

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 16-35

INTRODUCED BY: Nickell, Kasaris, Antoskiewicz  
Co-sponsor: Langshaw, Muller

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART FOURTEEN BUILDING AND HOUSING CODE, CHAPTER 1426 RESIDENTIAL CODE OF OHIO, SECTION 1426.04 AMENDMENTS, PARAGRAPH (h)(2), AND DECLARING AN EMERGENCY

WHEREAS: It has been determined to be necessary to amend the Codified Ordinances of the City of North Royalton, Part Fourteen Building and Housing Code, Chapter 1426 Residential Code of Ohio, Section 1426.04 Amendments, Paragraph (h)(2) in order to provide for updated language pertaining to Accessory Buildings and Detached Garages; and

WHEREAS: Council desires to provide for these amendments.

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 1426 Residential Code of Ohio, Section 1426.04 Amendments Paragraph (h)(2) of the Codified Ordinances of the City of North Royalton is hereby amended to herein read as follows:

- (h) Accessory Buildings and Detached Garages.  
(2) Accessory buildings with ~~400~~ 200 square feet or less in area shall be placed on a 4 inch concrete slab on grade. ***Subject to the approval of the Building Commissioner and/or the City Engineer, the requirement for a concrete slab can be waived if hardships due to topography or drainage exist.*** ~~An accessory building between 100 square feet and 200 square feet in area shall be placed on a 4 inch concrete slab with footer depths of 12 inches. An accessory building between 200 and 400 square feet in area shall be placed on a 4 inch concrete slab with a footer depth of 24 inches. All accessory structures over 400 square feet in area shall have a footer depth of 36 inches.~~

Section 2. This Ordinance shall supersede all previously adopted ordinances in direct conflict herewith.

Section 3. Section 1426.04 of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of this section shall remain in full force and effect.

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 amend the Codified Ordinances of the City of North Royalton, Part Fourteen Building and Housing Code, Chapter 1426 Residential Code of Ohio, Section 1426.04 Amendments, Paragraph (h)(2) in order to provide for updated language pertaining to Accessory Buildings and Detached Garages.

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: February 2, 2016

DATE APPROVED: February 3, 2016

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

First reading suspended  
Second reading suspended  
Third reading February 2, 2016

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

NAYS: none