

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2016 –     025

By: Mayor Perciak and Mr. Daymut

**AN ORDINANCE AMENDING SECTION 1240.08(c) BY ADDING SUBSECTION (22), AND AMENDING SUBSECTIONS 1262.04(a)(1) AND 1262.05(a)(1) OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, IN ORDER TO ELIMINATE SELF-STORAGE AND MINI STORAGE FACILITIES FROM GENERAL INDUSTRIAL DISTRICTS, AND DECLARING AN EMERGENCY.**

WHEREAS, it is the intent of this Council to establish appropriate zoning regulations for General Industrial (GI) and General Industrial-A (GI-A) Districts; and

WHEREAS, the elimination of self-storage or mini storage facilities from General Industrial Districts is consistent with the goals and objectives of the Strongsville 2015 Comprehensive Plan Update.

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

**Section 1.** That existing Section 1240.08(c) of Chapter 1240, of Title Six of Part Twelve Planning and Zoning Code, of the Codified Ordinances of the City of Strongsville, be and is hereby amended by adding Subsection (22) to read as follows:

**1240.08 DEFINITIONS.**

(a) Interpretation. Words in this Zoning Code are normally defined according to their ordinary English usage. Certain terms are, however, defined in this chapter and wherever used in this Zoning Code, they shall have the meanings set forth herein, unless the context clearly indicates a different meaning.

(b) General Terms.

(1) The word "shall" is to be interpreted as mandatory and shall be complied with unless waived; "may" is to be interpreted as having permission or being allowed to carry out a provision; "should" is to be interpreted as expressing that the application of such criteria or standards is desired and essential unless commensurate criteria or standards are achieved.

- (2) All words used in the singular shall include the plural, and all words used in the present tense shall include the future tense, unless the context clearly indicates the contrary.
- (3) The phrase "used for" shall include "arranged for," "designed for," "intended for," "maintained for" and "occupied for."
- (4) "Regulation" means a rule, restriction or other mandatory provision in this Zoning Code intended to control, require or prohibit an act.
- (5) "Standard" means a test, measure, model or example of quantity, extent or quality.
- (6) "Criterion" means a principle by which the planning of a development area shall be guided.
- (7) "City" means the city of Strongsville.
- (8) "Commission" means the city Planning Commission.
- (9) "Council" means the legislative body of the city.
- (10) "Board" means the Board of Zoning Appeals.
- (11) "Commissioner" means the Building Commissioner of the city.
- (12) "County" means the County of Cuyahoga, Ohio.
- (13) "Clerk" means the Clerk of Council.
- (14) "Engineer" means the city Engineer.
- (15) "Person" means an individual, firm, association, corporation, trust or other legal entity, including his or its agents.
- (16) "Developer" means a person commencing proceedings under this Zoning Code to effect the development of land for himself or for another.
- (17) "Code" means the Zoning Code of the city.
- (18) "Review Board" means the Architectural Review Board of the city.

(c) Specific Terms.

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**(22) Self-Storage or Mini Storage Facility.**

**"Self-Storage or Mini Storage Facility" means any real property that is designed and used for the purpose of renting or leasing individual storage spaces in the facility, whether as rooms, lockers, containers, or other indoor and/or outdoor space, to individuals, businesses, or other entities for the purpose of storing possessions.**

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**Section 2.** That existing Section 1262.04(a)(1) of Chapter 1262, 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:

**1262.04 USE REGULATIONS; GENERAL INDUSTRIAL (GI) DISTRICT.**

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved and maintained, in whole or in part, in a General Industrial District, only for the uses set forth in the following schedules and regulations:

(a) Main Uses Permitted.

- (1) Office, laboratories, services, sales, storage and manufacturing uses permitted in Research-Development and Commercial Services Districts with the exception of veterinarians' offices, animal hospitals, **self-storage or mini storage facilities**, and kennels.

~~(Ord. 2008-093. Passed 7-21-08.)~~

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**Section 3.** That existing Section 1262.05(a)(1) of Chapter 1262, 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:

**1262.05 USE REGULATIONS; GENERAL INDUSTRIAL-A (GI-A) DISTRICT.**

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved and maintained, in whole or in part, in a General Industrial-A District, only for the uses set forth in the following schedules and regulations:

(a) Main Uses Permitted.

