



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

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TO: Laura Haller, Director of Legislative Services

FROM: Diane Veverka, Secretary Planning Commission

DATE: November 21, 2014

RE: **Ordinance 14-128**

On November 20, 2014, the Planning Commission made a motion and a second to approve and refer to Council with the recommendation to adopt Ordinance No. 14-128.

Ordinance No. 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

Amendment recommendations

Section 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.

Roll call: Yeas: Five – Frank Castrovillari, Mayor Stefanik, Larry Antoskiewicz. Nays: None. Motion carried.

I am forwarding this to you for Council action.

djv

cc: File