

Revised 5-14-19
Revised 6-22-19
Revised 7-2-19
Revised 7-9-19
Revised 8-7-19

1st reading 5-13-19
2nd reading 6-10-19
3rd reading 6-24-19
4th reading 7-8-19
5th reading 7-22-19

ORDINANCE NO.: 2019-39
INTRODUCED BY: MS. ROGOFF

4198

AN ORDINANCE AMENDING THE PLANNING AND ZONING CODE OF THE VILLAGE OF CHAGRIN FALLS AND AMENDING AND RESTATING CHAPTERS 1105 THROUGH 1153 AND APPENDIX A AND APPENDIX B THERETO AND PROVIDING FOR COMPREHENSIVE REVISION OF THE PLANNING AND ZONING CODE CHAPTERS 1105 THROUGH 1153 AND AMENDING THE ZONING MAP OF THE VILLAGE OF CHAGRIN FALLS.

WHEREAS, the Planning and Zoning Commission has thoroughly reviewed and discussed over numerous meetings comprehensive amendments to Planning and Zoning Code Chapters 1105 through 1153, and Appendix B, Zoning Map changes;

WHEREAS, the Planning Commission at its meetings of March 18, 2019 and April 15, 2019 recommended to Council that they comprehensively amend Chapters 1105 through 1153 and Appendix B of the Planning and Zoning Code as hereinafter set forth;

WHEREAS, Council has held a public hearing on June 24, 2019 on this Ordinance;

WHEREAS, Council desires to enact the foregoing amendments to the Planning and Zoning Code, based on the recommendations of the Planning and Zoning Commission, the Law Director and the Village Planning Consultant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CHAGRIN FALLS, CUYAHOGA COUNTY, STATE OF OHIO:

SECTION 1. Chapters 1105 through 1153, Appendix A and Appendix B thereto of the Planning and Zoning Code of the Village of Chagrin Falls, are hereby amended and restated in their entirety to read as set forth in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That existing Chapters 1105 through 1153 and Appendix A and Appendix B thereto of the Planning and Zoning Code of the Village of Chagrin Falls, are hereby repealed.

SECTION 3. As amended, Chapters 1105 through 1153, Appendix A and Appendix B of the Planning and Zoning Code of the Village of Chagrin Falls, with strikeouts for deletions and underlining for additions reads in its entirety as set forth in Exhibit "B" attached hereto and made a part hereof.

SECTION 4. The Village Engineer is hereby directed to amend the Zoning Map, as provided in Appendix B and this Ordinance by transferring:

