

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 22-63

INTRODUCED BY: Nickell, Carbone-McDonald, Krejci

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 12 PLANNING AND ZONING CODE, CHAPTER 1260 GENERAL PROVISIONS AND DEFINITIONS, SECTION 1260.07 DEFINITIONS TO ADD APPROPRIATE DEFINITIONS FOR ACCESSORY BUILDINGS, AND DECLARING AN EMERGENCY

WHEREAS: It has been determined that the current regulations governing the type and number of structures permitted to be constructed in residential yards is insufficient to meet current needs and trends; and

WHEREAS: Council desires to provide for these amendments in order to more clearly define these additional structure typologies and to adequately regulate them; and

WHEREAS: It is therefore necessary to amend the Codified Ordinances of the City of North Royalton, Part 12 Planning and Zoning Code, Chapter 1260 General Provisions and Definitions, Section 1260.07 Definitions to add appropriate definitions that define Accessory Building structures.

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 1260 General Provisions and Definitions, Section 1260.07 Definitions of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

## 1260.07 DEFINITIONS.

### (f) Building and Structures.

(1) "Accessory building" means a subordinate building detached from, but located on, the same lot as the main building, the use of which is incidental and accessory to that of the main building or use.

(2) "Basement" means the space of a building where the floor level is more than four feet below the average finished grade.

(3) "Building" means a structure which is permanently affixed to the land, having one or more floors and a roof, being bounded by either open space or lot lines, and used as a shelter or enclosure for persons, animals or property.

(4) ***"Accessory Shelter" means an Accessory Building that is permanently affixed to the land, having not more than one floor and a roof. The shelter may be entirely open, or enclosed with fully transparent exterior walls and doors, or whose non-transparent exterior walls and doors shall not enclose more than 20% of the total building perimeter.***

(5) ***"Private Garage" means an Accessory Building or portion of a dwelling which is fully enclosed and used for the sheltering of permitted vehicles and storage of household equipment incidental to the residential occupancy.***

Section 2. Chapter 1260 General Provisions and Definitions, Section 1260.07 Definitions is hereby amended as provided for herein and all other provisions of Chapter 1260 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 afford the public the full and undiminished use of their homes and grounds.

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: May 4, 2022

DATE APPROVED: May 9, 2022

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

First reading April 5, 2022  
Second reading April 19, 2022  
Third reading May 4, 2022

YEAS: Marnecheck, Nickell, Barath, Krejci,  
Dietrich, Carbone-McDonald, Wos

NAYS: none