

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2014 – 172

By: Mr. Carbone and Mr. Maloney

AN ORDINANCE AMENDING SECTIONS 1252.05, 1252.20, AND SECTION 1253.11, OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING REQUIREMENTS ASSOCIATED WITH R1-125 RESIDENTIAL DISTRICTS AND CLUSTER DEVELOPMENTS, **AS AMENDED**.

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

Section 1. That existing Sections 1252.05 and 1252.20 under Residential Districts, of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, be and are hereby amended to read in their entirety as follows:

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1252.05 SCHEDULE OF AREA, YARD AND HEIGHT REGULATIONS.

District	Dwelling Type	Minimum Land Area Per Dwelling Unit (sq. ft.)	Maximum Density (Dwelling Units Per Acre)	Minimum Width of Lot (ft.)	Land Coverage by Building Maximum (%)
ER	1 Family	130,680	0.33	200*	25
R1-125	1 Family	43,560 25,000	0.92 0.63	125*	25
R1-100	1 Family	17,000	2.0	100*	35
R1-75	1 Family	12,750	2.75 2.60	75*	35
R2F	2 Family	8,500	4.0	100*	35
OF-C	Cluster	(--)	4.0	100*	35
RT-C	Townhouse Cluster	(--)	6.0	150*	35
RMF-1	Townhouse Cluster	(--)	6.0	150*	30
	Apartment		15.0	200*	30
PDA-1	1 Family	9,750	2.75	75*	---
	Townhouse Cluster	(--)	6.0	150*	---
PDA-2	1 Family	9,750	2.75	75*	---
	Townhouse Cluster	(--)	6.0	150*	---

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	Apartment	(--)	15.0	200*	---
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*Minimum width of lot measured at front lot line; or, as modified in accordance with Section 1252.04(b). In ER Districts, the minimum width of cul-de-sac lots shall be measured at the front building setback line from the private drive.

Minimum Yard Dimensions					
District	Dwelling Type	Front Yard Depth (ft.)	Side Yard Depth (ft.)	Rear Yard Depth (ft.)	Height-Main Building (Stories)
ER	1 Family	100	25 – 25	100	3
R1-125	1 Family	75 70	20 – 20	75 60	2
R1-100	1 Family	60	10 – 15	50	2
R1-75	1 Family	50	5 – 10	50	2
R2F	2 Family	50	5 – 10	50	2
OF-C	Cluster	50 or 20*	(a)	(a)	2
RT-C	Townhouse-Cluster	50 or 20*	(a)	(a)	2
RMF-1	Townhouse-Cluster	20*	(a)	(a)	2
	Apartment	75	(b)	(b)	3
PDA-1	1 Family	(c)	5 - 10	35	2
	Townhouse-Cluster	20*	(a)	(a)	2
PDA-2	1 Family	(c)	5 – 10	35	2
	Townhouse-Cluster	20*	(a)(b)	(a)(b)	2
	Apartment	75	(b)	(b)	3

(a) Yard dimensions determined by Sections 1252.07 and 1252.08. Cluster 1 Family dwelling units shall be setback not less than 15 feet from any common open space area controlled by the overall homeowner's association and 35 feet from any single family side or rear property line. Minimum side building spacing between adjacent units shall be 10 feet. Minimum rear yard spacing between adjacent units shall be not less than 50 feet.

(b) Yard dimensions determined by formula, Section 1252.06.

(c) Local streets – 30 feet; local collector streets – 40 feet.

* 50' for major arterial, collector and local collector street.

20' for local street measured from nearest edge of street or sidewalk pavement.

