

**ORDINANCE NO. 2024 - 65**

**AN ORDINANCE AMENDING CHAPTER 1189 ENTITLED “REGISTRATION REQUIRED COMMUNITY RESIDENTIAL FACILITIES” OF THE PARMA HEIGHTS CODIFIED ORDINANCES, AS AMENDED**

**WHEREAS**, the Director of Public Service and Chief Building Official are recommending that Chapter 1189 of the Parma Heights Codified Ordinances be amended; and

**WHEREAS**, the Planning Commission met, conducted a public hearing, considered, and recommended the adoption of this amended Ordinance in order to regulate Community Residential Facilities within the City of Parma Heights, Ohio; and

**WHEREAS**, pursuant to the Parma Heights Codified Ordinances, this Council has conducted a public hearing regarding this amended Ordinance; and

**WHEREAS**, this Council desires to adopt the recommendation of the Administration and the Planning Commission.

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

Section 1: That Chapter 1189 of the Codified Ordinances as it previously existed is amended, and as amended, shall henceforth read as shown by edits set forth in Exhibit “A”, which is attached hereto and incorporated by reference.

Section 2: 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 3: That this Ordinance shall take effect and be in force from and after the earliest date provided for by law.

PASSED:	<u>January 13, 2025</u>		PRESIDENT OF COUNCIL PRO TEM
ATTEST:	<u>Barbara O'Brien</u>	<u>January 13, 2025</u>	APPROVED
	CLERK OF COUNCIL		
FILED WITH THE MAYOR:	<u>January 13, 2025</u>		MAYOR MARIE GALLO

# **EXHIBIT A**

## CHAPTER 1189

### Community Residential Facilities

1189.01 Purposes.

1189.02 Definitions.

1189.03 Conditions for establishment.

1189.04 Registration required.

1189.05 Change of use.

1189.06 Revocation or termination of approval.

#### CROSS REFERENCES

Adult foster care facilities - see Ohio R.C. 5103.30 et seq.

Type B family day-care homes - see P. & Z. Ch. 1191

Regional Dwelling House Code - see BLDG. Ch. 1301

#### 1189.01 PURPOSES.

The guidelines of this chapter were adopted for the purpose of evaluating applicants for special use permits relative to community residential facilities.

(Ord. 1986-56. Passed 10-27-86.)

#### 1189.02 DEFINITIONS.

As used in this chapter:

(a) "Community residential facility" means a dwelling unit that has been licensed or certified under the laws of the State or Federal government, in which dwelling unit live three or more people who need and receive personal assistance and/or supervision in order to live successfully in the community. "Community residential facility" includes, but is not limited to, homes licensed by the Ohio Department of Developmental Disabilities ~~State Departments of Mental Health, Mental Retardation and Developmental Disabilities~~, and the Ohio Department of Health, and Human Services and the U.S. Department of Veterans Affairs ~~Federal Veterans Administration~~.

(b) "Family home" means a community residential facility in which at least three but not more than eight people who need personal assistance and/or supervision live, and which otherwise qualifies as a single-family dwelling under these Codified Ordinances.

(c) "Group home" means a community residential facility in which at least nine but not more than nineteen people who need personal assistance and/ or supervision live, and which otherwise qualifies as a multifamily dwelling under these Codified Ordinances.

(Ord 1986-56. Passed 10-27-86.)

#### 1189.03 CONDITIONS FOR ESTABLISHMENT.

The ~~Department of Public Safety Planning Commission~~ may permit a community residential facility in the appropriate zoning district, provided that:

(a) No community residential facility may be located within a one-quarter mile radius of any existing community residential facility.

(b) The facility has registered with the Director of Public Safety Service prior to the beginning of operation and annually thereafter, provides a copy of its current license or certificate and states the maximum number of residents of the facility.

(c) The facility has provided assurances that persons in the following categories shall not be admitted as residents:

(1) Persons discharged within the last ten years from a penal or correctional facility, or from the custody of the Ohio Department of Youth Services;

(2) Persons under probation, parole or conditional release during the time of residence;

(3) Persons discharged from any facility after being found incompetent to stand trial or not guilty by reason of insanity;

(4) Persons being treated for drug abuse or primarily for alcohol abuse; or

(5) Persons who cannot function adequately in a community setting and/ or who constitute a reasonably foreseeable danger to the community.

(Ord. 1986-56. Passed 10-27-86.)

#### 1189.04 REGISTRATION REQUIRED.

(a) All community residential facilities shall register with the Director of Public Safety Service prior to beginning operation and annually thereafter.

(b) All community residential facilities must meet all licensing and certification requirements of the City and of the appropriate State or County certifying agencies.

Certification and licensing documentation must be provided to the Department of Public Safety prior to beginning operation and annually thereafter. Registration must be done by January 1 annually with the Department of Public Safety.

~~(b)~~ (c) In order to register as a community residential facility, the operator or the operator's designee shall:

- (1) Provide a copy of all its current, valid licenses or certificates to operate the facility pursuant to the Ohio Revised Code and other applicable laws;
- (2) Provide a copy of its certificate of a continuing policy of general liability insurance in an amount of at least one million dollars which includes coverage for individuals' losses due to theft or property damage, as required by the Ohio Revised Code, the Ohio Administrative Code, and other applicable laws;
- (3) State the location of the facility;
- (4) State the maximum number of residents of the facility; and
- (5) Pay a registration fee of ~~one~~ two hundred dollars (~~\$100.00~~ \$200.00). Such registration fee may be waived for not-for-profit operators.

~~(e)~~(d) All community residential facilities which are in operation on the effective date of this chapter (Ordinance 1986-56, passed October 27, 1986) shall be permitted following registration, regardless of the distance between facilities.

(e) The operator or the operator's designee must immediately provide written updates to the City regarding any changes to the information included in the registration for the community residential facility.

(Ord. 1986-56. Passed 10-27-86.)

#### 1189.05 CHANGE OF USE.

Occupancy as a Community Residential Facility ~~family home~~ shall not be considered as a change of use in a building which has been used for residential purposes immediately prior to use as a Community Residential Facility ~~family home~~.

(Ord. 1986-56. Passed 10-27-86.)

#### 1189.06 REVOCATION OR TERMINATION OF APPROVAL.

The Director of Public ~~Safety Service~~ may revoke or terminate any previously granted approval of a community residential facility where, upon the basis of evidence presented, after notice and hearing, he or she determines that there has been noncompliance with the conditions of approval and regulations set forth in this chapter or that there has been noncompliance with City, State and/or Federal codes.

Any approval of the community residential facility, as provided in this chapter, shall be automatically revoked or terminated upon the revocation or termination of any license, approval or certificate by any County, State or Federal agency.

(Ord. 1986-56. Passed 10-27-86.)