

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 19-59

INTRODUCED BY: Nickell, Kasaris, Antoskiewicz  
Langshaw, Marnecheck

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 12 PLANNING AND ZONING CODE, CHAPTER 1270 RESIDENTIAL DISTRICTS (OTHER THAN SENIOR CITIZEN AND RURAL RESIDENTIAL DISTRICTS) SECTION 1270.12 YARDS FOR ACCESSORY BUILDINGS AND USES, PARAGRAPH (a)(B), AND DECLARING AN EMERGENCY

WHEREAS: It has been determined to be necessary to further define the parameters regarding accessory structures for lots containing one acre or more; and

WHEREAS: It is therefore necessary to amend the Codified Ordinances of the City of North Royalton, Part 12 Planning and Zoning Code, Chapter 1270 Residential Districts (Other than Senior Citizen and Rural Residential Districts) Section 1270.12 Yards for Accessory Buildings and Uses, Paragraph (a)(B); 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 12 Planning and Zoning Code, Chapter 1270 Residential Districts (Other than Senior Citizen and Rural Residential Districts) Section 1270.12 Yards for Accessory Buildings and Uses of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

1270.12 (a)

(B) For all lots containing one acre or more, all accessory structures shall not exceed ***1,200 square feet, regardless of size of the main use structure. For all lots containing one acre or more and a main use structure that exceeds 2,500 square feet, all accessory structures shall not exceed*** fifty percent of the main use structure foundation inclusive of attached garage. Such accessory structures shall not exceed the basic footprint of thirty-five percent of the lot. Such footprint shall be permitted to be split to accommodate the maximum lot use.

Section 2. Chapter 1270 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 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 amend the Codified Ordinances of the City of North Royalton, Part 12 Planning and Zoning Code, Chapter 1270 Residential Districts (Other than Senior Citizen and Rural Residential Districts) Section 1270.12 Yards for Accessory Buildings and Uses, Paragraph (a)(B) to further define the parameters regarding accessory structures for lots containing one acre or more.

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: September 3, 2019

DATE APPROVED: September 4, 2019

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

First reading July 2, 2019  
Second reading July 16, 2019  
Third reading September 3, 2019

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

NAYS: none