

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 006

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTIONS 1242.07, 1258.04, 1258.11(a), 1258.12 and 1270.05 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING PERMITTED USES AND REGULATIONS REGARDING SHOPPING CENTER DISTRICTS, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That existing Section 1242.07 of Chapter 1242 of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

1242.07 CONDITIONAL USE PERMITS.

Conditional use permits shall be required for certain types of main uses as defined in Sections 1250.02 and 1240.08(c)(18)(D) ~~generally publicly operated or a facility which affects the public interest~~. Such use may be permitted and desirable in certain districts but not without consideration in each case of the effect of the use upon neighboring land and the public need for the particular location. The application of the planning standards for determining the location and extent of such use is a planning function and not in the nature of a variance or appeal. Enumerated throughout this Zoning Code are certain uses and the districts in which conditional uses may be permitted, provided the following standards are fulfilled and a conditional use permit is granted by the Planning Commission.

- (a) Application. The application for such permits received from the proponent shall be submitted by the Building Commissioner to the Planning Commission. The Commission shall hold a hearing thereon, notice of which may be published in a newspaper of general circulation, or mailed to the owners of property contiguous to and across the street from the parcel for which a conditional use permit is requested, at least fifteen days before the hearing. The Commission shall take action upon such application within sixty days from the date of receiving such application. Failure to act within such period shall be deemed approval.
- (b) Standards for Evaluating Conditional Use Permits. An application for a conditional use permit shall not be approved unless the following conditions and standards are complied with as set forth for the following districts:
 - (1) Residential Districts.
 - A. The proposed use is properly located in relation to any adopted and pedestrian circulation.
 - B. When located on a local street the proposed use will generate the least possible traffic through a residential neighborhood.
 - C. The proposed use is necessary to serve the surrounding residential areas which cannot be served satisfactorily if the same use is located in a nearby less restrictive district where it may be permitted by right.

- D. The location, design and operation of such use will not discourage the appropriate development or impair the value of the surrounding Residential District.
- E. For temporary structures every conditional use permit shall be reviewed every six months and may be renewed only while the construction operations are pursued diligently.

(2) Business, Research, Service and Industrial Districts.

- A. The proposed use is necessary to serve the community needs, and existing similar facilities located in a less restrictive or more remote district in which the use may be permitted by right are inadequate.
- B. The proposed use is not closer than appropriate in the particular situation to schools, churches and other places of assembly.
- C. The location, extent and intensity of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of greater noise, smoke, dust, odors, fumes, vibrations or glare than is normal or is permitted by the performance standards of the district.
- D. The proposed use will form a harmonious part of the Business, Research, Service and Industrial District, taking into account, among others, convenience of access to and relationship of the proposed use to other permitted uses in the district;
- E. The proposed use will be permitted in the proposed district rather than one in which it is permitted by right, because the applicant has demonstrated in its application to the Planning Commission that the proposed use is of only such limited nature and extent as is required to serve the needs of the district, or, when determined applicable by the Planning Commission, the needs of the community; and
- F. The hours of operation and concentration of vehicles in connection with proposed use will not be more hazardous or dangerous than the normal traffic of the district.

(3) Game room and amusement arcade standards. In addition to complying with the above general standards, in the use of all or part of a structure for a game room or amusement arcade, the location and arrangement of amusement devices shall comply with the following specific standards:

- A. As a part of the application for a conditional use permit, the applicant shall submit a floor plan, drawn to scale, showing the size, location and arrangement of each mechanical amusement device. For the purposes of this subsection, depth is measured perpendicular to any player or user side of an amusement device, and width is measured perpendicular to any non-player side of the device.
- B. Non-tabletop devices. In addition to the actual floor plan dimensions of the device, an open area of five feet in depth shall be provided on any player side and an open area of three feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.
- C. Tabletop devices.
 - 1. Designed to be played in a seated position: In addition to the actual floor plan dimensions of the device, an open

area of four feet in depth shall be provided on any player side, and an open area of three feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.

2. Designed to be played in a standing position, e.g. billiard tables, air hockey tables, shuffleboard tables, bowling machines: In addition to the actual floor plan dimensions of the device, an open area of six feet in depth shall be provided on any player side of the device, and an open area of four feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.

