVE INFORMATION MUST BE COMPLETED IN FULL)

AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NORTH ROYALTON, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2015

WHEREAS: Council wishes to provide for the permanent appropriations for current expenses and other expenditures for the year ending December 31, 2015; and

WHEREAS: A new Ordinance providing for such permanent appropriations is the proper measure to secure such monies.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. To provide for the current expenses and other expenditures for the City of North Royalton, Ohio for the fiscal year ending December 31, 2015, the following sums be and they are hereby appropriated as itemized on Exhibit A attached hereto and incorporated herein as if fully rewritten.

Section 2. The attached Exhibit A includes the following inter-fund transfers:

General Fund	Police Facility Fund	\$ 400,000.00	Operating
General Fund	EMS Levy Fund	1,650,000.00	Operating
General Fund	SCMR Fund	150,000.00	Operating
General Fund	Office on Aging Fund	10,000.00	Operating
General Fund	Police Pension Fund	356,000.00	Operating
General Fund	Fire Pension Fund	220,000.00	Operating
SCMR Fund	Bond Retirement	328,794.00	Operating
Accrued Balances Fund	General Fund	200,000.00	Operating
Accrued Balances Fund	Police Facility Fund	28,000.00	Operating
Accrued Balances Fund	EMS Levy Fund	107,000.00	Operating
Accrued Balances Fund	SCMR Fund	67,000.00	Operating
Accrued Balances Fund	Office on Aging Fund	3,000.00	Operating
Accrued Balances Fund	Police Levy	20,000.00	Operating
Accrued Balances Fund	Fire Levy	25,000.00	Operating
Storm Sewer & Drainage Fund	SCMR Fund	650,000.00	Operating
Storm Sewer & Drainage Fund	General Bond Retirement Fund	328,400.00	Debt Service
Fire Capital Improvement Fund	General Bond Retirement Fund	272,500.00	Debt Service
Fire Capital Improvement Fund	Fire Pension Fund	200,000.00	Operating
Wastewater Repair & Replacement Fund	Wastewater Maintenance Fund	600,000.00	Advance

Section 3. A copy of this Ordinance shall be submitted by the Director of Finance to the Auditor of Cuyahoga County, Ohio and upon certification by said Auditor as required by law, the Director of Finance of this City is hereby authorized to draw her warrants upon the City Treasury for payment of any certification and vouchers therefore approved by the proper officers authorized by law to approve the same, or an Ordinance or Resolution of the Council to make such expenditures; provided, however, that no warrants shall be drawn or paid for salaries or wages except to persons employed by authority of and in accordance with the law or the Ordinances of this Council.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**CITY OF NORTH ROYALTON
 2015 ORIGINAL BUDGET ORDINANCE**

	Appropriations per Ord. 14-xx
GENERAL FUND	
POLICE DEPARTMENT	
Personal Service	3,237,214
Contractual Services	258,255
Supply & Materials	215,316
Capital Outlay	18,000
Total Police Department	3,728,785
 TRAFFIC SIGNALS	
Capital Improvement	10,000
Total Traffic Signals	10,000
 ANIMAL CONTROL	
Personal Service	135,005
Contractual Services	6,450
Supply & Materials	7,950
Capital Outlay	200
Total Animal Control	149,605
 FIRE DEPARTMENT	
Personal Service	481,525
Contractual Services	240,200
Supply & Materials	76,100
Capital Outlay	-
Total Fire Department	797,825
 POLICE AND FIRE COMMUNICATIONS	
Personal Service	159,525
Contractual Services	648,000
Supply & Materials	2,000
Capital Outlay	2,500
Total Police & Fire Comm	812,025
 STREET LIGHTING	
Total Street Lighting	140,000
 SAFETY DIRECTOR	
Personal Service	113,120
Contractual Services	15,450
Operating Supplies	5,210
Capital Outlay	1,500
Total Police & Fire Comm	135,280
 CEMETERY DEPARTMENT	
Personal Service	-
Contractual Services	23,300
Supply & Materials	146,995
Capital Outlay	21,000
Total Cemetery Department	191,295
 PARKS & RECREATION DEPARTMENT	
Personal Service	279,970
Contractual Services	77,300
Supply & Materials	91,330
Capital Outlay	25,000
Total Parks & Recreation Department	473,600
 PLANNING COMMISSION	
Personal Service	9,700
Contractual Services	4,300
Supply & Materials	700
Total Planning Commission	14,700
 BOARD OF ZONING	
Personal Service	11,500
Contractual Services	1,000

