

THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 18-99

INTRODUCED BY: Antoskiewicz, Hannan
Co-Sponsor: Marnecheck

AN ORDINANCE PLACING A MORATORIUM ON THE OPERATION OF ANY SHORT TERM RESIDENTIAL REAL ESTATE RENTALS IN THE CITY OF NORTH ROYALTON, OHIO, AND DECLARING AN EMERGENCY

WHEREAS: In accordance with the Constitution of the State of Ohio and the pertinent provisions of the Ohio Revised Code, the City of North Royalton has the power to enact planning and zoning laws that are intended to protect the health, welfare and safety of the citizens of the city; and

WHEREAS: The City of North Royalton has enacted such a Comprehensive Zoning Ordinance; and

WHEREAS: There has been an increase in the operation of short term residential real estate rentals in the Cleveland Metropolitan Area generated through various internet sites; and

WHEREAS: Such establishments are semi-commercial uses which may be specifically permitted to operate in residential areas; and

WHEREAS: Council desires to review legislation and to enact reasonable regulations as to the size, number and location of such short term residential real estate rentals in the city; and

WHEREAS: This Council will be able to enact reasonable regulations to protect the health, safety, welfare, peace and comfort for the citizens of the City of North Royalton more effectively if a moratorium is in place.

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

Section 1. Council hereby approves the moratorium until September 30, 2019, prohibiting the operation of any short term (less than 30 days) residential real estate rentals in the City of North Royalton.

Section 2. 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 3. 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 impose this moratorium immediately so as not to mislead any individuals asking to establish or continue such establishments.

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: October 16, 2018

DATE APPROVED: October 17, 2018

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

First reading September 18
Second reading October 2, 2018
Third reading October 16, 2018

YEAS: Antoskiewicz, Marnecheck, Hannan, Kasaris

NAYS: Nickell, Petrusky, Langshaw,