~~(Ord. 2012-085. Passed 9-17-12.)~~

1252.20 LOTS OF RECORD OF INSUFFICIENT AREA.

A lot of record which does not comply with the area or width of lot regulations of the district in which it is located on the effective date of this Zoning Code or any amendment thereto which made it nonconforming, may be used as follows:

- (a) If occupied by a building, such building may be maintained, repaired or altered. However, the building may not be enlarged in floor area unless the depth of front yard, total width of side yards and rear yard regulations are complied with.
- (b) If vacant, the lot may be used provided that:
 - (1) No adjoining vacant lot or parcel of land was owned by the same owner on the effective date of this Zoning Code or any amendment thereto which makes it nonconforming;
 - (2) Not owning adjoining land, other vacant land cannot be equitably acquired adjoining the lot; and
 - (3) All other regulations of this Zoning Code, except the lot area and lot width regulations, shall be complied with. Lots of less width will be allowed only if such lots do not exceed ten percent less than the lot width required in the district in which such lot is located-; **or**
 - (4) **It was platted as part of a previously approved Single-Family Detached and Cluster Development and all of the lot area, widths, and setbacks associated with said prior plat approval are complied with.**

~~(Ord. 2012-085. Passed 9-17-12.)~~

* * *

Section 2. That existing Section 1253.11 Land Planning Criteria, 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:

* * *

1253.11 LAND PLANNING CRITERIA.

The following planning criteria are established to guide and control the planning, development and use of land in a single-family detached and cluster development.

- (a) Area and density regulations.
 - (1) Development area. The minimum area to qualify for single-family detached and cluster development shall be not less than twenty-five contiguous acres. The Commission may, however, allow areas of less than twenty-five acres if it finds and determines that the single-family detached and cluster development as proposed can adequately meet the intent of this Chapter.
 - (2) Development area density. The residential density of the entire development area shall not exceed **2.75-2.60** dwelling units per

acre on land zoned R1-75 and ~~2.3~~**2.0** dwelling units per acre on land zoned R1-100.

- (3) Required open space. In any single family detached and cluster development, the total public or common open space area shall be not less than twenty percent (20%) of the gross acreage of the entire development area.
- (b) Building arrangement and dwelling unit size. The design criteria set forth in this section are intended to provide considerable latitude and freedom to encourage variety in the arrangement of the bulk and shape of buildings, open space and landscape features. The dwellings may be arranged in various groups, courts, sequences or clusters with open spaces organized and related to the dwellings so as to provide privacy and to form a unified composition of buildings and space. Although latitude in design is provided and encouraged, the following design conditions shall be met:
- (1) Single family attached dwellings. Not more than four single-family dwellings may be attached in any group.
 - (2) Distribution of cluster single-family dwellings. Not more than thirty-five percent (35%) of the total allowable dwelling units within any single family detached and cluster development may be allocated to cluster dwellings.
 - (3) Cluster area building spacing. Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area controlled by the overall homeowner's association and thirty-five feet from a detached single family side and rear property line. The minimum side separation of adjacent dwelling units shall be 10 feet. The minimum rear yard spacing or separation of adjacent units shall be not less than 50 feet. The Commission may, however, allow lesser distances if it determines that the intent of these regulations will be met.
 - (4) Dwelling unit size. The minimum area of any single-family dwelling shall be not less than that established in Section 1252.22.
- (c) Yard and height regulations.
- (1) Lot area. The minimum lot area for each dwelling unit in the detached single-family portion of the development area shall be not less than ~~11,250~~**12,750** square feet on land zoned R1-75 and ~~13,600~~**17,000** square feet on land zoned R1-100.
 - (2) Lot width. Dwelling units in the detached single-family portion of the development area shall have a minimum lot width of seventy-five feet measured at the building line on land zoned R1-75 **and 100 feet on land zoned R1-100.** ~~The lot width on land zoned R1-100 may vary between eighty and 100 feet, provided that an average width of eighty five feet is achieved and maintained throughout the development area.~~ In the detached single-family portion of the development area, corner lots shall have a minimum

