

ORDINANCE 2021 - 5

AN ORDINANCE AMENDING CHAPTER 1161 OF THE CODIFIED ORDINANCES OF THE CITY OF PARMA HEIGHTS AND THE ZONE MAP WHICH IS PART OF SAID ORDINANCE BY CREATING MIXED USE DISTRICTS.

WHEREAS, the Parma Heights 2017 Master Plan (adopted October 23, 2017), found the Parma Heights Planning and Zoning Code to be “overly simplistic and unable to adapt to new zoning needs and concepts,” partly because “mixed uses are not allowed as well as new commercial uses not conceived of years ago are not accounted for under current guidelines,” and that such deficiencies “could hinder opportunities for development, or redevelopment of the commercial sector;” and

WHEREAS, the proposed amendments are based on recommendations in the 2017 Master Plan, the Parma Heights Pearl Road Complete and Green Streets Strategic Plan (2015), the Parma Heights Pearl Road and West 130th Street Land Use and Zoning Analysis to [1] update the zoning ordinance and map in order to create lively nodes of development; [2] create mixed-use districts that accommodate commercial, office, and residential uses; and [3] update the uses that are permitted or conditionally permitted in along the commercial corridors; and

WHEREAS, Council, pursuant to the provisions of Section 1163.01 of the Codified Ordinances, has proposed that amendments be made to the Planning and Zoning Code to include the creation of Mixed Use Districts, which are to include [1] the TC-MUD Town Center Mixed Use District, [2] the W130-MUD West 130<sup>th</sup> Street Mixed Use District, and [3] the N-MUD Neighborhood Mixed Use District; and

WHEREAS, Council, pursuant to the provisions of Section 1163.01 of the Codified Ordinances, has proposed that certain real property within the Pearl Road and West 130<sup>th</sup> Street Study Area be reclassified to implement the proposed Mixed Use Districts; and

WHEREAS, the said proposal has been properly submitted to the Municipal Planning Commission for its approval and report, which Commission after due consideration and public hearing thereon has submitted its report to Council as hereinafter set forth; and

WHEREAS, notice of public hearing before this Council on said proposed amendment has been duly published, and pursuant thereto a full public hearing has been had as prescribed by law; and

WHEREAS, it is the opinion of this Council that the health, safety and convenience, comfort, property and general welfare of this community will be preserved and furthered by the adoption of the said amendment.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Parma Heights, County of Cuyahoga, and State of Ohio:

Section 1. Section 1161.01 of the Codified Ordinances of the City of Parma Heights same is amended to read as follows:

1161.01 Districts and Zoning Map.

(a) In order to designate districts for the purpose of this Planning and Zoning Code, the City is divided into the following districts:

Residential Districts

Class A	Single-Family Districts
Class A-1	Two-Family Districts
Class A-2	Single-Family Cluster Homes Districts
Class B	Multi-Family, Apt Districts
Class B-1	Multi-Family Parking Districts
Class HB	Multi-Family, Apt High Rise Districts
SCRD	Senior Citizen Residential Districts

Nonresidential Districts

Class C	Commercial Districts
Class C-1	Commercial Parking Districts

Mixed Use Districts

TC-MUD	Town Center Mixed Use Districts
W130-MUD	West 130th Street Mixed Use Districts
N-MUD	Neighborhood Mixed Use Districts

(b) The boundaries of such districts are established upon the map which is designated and is on file in the office of the Clerk of Council of the City. The Zoning Map covers the entire territory of the City. The key and chart containing the explanation of symbols and indications which appear on the Zoning Map are all made a part of this Planning and Zoning Code.

(c) No building or structure shall be erected or altered, nor shall any building or premises be used for any purpose other than a use permitted in the district in which such building or premises is located. No building shall be used so as to produce smaller yards or less unoccupied area and no building shall be occupied by more families than hereinafter prescribed for such building in the district for which it is located. No lot which is now or may be hereafter built upon as herein required may be so reduced in area so that the yards and open spaces will be smaller than prescribed by the Planning and Zoning Code.

Section 2. The Zoning Map shall designate the Mixed Use Districts (MUD), as defined in Chapter 1185 of the Codified Ordinances as [1] the TC-MUD Town Center Mixed Use District, [2] the W130-MUD West 130<sup>th</sup> Street Mixed Use District and [3] the N-MUD Neighborhood Mixed Use District, and the zoning classification of certain real property are hereby reclassified as identified on the Proposed Zoning Map, attached as Exhibit A.

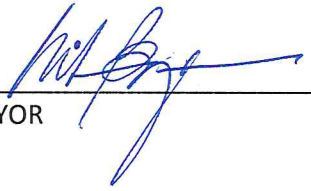
Section 3. The Municipal Engineer is directed to make or cause to be made upon the effective date of this ordinance markings or changes on the said zoning map indicating the reclassification of parcels as set forth in Section 2 and in Exhibit A.

Section 4. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that an deliberations of the Council and of any of its Committees comprised of a majority of the members of the Council that resulted in those formal actions were in meetings open to the public, in compliance with the law.

Section 5. This Ordinance shall be in effect from and after the earliest period provided by law.

PASSED: 1-25-2021   
PRESIDENT OF COUNCIL

ATTEST: Florence C. Bohdan 1-25-2021  
CLERK OF COUNCIL APPROVED

FILED WITH  
THE MAYOR: 1-25-2021   
MAYOR

# EXHIBIT A

## CHAPTER 1161 Districts and Zoning Map

### 1161.01 Districts and Zoning Map.

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#### 1161.01 DISTRICTS AND ZONING MAP.

- (a) In order to designate districts for the purpose of this Planning and Zoning Code, the City is hereby divided into the following districts:

##### Residential Districts

Class A	Single-Family Districts
Class A-1	Two-Family Districts
Class A-2	Single-Family Cluster Homes Districts
Class B	Multi-Family, Apt Districts
Class B-1	Multi-Family Parking Districts
Class HB	Multi-Family, Apt High Rise Districts
SCRD	Senior Citizen Residential Districts

##### Nonresidential Districts

Class C	Commercial Districts
Class C-1	Commercial Parking Districts

##### Mixed Use Districts

TC-MUD	Town Center Mixed Use Districts
W130-MUD	West 130th Street Mixed Use Districts
N-MUD	Neighborhood Mixed Use Districts
Planned Unit Developments (PUDs)	

- (b) The boundaries of such districts are hereby established upon the map which is designated and is on file in the office of the Clerk of Council. The Zoning Map covers the entire territory of the City. The key and chart containing the explanation of symbols and indications which appear on the Zoning Map are all hereby made a part of this Planning and Zoning Code.
- (c) No building or structure shall be erected or altered, nor shall any building or premises be used for any purpose other than a use permitted in the district in which such building or premises is located. No building shall be used so as to produce smaller yards or less unoccupied area and no building shall be occupied by more families than hereinafter prescribed for such building in the district in which it is located. No lot which is now or may be hereafter built upon as herein required may be so reduced in area so that the yards and open spaces will be smaller than prescribed by this Planning and Zoning Code.

\*\*\* End of Chapter \*\*\*

# EXHIBIT A

Parma Heights

## PROPOSED ZONING MAP AMENDMENTS

12/14/20