- D. The area and location requirements shall be met exclusive of any aiseways, corridors, passageways, or other circulation patterns necessary or required for applicant's business by the laws of the City or the State. The actual installation shall be in conformity with the plans submitted as the basis for issuance of the conditional use permit.

~~(Ord. 2005-210, Passed 2-21-06)~~

- (4) Brewpub or Microbrewery. For purposes of these regulations, a brewpub or microbrewery shall be defined as an establishment which produces alcoholic beverages, including beers, ales, meads, hard ciders, wines and spirits, **where a substantial portion of said product is sold for consumption off-site**, and which contains restaurant facilities for the on-site consumption of food and beverages. In addition to complying with the **applicable** requirements and standards in Sections 1242.07 ~~(a), (b)(2), and (b)(10)~~, each brewpub or microbrewery shall comply with the following specific standards and conditions:
 - A. Each brewpub or microbrewery shall manufacture and sell alcoholic beverages in accordance with the provisions of the Ohio Division of Liquor Control and shall maintain current licenses as required by said agency.
 - B. Each brewpub or microbrewery shall include an attached restaurant for on-site consumption of food and beverages which restaurant shall be a minimum of fifteen percent (15%) of the total square footage of the entire facility, including but not limited to the manufacturing, bottling and storage areas.
 - C. The maximum size of any brewpub or microbrewery shall not exceed 60,000 square feet.
 - D. Each brewpub or microbrewery shall have direct access to an arterial street for delivery of materials and shipping of products, **unless part of a Regional Shopping Center**, with a traffic design to be approved by the Planning Commission.
 - E. Brewpubs or microbreweries shall have retail outlets for the sale of alcoholic beverages for off-site consumption **or on-site consumption as part of a restaurant or bar**.
 - F. No brewpub or microbrewery shall abut property zoned residential as set out in Section 1252.02 except RMF-1 districts **or as part of a Regional Shopping Center**.
 - G. Each brewpub or microbrewery shall be architecturally compatible with the surrounding commercial uses.

- H. The minimum lot area for any brewpub or microbrewery shall be six (6) acres **unless part of a Regional Shopping Center.**
- I. The emission of odorous matter or smells in such quantities as to produce a public nuisance or hazard is not permitted.
- J. The facility shall not generate truck traffic materially different in truck size or frequency from that truck traffic generated by the surrounding commercial uses.

~~(Ord. 2015-114. Passed 7-20-15.)~~

- (5) Sale of Religious Materials. In addition to complying with the requirements and standards in paragraphs (a) and (b)(1) of Section 1242.07, the sale of religious materials as an accessory use to a main use of land for church or other religious facility purposes shall comply with the following standards and requirements:

- A. The accessory use of the sale of religious materials shall be conducted by or under the direction and control of the religious institution or organization occupying the main use on the zoning lot.
- B. The materials offered for sale shall be substantially related to the furtherance and advancement of the worship or other religious purposes of the religious institution or organization occupying the main use on the zoning lot.
- C. Such accessory use shall be conducted within the main building or an accessory building which has been approved by the Planning Commission.
- D. The building area designated for such accessory use shall in no event exceed 2,500 square feet.
- E. The main use and all accessory uses shall meet the off-street parking requirements of Chapter 1270 of the Zoning Code and in particular, where applicable, the mixed use standards as set forth in C.O. Section 1270.06(b) **and (c)**.
- F. The main use and all accessory uses shall meet the requirements and standards of Chapter 1256 of the Zoning Code.

~~(Ord. 2010-096. Passed 6-6-11.)~~

- (6) Wireless Telecommunication Facilities. In addition to complying with the standards in paragraphs (B)(1) and (2), the use of land for a wireless telecommunication facility shall comply with the procedures, standards and requirements set forth in C.O. Chapter 1273.