- lot width of not less than 90 feet and 100 feet respectively on land zoned R1-75 and R1-100.
- (3) Front yard depth. The front yard depth for each dwelling unit in the detached single-family portion of the development area shall ~~comply with Section 1252.05 be varied from thirty feet to forty feet with an average minimum setback of thirty five feet maintained throughout the detached single family portion of the development area. The front yard setback for each detached single family unit shall be approved by the City Engineer and indicated on the final subdivision plat for the single family units.~~ The front yard depth for each dwelling unit within any cluster single-family portion of the development area shall be no less than twenty feet measured from the nearest edge of street or sidewalk pavement.
- (4) Side yard and building spacing. In the detached single family portion of the development area, side yard width and separation between adjacent dwellings shall be as follows:
Each dwelling shall have a minimum side yard depth of not less than ten feet and the minimum separation between adjacent dwellings shall not be less than 20 feet.
- (5) Rear yard. The rear yard depth for dwellings in the detached single-family portion of the development area shall not be less than ~~thirty~~ **thirty-five** feet.
- (6) Yards for accessory buildings and uses. Yards for accessory buildings and uses shall be in accordance with the provisions of Section 1252.15.
- (7) Height. The height of any single-family dwelling at the front facade shall not exceed two stories.
- (d) Access and vehicular circulation. Each cluster area of single-family dwelling units shall be served by a dedicated street. However, individual dwelling units within such cluster need not so abut provided that:
- (1) Each dwelling unit is accessible by means of a private drive, to service and emergency vehicles in a manner acceptable to the City Engineer and Fire Prevention Officer.
 - (2) Construction methods, standards and materials for private drives meet accepted engineering practice and are approved by the City Engineer.
 - (3) The location, design and construction of all utilities on private or common land is approved by the City Engineer.
 - (4) The preservation and maintenance of all private drives and utilities on private land is assured by firm commitment of the abutting owners through documents recorded in the office of the Cuyahoga County Recorder or in such other form as is approved by the Director of Law. Each dwelling unit in the detached single-family portion of the development area shall abut upon a dedicated street.

- (e) Parking. Parking in a single-family detached and cluster development shall be in accordance with the requirements set forth in Chapter 1270. Two enclosed parking spaces shall be provided for each dwelling unit in a single-family detached and cluster development outside the street right of way or private drive. Additional guest off-street parking areas may be required by the Commission if it determines that such additional parking is necessary to adequately serve the needs of the cluster area.

~~(Ord. 2012-085. Passed 9-17-12.)~~

* * *

Section 3. That unless otherwise specified, the provisions of this Ordinance shall be operative from and after the effective date of this Ordinance, in accordance with law.

Section 4. That any other ordinances or parts thereof inconsistent with this Ordinance be and are hereby repealed.

Section 5. 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 6. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: September 15, 2014
Second reading: October 6, 2014
Third reading: December 1, 2014
Public Hearing: November 17, 2014

Referred to Planning Commission

September 16, 2014
Facilities recommendation
Approved: September 25, 2014

ORD. No. 2014-172 (SUB) Amended: 12-1-14
(ORIG) 1st Rdg. 09-15-14 Ref: PL/PZE
(ORIG) 2nd Rdg. 10-6-14 Ref: PZE
3rd Rdg. 12-1-14 Ref: _____

(ORIG) Pub Hrg. 11-17-14 Ref: PZE
Adopted: 12-1-14 Defeated: _____

Michael Daymut
President of Council

Approved: Thomas B. Surier
Mayor

Date Passed: December 1, 2014

Date Approved: December 2, 2014

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Daymut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DeMio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dooner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maloney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schonhut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Southworth	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attest: Aimee Pientka
Clerk of Council

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission
FROM: Aimee Pientka, Clerk of Council
DATE: September 16, 2014
SUBJECT: Referral from Council: Ordinance No. 2014-172

At its regular meeting of September 16, 2014, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

Ordinance No. 2014-172 by Mr. Carbone and Mr. Maloney. AN ORDINANCE AMENDING SECTIONS 1252.05, 1252.20, AND SECTION 1253.11, OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING REQUIREMENTS ASSOCIATED WITH R1-125 RESIDENTIAL DISTRICTS AND CLUSTER DEVELOPMENTS.

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

AKP
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: September 26, 2014

Please be advised that at its meeting of September 25, 2014 the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2014-172

An Ordinance Amending Sections 1252.05, 1252.20 and Section 1253.11 of Title Six of Part Twelve Planning and Zoning Code, of the Codified Ordinances of the City of Strongsville concerning requirements associated with R1-125 Residential Districts and Cluster Developments.

STRONGSVILLE UNITED METHODIST CHURCH/ Dan LaRocco, Agent

Site Plan approval for the proposed 80' x 34' Pavilion and Parking Lot Addition for property located at 13500 Royalton Road, PPN 398-29-002 zoned Public Facility.
**ARB Favorable Recommendation 9-2-14.*