Supply & Materials	541
Total Board of Zoning	13,041
BUILDING DEPARTMENT	
Personal Service	548,300
Contractual Services	38,800
Supply & Materials	10,250
Capital Outlay	22,000
Total Building Department	619,350
COMMUNITY DEVELOPMENT	
Personal Service	138,700
Contractual Services	17,670
Supply & Materials	1,900
Capital Outlay	1,000
Total Community Development	159,270
RUBBISH COLLECTION	
Personal Service	-
Contractual Services	1,184,952
Supply & Materials	-
Capital Outlay	-
Debt Service	-
Total Rubbish Collection	1,184,952
SERVICE BUILDING AND GROUNDS	
Personal Service	-
Contractual Services	105,675
Supply & Materials	15,900
Capital Outlay	-
Total Service Bldg & Grounds	121,575
MAYOR'S OFFICE	
Personal Service	289,100
Contractual Services	30,770
Supply & Materials	2,200
Capital Outlay	1,000
Total Mayor's Office	323,070
FINANCE DEPARTMENT	
Personal Service	323,640
Contractual Services	125,400
Supply & Materials	4,000
Capital Outlay	1,000
Total Finance Department	454,040
LEGAL ADMINISTRATION	
Personal Service	313,211
Contractual Services	126,400
Supply & Materials	12,218
Capital Outlay	1,000
Total Legal Administration	452,829
ENGINEERING DEPARTMENT	
Personal Service	149,861
Contractual Services	141,825
Supply & Materials	3,550
Capital Outlay	500
Total Engineering	295,736
LEGISLATIVE	
Personal Service	288,450
Contractual Services	33,100
Supply & Materials	13,500
Capital Outlay	6,500
Total Legislative Activity	341,550
MAYOR'S COURT	
Personal Service	129,350
Contractual Services	56,475
Supply & Materials	1,500
Capital Outlay	-

Total Mayor's Court	<u>187,325</u>
CIVIL SERVICE	
Personal Service	4,200
Contractual Services	13,200
Supply & Materials	200
Total Civil Service	<u>17,600</u>
CITY HALL BUILDING	
Personal Service	-
Contractual Services	203,000
Supply & Materials	35,650
Capital Outlay	-
Debt Service	-
Total City Hall Building	<u>238,650</u>
OTHER GENERAL GOVERNMENT	
Personal Services	5,000
Supply & Materials	270,000
Transfers-Out	2,806,000
Total - Other General Governemnt	<u>3,081,000</u>
TOTAL - GENERAL FUND	<u><u>13,943,102.07</u></u>
ENFORCEMENT AND EDUCATIONAL FUND #205	
Supply & Materials	25,000
Total - Enforcement & Education	<u>25,000</u>
DRUG LAW ENFORCEMENT FUND #206	
Supply & Materials	200
Total - Drug Law Enforcement	<u>200</u>
POLICE FACILITY OPERATING FUND #207	
Personal Service	809,775
Contractual Services	19,900
Supply & Materials	64,642
Capital Outlay	2,400
Total - Police Facility Operating	<u>896,717</u>
LAW ENFORCEMENT TRUST FUND #208	
Supply & Materials	5,000
Total - Law Enforcement Trust	<u>5,000</u>
EMERGENCY MEDICAL SERVICE LEVY FUND #209	
Personal Service	2,444,815
Contractual Services	20,000
Supply & Materials	34,600
Capital Outlay	-
Debt Service	-
Transfers-Out	-
Total EMS Levy Fund	<u>2,499,415</u>
MOTOR VEHICLE LICENSE FUND #210	
Traffic Signals	-
Street Repair	220,540
Transfers-Out	-
Total Motor Vehicle License Fund	<u>220,540</u>
STREET CONSTRUCTION, MAINTENANCE, & REPAIR FUND #211	
Signals & Signs	
Personal Service	29,000
Contractual Services	90,000
Supply & Materials	23,000
Total Signals & Signs	<u>142,000</u>
Storm Sewer	
Personal Service	486,300
Contractual Services	60,375
Supply & Materials	217,810
Total Storm Sewer	<u>764,485</u>
Street Reconstruction	
Supply & Materials	-
Capital Outlay	500,000
Total Street Reconstruction	<u>500,000</u>

