

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 22-64

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 1270 RESIDENTIAL DISTRICTS (OTHER THAN SENIOR CITIZEN AND RURAL RESIDENTIAL DISTRICTS), SECTION 1270.04 AREA, YARD AND HEIGHT REGULATIONS, PARAGRAPH (g), AND DECLARING AN EMERGENCY

WHEREAS: It has been determined to be necessary to simplify certain codified regulations regarding accessory structures; and

WHEREAS: Council desires to provide for this amendment to consolidate and clarify the regulations regarding Accessory Structures into section 1270.12 rather than spread across multiple code sections.

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 1270.04 Area, Yard and Height Regulations, Paragraph (g); 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. Part 12 Planning and Zoning Code, Chapter 1270 Residential Districts (Other than Senior Citizen and Rural Residential Districts) Section 1270.04 Area, Yard and Height Regulations of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

## 1270.04 AREA, YARD AND HEIGHT REGULATIONS.

Land and buildings shall be used only in accordance with the lot area regulations, and buildings shall be erected, altered, moved and maintained only in accordance with the area, yard and building height regulations, set forth in this chapter.

(g) The height of a main building permitted on a zoning lot shall not exceed the number of stories as given in the schedule set forth in Section 1270.05, or as modified in Section 1270.20. ~~The height of accessory buildings shall not exceed twenty feet with a maximum wall height of ten feet. In no instance shall an accessory building exceed the height of the main building.~~

Section 2. Chapter 1270 Residential Districts (Other than Senior Citizen and Rural Residential Districts) Section 1270.04 Area, Yard and Height Regulations 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 1270.04 Area, Yard and Height Regulations, Paragraph (g) to simplify the code for the benefit of the public.

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