- (7) Crematories. In addition to complying with the requirements and standards in Codified Ordinance Sections 1242.07(b)(2) and b(11), the Planning Commission shall consider the following standards and requirements in determining whether crematories should be permitted and if so, the scope of such crematories and the safeguards required by the Planning Commission. The following terms shall have the meanings as set forth herein:

- A. "Mortuaries" (Funeral Home) means a place for the care, preparation for burial, or disposition of dead human bodies or the conducting of funerals.
- B. "Funeral Director" means a person who engages, in whole or in part, in funeral directing and who is licensed by the State of Ohio (ORC Chapter 4717: Embalmers, Funeral Directors, Crematories).

- C. "Crematory Facility" means the physical location at which a cremation chamber is located and the cremation process takes place. It does not include an infectious waste incineration facility or a solid waste incineration facility.
- D. "Crematory" means the building or portion of a building that houses the holding facility and the cremation chamber
- E. "Cremation" means the technical process of using heat and flame to reduce human remains to bone fragments or ashes or any combination thereof. "Cremation" includes processing and may include the pulverization of bone fragments.
- F. "Cremation Chamber" means the enclosed space within which cremation takes place.
- G. "Cremated Remains" means all human remains recovered after the completion of the cremation process, which may include the residue of any foreign matter such as casket material, dental work, or eyeglasses that were cremated with the human remains.
- H. "Operator of a Crematory Facility" means the sole proprietorship, partnership, corporation, limited liability company, or other business entity responsible for the overall operation of a crematory facility.
- I. "Pulverization" means the reduction of identifiable bone fragments to granulated particles by manual or mechanical means after the completion of the cremation process.
- J. "Board of Embalmers and Funeral Directors" means the Board appointed by the Governor whose duties include the transaction of the business, and management of the affairs of the Board of Embalmers and Funeral Directors and Crematory Review Board; and, the administration and enforcement of ORC Chapter 4717. The Board is also responsible for the licensing of: embalmers; funeral directors; the operation of funeral homes; the operation of embalming; and the licensing and operation of crematory facilities.
 - 1. A crematory facility shall be operated as an Accessory Use at the location of a licensed funeral home and only by a licensed funeral director.
 - 2. A crematory shall be operated for the performance of cremation and pulverization of dead human bodies and human body parts. The cremation of animals shall not be permitted.
 - 3. A crematory facility shall be adequately equipped and maintained in a clean and sanitary manner. The crematory shall contain only the articles, facilities, and instruments necessary for carrying out the business of the crematory. The crematory shall contain a separate area for the performance of cremation and pulverization, including a refrigerated body holding area.
 - 4. The scattering of cremated remains of dead human bodies or body parts at the funeral home site shall not be permitted.
 - 5. All required air quality emission permits including, but not limited to particulate matter and carbon monoxide

emissions must be obtained and kept in good standing by the funeral home/crematory facility from the Cleveland Division of Air Quality.

6. Crematories must meet all applicable requirements of the Ohio Building Code (OBC).
 7. Emission stacks shall be sensitively located and treated in a manner so as to be compatible with the funeral home's architectural design.
 8. Landscape screening of the funeral home/crematory facility from adjacent properties may be required, where appropriate.
 9. (Funeral Home/Crematory) Building and site landscape improvement plans must be reviewed and approved by the Architectural Review Board.
 10. A crematory shall be designed, constructed and maintained so as not to cause or become a nuisance by way of particulate matter, offensive smells, noise, smoke, or any other reason.
 11. A crematory building shall be set back a minimum distance of 150 feet from any residential lot line.
- (8) Outdoor Dining. In addition to complying with the requirements and standards in Codified Ordinance Sections 1242.07(b)(2) ~~and (b)(9)~~, the Planning Commission shall consider the following standards and requirements in determining whether an outdoor dining area should be permitted and if so, the scope of such outdoor dining area, and the safeguards required by the Planning Commission:
- A. The location of the requested area in relation to residential uses or other uses that may be adversely affected by the outdoor dining area;
 - B. The hours of operation;
 - C. The use of outside speakers for music, announcements, or paging;
 - D. The safety of the outside dining area customers in relation to pedestrian and vehicular traffic;
 - E. The outdoor playing of music, dancing, or use of alcoholic beverages;
 - F. The location of the outdoor eating area in regard to the location of doors and exits in the event of a fire or other calamity;
 - G. The use of fencing, bollards, planters and/or other structures to protect the customers;
 - H. The effect of the outdoor dining area on the required parking spaces or traffic patterns; and
 - I. Compliance with all ADA, building code, and fire code requirements.
- (9) Propane canister sale and/or exchange. In addition to complying with the above standards and as provided in Chapter 1258 (General Business District), Chapter 1258 (Motorist Service District), and Chapter 1262 (General Industrial District), the Planning Commission shall consider the following standards and requirements in determining whether the outdoor sale or exchange of propane canisters shall be permitted, and if so, the scope of such use and the safeguards required by the Planning

