

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 13-124

INTRODUCED BY: Kasaris, Marnecheck

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1270 RESIDENTIAL DISTRICTS, SECTION 1270.12 YARDS FOR ACCESSORY BUILDINGS AND USES, PARAGRAPH (a) AND SECTION 1270.15 BUILDINGS PERMITTED ON ZONING LOT, AND DECLARING AN EMERGENCY

WHEREAS: It has been determined necessary to amend Part Twelve Planning And Zoning Code, Chapter 1270 Residential Districts, Section 1270.12 Yards for Accessory Buildings and Uses, Paragraph (a), and Section 1270.15 Buildings Permitted on Zoning Lot of the Codified Ordinances of the City of North Royalton in order to clarify and update language contained in these sections; 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. Chapter 1270 Residential Districts, Section 1270.12 Yards for Accessory Buildings and Uses, Paragraph (a) of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

#### 1270.12 YARDS FOR ACCESSORY BUILDINGS AND USES.

(a) Maximum Area. Any accessory structures permitted in a Residential District other than Rural Residential shall be determined by the following formula: Only one accessory building shall be permitted in addition to a private detached *or attached* garage, providing such accessory building or other structures do not exceed the allowable square footage set forth in Section 1270.12(a)(1)A., B., C., D., E. ~~Such accessory structures are defined as follows: Decks, Gazebos, detached *or attached* garages, storage buildings or any similar structures or appurtenance. Accessory swimming pools, whether in ground or above ground, shall conform to Section 1270.12(a)(1)E.~~

Section 2. Chapter 1270 Residential Districts, Section 1270.15 Buildings Permitted on Zoning Lot of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

#### 1270.15 BUILDINGS PERMITTED ON ZONING LOT.

There shall be not more than one one-family or one two-family dwelling permitted on a zoning lot. There may be more than one multifamily building on a zoning lot. There may be one accessory building and one detached *or attached* garage.

No one or two-family dwelling shall be located on a lot which does not have the required frontage on a dedicated street. However, multifamily buildings (with the approval of the Planning Commission) may be arranged in groups, and each building need not directly front on a dedicated street. Improvement within these developments must conform to standards set forth in Sections 1270.06 and 1270.30.

Section 3. Chapter 1270, Section 1270.12, Paragraph (a) and Section 1270.15 of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of Chapter 1270 shall remain in full force and effect.

Section 4. This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

Section 5. 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 6. 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 amend Chapter 1270 Residential Districts, Section 1270.12 Yards for Accessory Buildings and Uses, Paragraph (a) and Section 1270.15 Buildings Permitted on Zoning Lot of the Codified Ordinances of the City of North Royalton in order to clarify and update language contained in these sections.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

/s/ Larry Antoskiewicz  
PRESIDENT OF COUNCIL

APPROVED: /s/ Robert A. Stefanik  
MAYOR

DATE PASSED: November 6, 2013

DATE APPROVED: November 8, 2013

ATTEST: /s/ Laura J. Haller  
DIRECTOR OF LEGISLATIVE SERVICES

First reading October 1, 2013  
Amended October 1, 2013  
Second reading October 15, 2013  
Third reading November 6, 2013  
Amended November 6, 2013

YEAS: Antoskiewicz, Nickell, Langshaw,  
Marnecheck, Muller, Kasaris

NAYS: none

ABSENT: Petrusky