

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1272 SENIOR CITIZEN DISTRICT, SECTION 1272.02 PERMITTED USES BY CREATING A NEW PARAGRAPH (b) AND RENUMBERING EXISTING PARAGRAPH (b) TO (c), AND DECLARING AN EMERGENCY

WHEREAS: The Master Plan Committee 2014 has recommended expanded housing options for independent seniors and empty-nesters, as well as age restricted adult communities; and

WHEREAS: The existing Senior Citizen District, Chapter 1272, does not provide for such housing options; and

WHEREAS: It has been determined necessary to amend Part Twelve Planning and Zoning Code, Chapter 1272 Senior Citizen District, Section 1272.02 Permitted Uses of the Codified Ordinances of the City of North Royalton in order to allow for additional uses therein; and

WHEREAS: Council desires to provide for this amendment.

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

Section 1. Chapter 1272 Senior Citizen District, Section 1272.02 Permitted Uses, of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

1272.02 PERMITTED USES.

In a Senior Citizen District, as indicated on the Zoning Map which accompanies this Zoning Code and is made a part hereof, land and buildings shall be used, and buildings shall be designed, erected, altered or maintained, in whole or in part, only for the following purposes:

(a) Any use or accessory use permitted and regulated in the R1-A or R1-B District; and

(b) Residential units for independent seniors, age restricted to adults 55 years old or older, without assisted living services or any of the services mandated for Senior Citizen Centers as set forth in subsection (c) hereinbelow; and

~~(b)~~ (c) A senior citizen center, which means a development or institution providing dwelling facilities for three or more persons, principally of retirement age, who may or may not be dependent upon the services of others and who are not related to the owner or operator. Such senior citizen center must include rest, nursing or other health facilities, as set forth in Ohio R.C. Chapter 3721, and may include dining, recreational and other related facilities and services.

(1) Main uses, which shall be restricted primarily for occupants and/or employees, are as follows:

A. Dwelling facilities, such as apartments, row houses and other attached multifamily or detached dwellings;

B. Elderly Care health facilities primarily for the use of the occupants;

C. Dining facilities primarily for occupants and/or employees;

D. Recreational facilities primarily for occupants; and

E. Administrative offices.

(2) Accessory uses are as follows:

A. Service and maintenance buildings;

B. Off-street parking and garages as regulated in this chapter; and

C. Related facilities and services.

Section 3. Section 1272.02 of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of Chapter 1272 shall remain in full force and effect.

Section 4. This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

Section 5. 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.