Commission:

- A. The location of the outdoor propane sales/exchange area shall be fixed, and shall not adversely impact the safety of customers as related to pedestrian and vehicular circulation.
- B. The outdoor propane area shall not obstruct egress at doors and exits in the event of fire or other calamity.
- C. Fencing, caging, bollards and/or other structures shall be used to protect the storage area.
- D. The design and color of outdoor propane storage areas shall be sensitive to building architecture and the location of the storage area.
- E. The individual canister size shall not exceed twenty (20) pounds in volume, except in areas zoned General Industrial.
- F. The total storage area shall not exceed the volumes set out in the Ohio Fire Code.
- G. Tanks may be exchanged, but not filled at the site except in areas zoned General Industrial.
- H. All tanks being stored must be undamaged, undented, not rusted, and in good condition.
- I. There must be full compliance with all applicable Building Code and Fire Code requirements.
- J. An annual permit must be obtained from the Fire Marshal ~~pursuant to Codified Ordinances Section 1601.16.~~

(10) Pawn Shops, Paraphernalia Stores, Vape Shops, Vaporizer Stores, Tattoo Parlors, Body Piercing Shops, Check Cashing Stores, Pay Day Loan Operations, Hookah Lounges, Smoke Lounges, and Vapor Lounges. In addition to complying with all other requirements of this Zoning Code, these uses shall comply with the following requirements and standards:

- A. No such use shall be established or operated within 500 feet of a school or public park property.
- B. No such use shall be established or operated within 500 feet of an existing use of the same type.
- C. No such use shall be operated or open for business between the hours of 12:00 midnight and 8:00 AM.

(11) Regional Shopping Centers.

A. Hotels

- 1. Parking for hotels shall be provided in conformance with Section 1270.05(c)(2).
- 2. Each hotel may be required to provide underground parking or a parking garage for a portion of the required parking as determined by the Planning Commission.
- 3. Each hotel shall have a minimum of a three (3) star rating as defined by widely recognized travel services such as Trip Advisor.
- 4. The architectural treatment of each hotel building shall be primarily finished masonry and designed to complement and be harmonious with the established architectural character of the Regional Shopping Center as determined by the Architectural Review

Board and Planning Commission.

- B. Fitness Centers, Sports Facilities and Exercise Facilities**
 - 1. Parking shall be included as part of the parking calculation for the entire center pursuant to Section 1270.05(c)(2).
- C. Medical Facilities**
 - 1. Medical Facilities may include clinics and urgent care facilities licensed by the State of Ohio, but shall not include facilities with patient beds for overnight stays or care. However, a limited number of patient beds may be permitted if authorized under a Conditional Use Permit for the purpose of permitting short-term stays necessitated by emergencies or other unusual circumstances.
 - 2. Parking for medical facilities shall be provided at a rate of one (1) space for each 250 square feet of gross floor area.
- D. Outdoor Playing Fields and Training Areas.**
 - 1. Shall be accessory to a principally permitted use.
 - 2. Shall be fenced and/or screened in a manner approved by the Planning Commission.

~~(4112)~~ Safeguards and conditions. In addition to complying with the above general standards set forth in this section, conditions appropriate to each particular application may also be set forth in the permit.

~~(4213)~~ Approval. The approval of a conditional use permit shall become null and void if the construction of the building or site improvements are not started within a six-month period after date of approval.