- (1) Office, laboratories, services, sales, storage and manufacturing uses permitted in General Industrial, Research-Development and Commercial Services Districts with the exception of veterinarians' offices, animal hospitals, **self-storage or mini storage facilities**, and kennels.

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**Section 4.** 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 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 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 the proper development of lots and lands within the City, and to enhance economic development. 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: February 16, 2016  
 Second reading: March 7, 2016  
 Third reading: May 16, 2016  
 Public Hearing: May 16, 2016

Referred to Planning Commission

February 17, 2016  
 Favorable recommendation  
 Approved: by PC February 25, 2016



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 President of Council

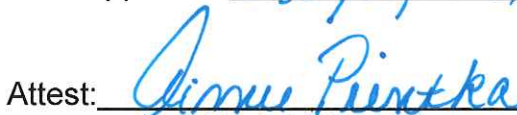


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 Mayor

Date Passed: May 16, 2016

Date Approved: May 17, 2016

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



\_\_\_\_\_  
 Clerk of Council

ORD. No. 2016-025 Amended: \_\_\_\_\_  
 1st Rdg. 02-16-16 Ref: PCI PZE  
 2nd Rdg. 03-07-16 Ref: PZE  
 3rd Rdg. 05-16-16 Ref: \_\_\_\_\_

Favorable recommendation by PC 2/25/16

Pub Hrg. 05-16-16 Ref: \_\_\_\_\_  
 Adopted: 05-16-16 Defeated: \_\_\_\_\_

**CITY OF STRONGSVILLE**  
**OFFICE OF THE COUNCIL**

**MEMORANDUM**

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**TO:** Planning Commission  
**FROM:** Aimee Pientka, Clerk of Council  
**DATE:** February 17, 2016  
**SUBJECT:** Referral from Council: Ordinance No. 2016-025

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At its regular meeting of February 17, 2016, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- AN ORDINANCE AMENDING SECTION 1240.08(c) BY ADDING SUBSECTION (22), AND AMENDING SUBSECTIONS 1262.04(a)(1) AND 1262.05(a)(1) OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, IN ORDER TO ELIMINATE SELF-STORAGE AND MINI STORAGE FACILITIES FROM GENERAL INDUSTRIAL DISTRICTS, AND DECLARING AN EMERGENCY.

Copies of the ordinances are 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:** February 26, 2016

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Please be advised that at its meeting of February 25, 2016, the Strongsville Planning Commission gave Favorable Recommendation to the following;

**ORDINANCE NO. 2016-025**

An Ordinance Amending Section 1240.08(c) by Adding Subsection (22), and Amending Subsections 1262.04(a)(1) and 1262.05(a)(1) of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, in order to eliminate Self-Storage and Mini Storage Facilities from General Industrial Districts.

**Legal Advertisement**

**CITY OF STRONGSVILLE, OHIO**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a Public Hearing will be conducted by the Council of the City of Strongsville on **Monday, April 18, 2016 at 8:00 p.m., current time**, in the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, Strongsville, Ohio, upon the following Ordinance, which has been introduced in and is currently pending before the Council, entitled:

- Ordinance No. 2016-025 by Mayor Perciak and Mr. Daymut. AN ORDINANCE AMENDING SECTION 1240.08(c) BY ADDING SUBSECTION (22), AND AMENDING SUBSECTIONS 1262.04(a)(1) AND 1262.05(a)(1) OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, IN ORDER TO ELIMINATE SELF-STORAGE AND MINI STORAGE FACILITIES FROM GENERAL INDUSTRIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to Planning Commission 02-16-16. Favorable recommendation by Planning Commission 02-25-16. Second reading 03-07-16.*

This ordinance is on file in the office of the Clerk of Council at the Strongsville Service Center, 16099 Foltz Parkway, Strongsville, Ohio, for public inspection.

Any person desiring to be heard on the subject of the proposed amendment, or who may wish to object thereto, may appear at the time and place set forth above.

**BY ORDER OF THE COUNCIL OF THE CITY OF STRONGSVILLE, OHIO:**

Aimee Pientka, CMC  
Clerk of Council

**Editor's Note:** To be published in The Post Newspaper  
**March 19, 2016 and March 26, 2016.**