

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 21-70

INTRODUCED BY: Barath, Fenos, Krejci  
Co-Sponsor: Marnecheck

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 12 PLANNING AND ZONING CODE, CHAPTER 1278 INDUSTRIAL DISTRICTS, SECTION 1278.04 USE REGULATIONS FOR GENERAL INDUSTRIAL DISTRICTS BY ADDING A NEW PARAGRAPH (d)(5), AND DECLARING AN EMERGENCY

WHEREAS: The trucking business contributes significantly to the economy of the United States; and

WHEREAS: Currently the North Royalton Codified Ordinances do not provide for the trucking business as a permitted use in any district thereby relegating it to be considered for only “conditional use” treatment; and

WHEREAS: Council determines that regulations to be applied to “trucking terminals” for the operation of a trucking business are in the best interests of the community; and

WHEREAS: It is therefore necessary to amend the Codified Ordinances of the City of North Royalton, Part 12 Planning and Zoning Code, Chapter 1278 Industrial Districts, Section 1278.04 Use Regulations for General Industrial Districts by creating a new Paragraph (d)(5); 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 1278 Industrial Districts, Section 1278.04 Use Regulations for General Industrial Districts of the Codified Ordinances of the City of North Royalton is hereby amended by creating a new Paragraph (d) (5) which shall hereinafter read as follows:

1278.04 Use Regulations for General Industrial Districts.

(d) Conditional Uses.

(1) Major automotive repairs may be permitted, provided that a conditional use permit is granted in accordance with the standards set forth in Section 1262.07. Major repairs may include, but are not limited to, spray painting; body work; clutch, transmission, axle, spring and frame repairs; and major engine overhaul.

(2) On parcels in the general area defined as west of York Road to east of West 130th Street, having frontage on State Route 82, office buildings only are permitted to heights of sixty-five feet, provided that the General Industrial zoned parcel(s) are of sufficient lot size to fulfill the requirements set forth in Section 1278.06 (footnotes (e) and (f)), and provided that other building criteria required by this Zoning Code are met and provided that a conditional use permit is granted in accordance with the standards set forth in Section 1262.07.

(3) Wireless telecommunications facilities may be permitted, provided that a conditional use permit is granted in accordance with the standards set forth in Section 1262.07 and Chapter 1290.

(4) Adult day care centers and child day care centers having frontage on State Route 82.

(5) ***Trucking Terminals may be permitted, provided that a Conditional Use Permit is granted in accordance with the standards set forth in Section 1262.07 and the following requirements:***

***A. The use shall have access only from an arterial road, as shown on the most current roadway Functional Classification Map prepared by the Northeast Ohio Areawide Coordinating Agency (NOACA).***

***B. The site shall be a minimum of two (2) acres in size.***

***C. The site shall not be located within two hundred (200) of a Residential***

***zoning district.***

***D. The use shall be effectively screened from view from all public streets by a fence and densely planted evergreen trees and shrubbery, as approved by the Planning Commission.***

***E. All repair and washing of vehicles shall occur within a space that is completely enclosed within a building.***

***F. The City may require a traffic study that demonstrates all adverse traffic impacts can be mitigated***

Section 2. Section 1278.04 is hereby amended as provided for herein and all other provisions of Chapter 1278 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 adopt standards for this expanded use in General Industrial Districts.

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/ Paul F. Marnecheck  
PRESIDENT OF COUNCIL

APPROVED: /s/ Larry Antoskiewicz  
MAYOR

DATE PASSED: April 6, 2021

DATE APPROVED: April 7, 2021

ATTEST: /s/ Dana A. Schroeder  
DIRECTOR OF LEGISLATIVE SERVICES

First reading suspended  
Second reading suspended  
Third reading April 6, 2021

YEAS: Marnecheck, Fenos, Barath, Krejci  
Dietrich, Weimer, Wos

NAYS: none