~~(Ord. 2016-158. Passed 11-21-16.)~~

Section 2. That existing Section 1258.04 of Chapter 1258, of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

1258.04 USE REGULATIONS; SHOPPING CENTER DISTRICT.

Buildings and land shall be used and buildings shall be designed, erected, altered, moved or maintained in whole or in part in Shopping Center Districts only for the uses set forth in the following schedules and regulations:

- (a) Main Buildings and Uses Permitted. ~~Indoor theaters; freestanding restaurants; and offices, stores, services and other use classifications as permitted in General Business Districts, except dwellings, wholesale offices and showrooms, mortuaries, transmittal towers, telephone exchanges, transformer stations, bus passenger stations, hotels and motels;~~ The following principal uses conducted wholly within enclosed buildings:
 - (1) Retail Stores and Shops, except wholesale offices and showrooms, mortuaries, transmittal towers, telephone exchanges, bus passenger stations, hotels and motels;
 - (2) Personal Services, but excluding services listed in Sections 1258.06(a)(4), 1258.06(a)(5), and 1258.06(a)(6);
 - (3) Offices;

- (4) Restaurants, which may include accessory outdoor eating areas provided that a Conditional Use Permit is granted for outdoor seating in accordance with the appropriate standards set forth in Section 1242.07; and
- (b) Main Uses Regional Shopping Centers. The following principal uses may be permitted in addition to those listed in Section 1258.04(a) only as part of a unified and cohesive Regional Shopping Center which shall include an interior sheltered walk or promenade that provides access to a variety of retail stores, restaurants, and service uses:
- (1) Hotels with a minimum three (3) star rating as defined by widely recognized travel services such as Trip Advisor, provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07;
 - (2) Fitness Centers, Sports Facilities, Exercise Facilities, and Amusement Facilities excluding carnival types of uses, provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07;
 - (3) Medical Facilities including clinics and urgent care facilities, but excluding facilities with patient beds for overnight stays provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07;
 - (4) Theaters;
 - (5) Outdoor gathering spaces, activities, and dining areas;
 - (6) Grocery stores provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07;
 - (7) Outdoor playing fields or training areas as accessory to a main use provided that a Conditional Use Permit is granted in accordance with the appropriate standards set forth in Section 1242.07; and
- (c) Similar Main Uses Permitted. Any other general business store, shop, ~~or~~ service **or amusement facility** not listed above or in any subsequent use classification and determined as similar by the Planning Commission in accordance with standards set forth in Section 1242.08 of this Zoning Code **except wholesale offices and showrooms, mortuaries, transmittal towers, telephone exchanges, transformer stations, and bus passenger stations;** and
- (ed) Accessory Uses Permitted. Any accessory use such as storage of goods or processing operations which are clearly incident to conducting a retail business, office or service establishment or other permitted main use, provided such an accessory use is compatible with contiguous office, retail and service establishments.
- (1) Accessory off-street parking and loading facilities as required in Chapter 1270 of this Zoning Code;
 - (2) Signs in Shopping Center Districts shall be designed, erected, altered, reconstructed, moved and maintained, in whole or in part,

General Business and Restaurant-Recreation-al Services	Offices, stores, services, mortuaries, amusement and recreation	125 from center-line	80	30	None but min.10 between buildings	30	10
	Sales in open yards	90 from center-line	45	Not allowed	Not allowed	Not allowed	Not allowed
	Parking areas and drives	75 from center-line	30	10	5	10	5
Shopping Center	Offices, stores, services amusement and recreation All Main and Accessory Uses	200 from center-line	150	100	50	100	50
	Sales in open yards	Not allowed*	Not allowed*	Not allowed*	10	Not allowed*	10
	Parking areas and drives	40 from right of way	40	20	10	20	10
Motorist Service	All Main and Accessory Uses	125 from center-line	50	50	25	50	25
Motorist Service	Parking areas and drives	30 from right of way	30	20	10	20	10

*Except as provided in Section 1258.04(b).