	500,000
Street Construction, Maintenance & Repair	
Personal Service	1,900,800
Contractual Services	162,460
Supply & Materials	393,075
Capital Outlay	48,200
Debt Service	-
Transfers-Out	282,794
	2,787,329
Snow Removal	
Personal Service	115,500
Contractual Services	11,500
Supply & Materials	394,500
Capital Outlay	-
	521,500
	4,715,314
STATE HIGHWAY FUND #212	
Traffic Signals & Marking	
Contractual Services	15,000
Street Maintenance & Repair	
Operating Supplies	25,000
Snow & Ice Removal	
Supply & Materials	65,000
	105,000
CITY INCOME TAX FUND #213	
Contractual Services	450,000
	450,000
POLICE LEVY FUND #215	
Personal Services	1,100,000
Capital Outlay	210,000
Transfer-Out	-
	1,310,000
FIRE LEVY FUND #216	
Personal Service	1,010,000
Capital Outlay	-
Debt Service	-
	1,010,000
Recycling Grant Fund #217	
Contractual Services	4,000
Supplies & Materials	-
Capital Outlay	-
	4,000
OFFICE ON AGING FUND #219	
Personal Services	180,700
Contractual Services	11,800
Supply & Materials	10,896
Capital Outlay	-
	203,396
COURT COMPUTER FUND #236	
Contractual Services	10,000
Operating Supplies	5,000
Capital Outlay	10,000
	25,000
COMMUNITY DIVERSION PROGRAM FUND #237	
Personal Services	15,000
Contractual Services	1,000
Operating Supplies	1,500
Capital Outlay	-
	17,500
ENTERPTISE ZONE FUND #239	

Contractual Services	750
Total Enterprise Zone Fund	<u>750</u>
YMCA SPECIAL REVENUE FUND #249	
Contractual Services	-
Transfers-Out	520,000
Total Enterprise Zone Fund	<u>520,000</u>
ACCRUED BALANCES FUND #260	
Personal Service	-
Transfers-Out	450,000
Total AB Fund	<u>450,000</u>
POLICE PENSION FUND #261	
Personal Service	605,670
Total Police Pension Fund	<u>605,670</u>
FIRE PENSION FUND #262	
Personal Service	722,277
Total Police Pension Fund	<u>722,277</u>
GENERAL BOND RETIREMENT FUND #321	
Supply & Materials	145,702
Debt Service - Interest	521,000
Debt Service - Principal	680,000
Total General Bond Retirement	<u>1,346,702</u>
SPECIAL ASSESSMENT FUND #341	
Other	-
Debt Service	58,000
Total Special Assessment Fund	<u>58,000</u>
RECREATION CAPITAL IMPROVEMENT FUND #431	
Recreation Capital Improvement	
Contractual Services	10,000
Capital Outlay	-
Total Rec Capital Improvement	<u>10,000</u>
FUTURE CAPITAL IMPROVEMENT FUND #432	
Contractual Services	-
Capital Outlay	60,000
Debt Service	3,120,000
Transfers-Out	-
Total Future Capital Improvement Fund	<u>3,180,000</u>
STORM AND SEWER DRAINAGE FUND #433	
Contractual Services	65,000
Capital Outlay	-
Debt Service	-
Transfers-Out	978,400
Total Storm & Sewer Drainage	<u>1,043,400</u>
FIRE CAPITAL IMPROVEMENT FUND #434	
Contractual Services	-
Operating Supplies	5,000
Capital Outlay	233,000
Debt Service	-
Transfer Out	-
Total Fire Capital Improvement Fund	<u>238,000</u>
ISSUE 1 - BENNETT ROAD FUND #442	
Contractual Services	-
Capital Outlay	-
Debt Service	290,000
Total Bennett Road Fund	<u>290,000</u>
EDGERTON ROAD WATERLINE FUND #443	
Contractual Services	-
Capital Outlay	-
Debt Service	313,000
Total Edgerton Road Fund	<u>313,000</u>

