

ORDINANCE 2014-38

AN ORDINANCE AMENDING SECTION 1161.01 AND THE ZONE MAP WHICH IS PART OF SAID ORDINANCE BY CHANGING CERTAIN DESCRIBED PROPERTY FROM CLASS A DISTRICT TO CLASS SCRD DISTRICT (PP# 474-13-026)

WHEREAS, Council on its own motion and pursuant to the provisions of Section 1163.01 of the Codified Ordinances has proposed that a certain parcel of real estate, hereinafter described, be transferred from Class "A" District, insofar as any part of said parcel is presently classified as Class "A" to Class "SCRD" District as to that portion of the said parcel, thereby classifying the said property as "SCRD" property in its entirety as defined in Chapter 1186 of this Codified Ordinances; and

WHEREAS, the said proposal has been properly submitted to the Municipality 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 thereon 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 will permit development of a proposed project on the property that will bring new development into the city that will provide residential living and care for our senior citizens who desire to obtain these services within our city.

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

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

1161.01 Districts and Building Zone Map.

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

Class "A" Districts

Class "B" Districts
Class "C" Districts
Class "A-1" Districts
Class "A-2" Districts
Class "SCRD" District
Class "B-1" Districts
Class "C-I" Districts
Development Districts
Planned Unit Development Districts (PUD)
Class "HB" Districts

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 of the City. The Building Zone Map covers the entire territory of the City. The key and chart containing the explanation of symbols and indications which appear on the Building Zone Map are all hereby made a part of this Planning and Zoning Code.

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 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. That the Building Zone Map shall designate the following described parcel of land to be in Class "SCRD" District as defined in Chapter 1186 of Codified Ordinances. Legal descriptions for the described parcel in the Class "SCRD" District are identified as Exhibit A and are attached hereto and made a part hereof as though fully rewritten.

Section 3. That the Municipal Engineer be and is hereby directed to make or cause to be made immediately markings or changes on the said zone map indicating the transfer as herein before provided of the aforementioned parcel from Class "A" District to Class "SCRD" District.

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 all 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: 12-8-2014

Allice Sall
PRESIDENT OF COUNCIL

ATTEST: Florence A. Bohdan
CLERK OF COUNCIL

12-8-2014
APPROVED

FILED WITH
THE MAYOR: 12-8-2014

W. By
MAYOR