ORDINANCE NO.: 2019-39
INTRODUCED BY: MS. ROGOFF

Permanent Parcels 931-06-002, 012, 015, 025, 027 through 059 and 061 from the Park and Institutional District to the R1-C District. Permanent Parcel 931-10-005 from the R1-100 District to the Institutional District. Permanent Parcel 931-13-024 from the R1-60 District to the Institutional District. Permanent Parcel 931-13-037 through 041 from the Park and Institutional District to the Park District. Permanent Parcel 931-13-049, 058 through 063 from the Park and Institutional District to the Park District. Permanent Parcel 931-13-999 to the Park District. Permanent Parcel 931-14-012 through 015 from the Park and Institutional District to the Institutional District. Permanent Parcel 931-14-020 from the Park and Institutional District to the Park District. Permanent Parcel 931-14-023 and 026 from the Park and Institutional District to the Institutional District. Permanent Parcel 931-15-009 from the R1-60 District to the Park District. Permanent Parcel 931-15-015 from the Park and Institutional District to the Park District. Permanent Parcel 931-15-016 from the Limited Industrial, RMU and Parking Districts to the Limited Industrial District with the RMU District overlay. Permanent Parcel 931-15-018 from the Parking District to the R1-50 District. Permanent Parcel 931-15-019 from the Parking District to the Park District. Permanent Parcel 931-15-020 from the R1-50 District to the Park District. Permanent Parcel 931-15-021 from the R1-50 and Park and Institutional District to the Park District. Permanent Parcel 931-15-022 through 024 from the R1-50 District to the Park District. Permanent Parcel 931-15-031 from the Parking District to the R1-50 District. Permanent Parcel 931-17-001 from the Limited Industrial, RMU and Parking Districts to the Limited Industrial District with the RMU District overlay. Permanent Parcel 931-17-003 from the Parking District to the RMU District. Permanent Parcel 931-17-004 from the R1-100 District to the Conservation District. Permanent Parcel 932-01-014, 932-02-001 through 004 from the R1-100 and Park and Institutional District to the R1-100 District. Permanent Parcel 932-02-006 through 012 from the R1-60 District and Park and Institutional District to the R1-60 District. Permanent Parcel 932-02-025 from the R1-100 and Park and Institutional District to the R1-100 District. Permanent Parcel 932-02-031 from the R1-50 District and Park and Institutional District to the R1-50 District. Permanent Parcel 932-02-032 from the Park and Institutional District and the R1-100 District to the Park District. Permanent Parcel 932-03-005, 006, 008 and 009 from the Park and Institutional District to the Institutional District. Permanent Parcel 932-06-016 from the Park and Institutional District to the Central Shopping District. Permanent Parcel 932-06-018 from the Park and Institutional District to the Institutional District. Permanent Parcels 932-06-037 and 038 from the Central Shopping District to the Institutional District. Permanent Parcel 932-06-039 from the Office and Park and Institutional District to the Office District. Permanent Parcel 932-06-040 from the Park and Institutional District to the Institutional District to the extent parking currently exists and the balance to the Park District. Permanent Parcel 932-06-041 through 043 from the R1-60 and Park and Institutional District to the R1-60 District. Permanent Parcels 932-06-046 through 048 from the Retail Business District and Park and Institutional District to the Retail Business District. Permanent Parcel 932-06-049 from the Central Shopping District and Park and Institutional District to the Central Shopping District. Permanent Parcels 932-07-009 through 011, 932-07-014A and B from the Park and

ORDINANCE NO.: 2019-39
INTRODUCED BY: MS. ROGOFF

Institutional District to the Institutional District. Permanent Parcel 932-07-023 from the Park and Institutional District to the Park District. Permanent Parcels 932-08-013 and 932-10-028 from the Park and Institutional District to the Institutional District. Permanent Parcel 932-17-050 from the Parking District to the R1-50 District. Permanent Parcel 932-19-090 to the Office District. Permanent Parcels 932-20-011 and 932-21-005 from the Park and Institutional District to the Institutional District. Permanent Parcel 932-25-004 from the Park and Institutional District to the Institutional District. Permanent Parcel 932-25-008 from the Park and Institutional District to the Park District. Permanent Parcel 932-26-001 from the Park and Institutional District to the Park District to the extent that it is currently operated as a ball field and the balance into the Institutional District. Permanent Parcel 932-26-004 from the R1-100 District to the Institutional District. Permanent Parcels 932-27-001 through 003 from the Park and Institutional District to the Institutional District.

SECTION 5. The existing Chapters 1105 through 1153, Appendix A and Appendix B, to the extent inconsistent with the newly enacted provisions herein and any other Ordinance in conflict with this Ordinance are hereby repealed, except to the extent such code sections are the subject of an enforcement action they shall be considered effective for the purposes of enforcement for any violations that occurred prior to repeal.

SECTION 6. That actions of this Council concerning and relating to the passage of this legislation were adopted in lawful meetings of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in compliance with all legal requirements, including Chapter 114 of the Codified Ordinances of the Village of Chagrin Falls.

SECTION 7. That in accordance with Section 113.01 of the Codified Ordinances of the Village of Chagrin Falls, public notice of this Ordinance shall be given by posting a copy thereof for not less than fifteen (15) days in the Village Hall.

SECTION 8. That this Ordinance shall take effect and be in force after the earliest period allowed by law.

PASSED: August 12, 2019



Nancy Rogoff, Council President


Submitted to the Mayor for
his approval on this

13th day of August, 2019

ORDINANCE NO.: 2019-39
INTRODUCED BY: MS. ROGOFF


Approved by the Mayor

August 13, 2019



Mayor William Tomko

I hereby certify that Ordinance No. 2019-39 was duly enacted on the 12th day of August, 2019, by the Council of the Village of Chagrin Falls and posted in accordance with Section 113.01 of the Codified Ordinances of the Village of Chagrin Falls.



Clerk of Council

EXHIBIT "A"

ORDINANCE NO.: 2019-39
INTRODUCED BY: MS. ROGOFF

EXHIBIT "B"