

THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 22-67

INTRODUCED BY: Nickell, Carbone-McDonald, Krejci

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1270 RESIDENTIAL DISTRICTS, SECTION 1270.19 DWELLING UNIT AREA REQUIREMENT, PARAGRAPH (d), AND DECLARING AN EMERGENCY

WHEREAS: It has been determined necessary to amend Part Twelve Planning and Zoning Code, Chapter 1270 Residential Districts, Section 1270.19 Dwelling Unit Area Requirements, Paragraph (d) of the Codified Ordinances of the City of North Royalton in order to clarify and update language contained in these sections; and

WHEREAS: Council desires to provide for this amendment in order to clarify and consolidate the requirements for Private Garages in the-Single Family zoning districts (R1-A and R1-B) into a new Section 1270.12 (a).

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 1270 Residential Districts, Section 1270.19 Dwelling Unit Area Requirements, Paragraph (d) of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

1270.19 DWELLING UNIT AREA REQUIREMENTS.

In order to provide healthful living conditions and to preserve the character of the neighborhood, dwellings shall be erected, altered, moved, maintained or occupied only in accordance with the following standards establishing minimum areas of dwelling units.

(d) Area of Garage. Private garages required for each ~~one~~ and two-family, plex and townhouse dwelling unit shall be in accordance with the following schedule:

<u>Dwelling Type</u>	<u>Dwelling Area (sq. ft.)</u>	<u>Maximum Garage (sq. ft.)</u>
One family dwelling	1,250 to 3,000	800
	3,001 to 4,000	1,000
	Over 4,000	1,200

Area of Private Garage Area Per Unit (sq. ft.)*

<u>Dwelling Type</u>	<u>Minimum</u>	<u>Maximum</u>
Two-family dwelling	240	400
Townhouse	240	400
Plex	240	400

*Area exclusive of all circulation space.

Section 2. Chapter 1270, Section 1270.19, Paragraph (d) 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 Chapter 1270 Residential Districts, Section 1270.19 Dwelling Unit Area Requirements, Paragraph (d) of the Codified Ordinances of the City of North Royalton in order to clarify and update language contained in these sections and 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