* * *

~~(Ord. 2014-132, Passed 9-2-14.)~~

Section 3. That existing Section 1258.12 of Chapter 1258, of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

1258.12 HEIGHT REGULATIONS.

The height of any main or accessory building shall not exceed thirty-five feet in any Local Business, Motorist Service or Restaurant-Recreational Services District, and sixty feet in any General Business or **Neighborhood** Shopping Center District, except that an indoor tennis facility in a Motorist Service District shall not exceed forty-five feet. ~~Office u~~Uses within a **Regional** Shopping Center District ~~at a community or regional shopping center, as defined in Section 1258.15,~~ shall not exceed ~~sixty-seventy~~ feet in height. Mechanical space for building equipment placed on the building roof may be allowed above the maximum height specified, provided that such mechanical space is set back a minimum of fifteen feet from any exterior wall, does not exceed fifteen feet in height and is adequately screened from view, and provided, further, that such mechanical space and screening are approved by the Planning Commission.

~~(Ord 1978-165, Passed 10-16-78.)~~

Section 4. That Section 1270.05 of Chapter 1270 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville is hereby amended in order that Section 1270.05 shall read in its entirety as follows:

1270.05 SCHEDULE OF PARKING REQUIREMENTS.

Accessory off-street parking facilities shall be provided in quantities not less than set forth in the following schedule:

	Building Use	Minimum Spaces Required
(a)	Residential	
	(1) One-family dwellings	2 per dwelling unit
	(2) Two-family dwellings	2 per dwelling unit
	(3) Townhouse cluster*	2 per dwelling unit
	(4) Multi-family/Apartment*	2-1/2 per dwelling unit
	(5) Rented rooms	1 per rented room, plus 2 for each resident family
	*Additional guest off-street parking may be required as determined by the Planning Commission.	
(b)	Community Facilities	
	(1) Governmental: Municipal, County, State and Federal buildings, principally administrative functions	1 per 300 sq. ft. of floor area used by the public, plus 1 for each 2 employees
	(2) Civic: Art galleries, libraries, museums, churches, club and community centers	1 per 500 sq. ft. (*)
	(3) Educational: Primary and secondary public; private schools	1 per 1,000 sq. ft. (*)
	(4) Places of assembly: Auditoriums, lodge halls, gymnasiums and stadiums	1 per 4 seats
	(5) Health and welfare:	
	A. General and special hospitals	1 per 500 sq. ft.
	B. Institutions for children and for aged, nursing homes, sanitariums	1 per bed or dwelling unit plus 1 per 1,000 sq. ft. of administrative space
	C. Medical centers	7 per 1,000 sq. ft. of gross floor areas
	(6) Recreation: Skating rink, swimming pools	1 per 50 sq. ft. of area devoted to the activity or 1 per 2 members

	*For the assembly parts of the building, one space per each four seats, or one space for each forty-eight square feet of assembly floor area, shall be added.	
(c)	Business and Offices	
	(1) Retail stores, services and offices other than community and regional shopping centers, as defined in Section 1258.15:	
	A. Without food services	4.5 spaces per 1,000 sq. ft. of gross building floor area
	B. With food services	4.5 spaces per 1,000 sq. ft. of gross building floor area used for retail uses. Parking for food service uses shall be provided in accordance with Subsections (4) and/or (5) hereof.
	(2) Neighborhood Community and Regional Shopping Centers, as defined in Section 1258.15	<p>5.4 spaces per 1,000 sq. ft. of gross leasable retail area (GLRA) Gross leasable retail area is the total floor area designed for tenant occupancy and exclusive use, including the retail areas of basements, mezzanines and upper floors, but not including basements and other areas used solely for storage, if any, expressed in square feet, measured from center lines of joint partitions and the exterior of outside walls. This does not include office buildings in which medical, dental, research and other kinds of special organizations are housed. It does include banks, restaurants, and other similar activities which may be part of a shopping center.</p> <p>Parking for office space usage at or immediately adjacent to community and regional shopping centers shall be provided at the rate of 2.5 spaces for each 1,000 sq. ft. of office floor area.</p> <p>For hotels within a Regional Shopping Center, parking requirements will be 1 per guest room (there will not be additional parking required for employees).</p> <p>For a Regional Shopping Center, the minimum required parking spaces may be modified by the Planning Commission based on the mixture of uses and the ability to utilize shared parking.</p> <p>For all uses within the Regional Shopping Center, the required parking shall be determined only by the requirements set forth in Section 1207.05(c)(2) and (c)(7) and the parking requirements for other uses set forth in Section 1207.05(c) are not applicable.</p>

