

**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1153 and Appendix A and Appendix B thereto of the Planning and Zoning Code of the Village of Chagrin Falls, are hereby repealed.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**  
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(a) Permanent Parcel 931-17-003 from the Parking District to the ASF District, and the portions of Permanent Parcels 931-17-001 and 931-15-016 from the Parking District to ASF, and Permanent Parcel No. 932-17-050 from the Parking District to the R1-50 District;

(b) Sublots 1-38 and Block A of the Falls Walk Subdivision as shown by the recorded Plat in Vol. 360 of Maps, Pages 31 and 32, re-recorded in Vol. 360 of Maps, Pages 35-36 and re-recorded in Vol. 362 Page 68 of the Cuyahoga County Records from Parks and Institutional District to the R1-C District;

(c) Permanent Parcels 932-21-005, 932-20-011, 932-27-001, 002 and 003, 932-25-004, 932-26-001, 932-25-008, 932-03-005, 006, 008, and 009, 932-07-014 A&B, 932-08-013, 932-07-009, 010 and 011, 931-14-023, 931-14-026, 931-14-012, 013, 014 and 015 and 932-10-028 from Park and Institutional District to Institutional District;

(d) Permanent Parcels 931-15-019, and 021 from the Parking District to the Park District.

(e) Permanent Parcels 931-15-022, 023, and 024 from the R1-50 District to the Park District,

(f) Permanent Parcel 931-06-018 from the Parks and Institutional District to the Park District,

(g) Permanent Parcels 932-01-014, 932-02-001, 002, and 003, 932-02-025 from R1-100 District to the Park District to the extent such Parcels are currently located in the Parks and Institutional District, with the remaining portion of any Parcel not entirely in the Parks and Institutional District to remain in the District in which it currently resides. Permanent Parcel 932-02-031 from R1-50 District to the Park District to the extent such Parcels are currently located in the R1-50 District, with the remaining portion of any Parcel not entirely in the R1-50 District to remain in the District in which it currently resides. Permanent Parcel 932-02-032 from Parks and Institutional District to the Park District, Permanent Parcels 932-02-007, 008, 009, 010, 011, and 012 from R1-60 District to the Park District to the extent such Parcels are currently located in the Parks and Institutional District, with the remaining portion of any Parcel not entirely in the Parks and Institutional District to remain in the District in which it currently resides. Permanent Parcel 932-02-004 from the R1-100 District to the Park District, Permanent Parcel 932-06-040 from Parks and Institutional District to the Park District, Permanent Parcel 932-06-041, 042, and 043 from the R1-60 District to the Park District, Permanent Parcel 932-06-045 from Retail Business District to the Park District. Permanent Parcel 932-06-039, from the Office District to the Park District. Permanent Parcel 932-06-022 from the Central Shopping District to the Park District. Permanent Parcel 932-06-016 from the Parks and Institutional District to the Park District, Permanent Parcels 932-06-045, 046, 047, and 048 from Retail Business District to the Park District to the extent such Parcels are currently located in the Parks and Institutional District, with the remaining portion of any Parcel not entirely in the Parks and Institutional District to remain in the District in which it currently resides. Permanent Parcels 932-06-020, 021, and 049 from the Central Shopping District to the Park District to the extent such Parcels are currently located in the Parks and Institutional District, with the remaining portion of any Parcel not entirely in the Parks and Institutional District to remain in the District

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in which it currently resides. Permanent Parcels 931-13-063, 931-13-037, 038, 039, 040, and 041, 931-13-999, 931-15-015, 931-13-049, 931-14-020, the northeast corner of High Street and North Street, to the Park District, to the extent such Parcels are currently located in the Parks and Institutional District, with the remaining portion of any Parcel not entirely in the Parks and Institutional District to remain in the District in which it currently resides.

(h) Permanent Parcel 931-19-001 from the RMF-10 District to the R1-50 District.

(i) Permanent Parcel 932-25-006 from the RMF-15 District to the R1-100 District.

(j) Permanent Parcels 931-13-026, 931-13-028, 029, and 030, and 931-13-080 from the R2F District to the R1-60 District.

(k) Permanent Parcels 932-08-004, 932-08-001, 002, 003 and 027 from the RMF-15 District to the ASF.

(l) Permanent Parcels 932-06-037 and 038 from the Central Shopping District to the Institutional District.

(m) Permanent Parcel 931-15-018 from the Parking District to the R1-50 District.

(n) The part of Permanent Parcel 931-22-007 in the R1-100 District to the Conservation District. Permanent Parcel 931-10-005 from R1-100 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.

**ORDINANCE NO.: 2019-39**  
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PASSED: \_\_\_\_\_, 2019

\_\_\_\_\_  
Nancy Rogoff, Council President

Submitted to the Mayor for  
his approval on this

\_\_\_\_\_ day of \_\_\_\_\_, 2019

Approved by the Mayor

\_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor William Tomko

I hereby certify that Ordinance No. 2019-40 was duly enacted on the \_\_\_\_\_ day of \_\_\_\_\_, 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