WASTEWATER TREATMENT FUND #551

Sanitary Sewer Treatment	
Personal Services	1,180,015
Contractual Services	2,458,050
Supply & Materials	237,100
Capital Outlay	161,000
Transfer-Out	-
 Compost Facility	
Personal Services	-
Contractual Services	28,350
Supply & Materials	500
Capital Outlay	-
Total Wastewater Treatment Fund	<u><u>4,065,015</u></u>

WASTEWATER MAINTENANCE FUND #552

Personal Service	862,250
Contractual Services	103,000
Supply & Materials	108,150
Capital Outlay	-
Debt Service	45,373
Total WW Maintenance Fund	<u><u>1,118,773</u></u>

WASTEWATER DEBT SERVICE FUND #553

Debt Service	1,543,320
Total WW Debt Service Fund	<u><u>1,543,320</u></u>

WASTEWATER REPAIR AND REPLACEMENT FUND #555

Capital Outlay	368,700
Transfers-Out	500,000
Total WW Repair & Replacem't	<u><u>868,700</u></u>

IMPROVEMENT HOLDING FUND #763

Refunds	200,000
Total Improvement Holding Fund	<u><u>200,000</u></u>

OHIO BOARD OF BUILDING STANDARDS FUND #764

Other	2,000
Total OBBS Fund	<u><u>2,000</u></u>

BUILDING CONSTRUCTION BOND FUND #766

Transfer	-
Other	75,000
Total Bldg Construction Bond	<u><u>75,000</u></u>

OFFICE ON AGING DEPOSITS FUND #768

Other	2,878
Total Office on Aging Deposits	<u><u>2,878</u></u>

UNCLAIMED FUNDS #769

Other	5,000
Total Unclaimed Funds	<u><u>5,000</u></u>

FUND TOTALS	<u><u>42,088,668.50</u></u>
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AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1276 BUSINESS DISTRICTS, SECTION 1276.02 USE REGULATIONS FOR OFFICE BUILDING DISTRICTS, PARAGRAPH (c) ACCESSORY USES PERMITTED, AND DECLARING AN EMERGENCY

WHEREAS: It has been determined that newsstands, salons, barber shops and other uses commonly occurring in an office building should be allowed to locate in Office Building Districts, provided that the use does not exceed 30% of the leasable square footage of the building; and

WHEREAS: It is therefore necessary to amend the Codified Ordinances of the City of North Royalton, Part Twelve Planning and Zoning Code, Chapter 1276 Business Districts, Section 1276.02 Use Regulations for Office Building Districts, Paragraph (c) Accessory Uses Permitted to allow for this usage; and

WHEREAS: Council desires to provide for this amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Part Twelve Planning and Zoning Code, Chapter 1276 Business Districts, Section 1276.02 Use Regulations for Office Building Districts, Paragraph (c) Accessory Uses Permitted of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

1276.02 USE REGULATIONS FOR OFFICE BUILDING DISTRICTS.

(c) Accessory Uses Permitted. Any accessory use which is incidental to the main uses, provided that it is planned and developed integrally with the main building and that it has no injurious effect on adjoining use districts, such as:

(1) Storage garages and off-street parking areas for employees and customers as required in Chapter 1282.

(2) Maintenance and storage facilities, if provided within the main building.

(3) Employee lunch rooms; restaurants, provided they do not exceed ten percent of the gross floor area of the building.

(4) Business, professional nameplate, directional, real estate and project signs, subject to the regulations set forth in Chapter 1284.

(5) Pharmacies, which may be included as part of a medical building or clinic.

(6) ***Newsstands, salons, barber shops or other uses commonly occurring in an office building provided that the aggregate of such use does not exceed thirty percent of the leasable square footage of the building.***

(6 7) Other uses which are developed integrally and are essential to the successful operation of the main use.

Section 2. Section 1276.02 of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of Chapter 1276 shall remain in full force and effect.

Section 3. This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to allow newsstands, salons, barber shops and other uses commonly occurring in an office building to be located in Office Building Districts, provided that the use does not exceed 30% of the leasable square footage of the building.