(3)	Hotels, motels, tourist home	1 per guest room, plus 1 for each employee
(4)	Carry-out restaurant without seating	10 spaces per 1,000 sq. ft. of gross floor area
(5)	Sit down restaurant	1 space for every 2 interior seats plus 1 space for every 4 outdoor or patio seats
(6)	Food stores	5 per 1,000 sq. ft. of gross floor area
(7)	Offices:	
	A. Medical and dental	1 per 200 sq. ft.
	B. Other;	1 per 250 sq. ft.
(8)	Mortuaries	40 plus 1 space per 200 sq. ft.
(9)	Places of assembly, theaters, halls, arenas	1 per 4 seats
(10)	Commercial recreation:	
	A. Open commercial amusement	1 per 500 sq. ft.
	B. Bowling alleys	7 per 1,000 sq. ft. of gross floor area
	C. Indoor tennis facility	5-1/2 spaces per court
(d)	Service and Manufacturing	
(1)	Wholesale, distribution, laboratories, general services, machine shops and similar establishments	1 per employee on the two largest successive shifts
(2)	Manufacturing plants	1 per employee on the two largest successive shifts
(e)	Sexually oriented businesses	18 per 1,000 sq. ft. of gross floor area

(f) For specific buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be most similar to the proposed building or use.

~~(Ord. 2018-005. Passed 3-19-18.)~~

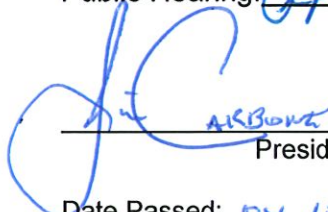
Section 5. That in case of conflict between any provision of this Ordinance and any other ordinance or resolution, or part thereof, the provisions of this Ordinance shall prevail and apply, unless a conflicting provision is deemed to be more restrictive.

Section 6. That 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 7. That this Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary in order to provide for permitted uses within the Shopping Center 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.

First reading: January 16, 2024
 Second reading: February 5, 2024
 Third reading: February 20, 2024
 Public Hearing: April 1, 2024

Referred to Planning Commission
February 4, 2024
 Favorable recommendation,
 Approved: by Planning Commission
February 8, 2024



 President of Council
 Date Passed: 04 15 2024

Approved: 

 Mayor

Date Approved: April 15, 2024

Attest: 

 Clerk of Council

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	_____
Clark	<input checked="" type="checkbox"/>	_____
Kaminski	<input checked="" type="checkbox"/>	_____
Kosek	<input checked="" type="checkbox"/>	_____
Roff	<input checked="" type="checkbox"/>	_____
Short	<input checked="" type="checkbox"/>	_____
Spring	<input checked="" type="checkbox"/>	_____

Ord. No. 2024-006 Amended: _____
 1st Rdg. 01-16-24 Ref: PZE
 2nd Rdg. 02-05-24 Ref: PC/PZE
 3rd Rdg. 02-20-24 Ref: PZE
 4th Rdg. 04-01-24
 5th Rdg. 04-15-24
 Public Hrg. 04-01-24 Ref: _____
 Adopted: 04-15-24 Defeated: _____

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Mitzi Anderson, Administrator to Boards & Commissions
FROM: Marialena Beach, Council Secretary
DATE: February 6, 2024
SUBJECT: Referral from Council: Ordinance No. 2024-006

At its regular meeting of February 5, 2024, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2024-006 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1242.07, 1258.04, 1258.11(a), 1258.12 AND 1270.05 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING PERMITTED USES AND REGULATIONS REGARDING SHOPPING CENTER DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 01-16-24.*

A copy of this ordinance is attached for Planning Commission review.

MB
Attachments

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Mitzi Anderson, Administrator, Boards & Commissions

SUBJECT: Referral to Council

DATE: February 9, 2024

Please be advised that at its meeting of February 8, 2024, the Strongsville Planning Commission gave Favorable Recommendation to the following:

ORDINANCE NO. 2024-006:

An Ordinance Amending Sections 1242.07, 1258.04, 1258.11(a), 1258.12 and 1270.05 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, Concerning Permitted Uses and Regulations Regarding Shopping Center Districts, and Declaring an Emergency.