

FIRST READING: 7.24.23
SECOND READING: 10.9.23
THIRD READING: 10.23.23

AMENDED ORDINANCE NO. 64-23

BY: JEANNE GALLAGHER

AN ORDINANCE AMENDING THE DEVELOPMENT CODE OF THE CODIFIED ORDINANCES OF THE CITY OF ROCKY RIVER, SECTION 1183.09 ENTITLED CONDITIONAL USES IN THE BUSINESS DISTRICTS, REGARDING BUSINESS DISTRICT REGULATIONS, AS FURTHER DESCRIBED IN THE ATTACHED EXHIBIT "A"

WHEREAS: the Administration of the City of Rocky River, has deemed it necessary to amend Section 1183.09 entitled Conditional Uses in The Business Districts, of the Codified Ordinances regarding business district regulations within the Development Code; and

WHEREAS: this Ordinance was recommended by the Planning Commission of the City of Rocky River for approval on August 15th, 2023; and

WHEREAS: it is the desire of the Administration and Council of the City of Rocky River that Section 1183.09 of the Codified Ordinances of the City of Rocky River concerning the Development Code be amended regarding conditional uses in business district regulations, as further described in the attached Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, STATE OF OHIO:

SECTION 1. That Section 1183.09 entitled Conditional Uses in the Business Districts of the Codified Ordinances of the City of Rocky River be amended, as further described in the attached Exhibit "A".

PASSED: October 23rd, 2023

James W. Moran
JAMES W. MORAN
President of Council

PRESENTED

TO MAYOR: October 23rd, 2023

APPROVED: October 23rd, 2023

ATTEST:

Aaron G. Pease
JUSAN G. PEASE
Clerk of Council

Pamela E. Bobst
PAMELA E. BOBST
Mayor

City of Rocky River } ss
County of Cuyahoga }

THE UNDERSIGNED CLERK OF THE COUNCIL OF THE CITY OF ROCKY RIVER, OHIO DOES HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 64-23 ADOPTED BY THE COUNCIL OF SAID CITY ON THE 23rd DAY OF October, 2023, THAT THE PUBLICATION OF SUCH ORDINANCE HAS BEEN MADE AND CERTIFIED OF RECORD ACCORDING TO LAW, THAT NO PROCEEDINGS LOOKING TO A REFERENDUM UPON SUCH ORDINANCE HAVE BEEN TAKEN, THAT SUCH ORDINANCE AND THE CERTIFICATE OF PUBLICATION THEREOF ARE OF RECORD IN ORDINANCE RECORD NO. 64-23

N:\U\Ordinances\Cover Ordinance for Section 1167.0

I, the undersigned clerk of council of the city of Rocky River, State of Ohio, do hereby certify that publication of the foregoing ordinance was duly made by posting a true copy thereof in the lobby of the Rocky River City Hall, in accordance with the charter of Rocky River, commencing on the 23rd day of October, 2023.

Aaron G. Pease
Clerk of Council of the City of Rocky River, Ohio

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 23rd DAY OF October, 2023.

Aaron G. Pease
CLERK OF COUNCIL OF THE CITY OF ROCKY RIVER, OHIO

1183.09 CONDITIONAL USES IN THE BUSINESS DISTRICTS.

Schedule 1183.09 sets forth regulations governing minimum lot area and minimum lot width requirements for conditional uses in the Central Business Mixed Use, Local Business, and General Business Districts. Supplemental requirements pertaining to such uses are set forth in Section 1183.11, and the specific sub-sections are referenced in Schedule 1183.09, below.

Schedule 1183.09 Regulations For Uses in the Business Districts					
Conditional Use	District	Minimum Lot Regulations ⁽¹⁾		Also See Section:	
		Area	Width		
1. Assembly hall	CBD, MX	(2)	(2)	1183.11(b)	
2. Auditorium	CBD	1 acre	150 ft.	1183.11(b)	
3. Car Wash	GB	2 acres	125 ft.	1183.11(c)	
34. Commercial recreation, indoor	GB	1 acre	150 ft.	1183.11(e)	
45. Commercial recreation, outdoor	GB	2 acres	200 ft.	1183.11(f)	
5-6. Conference center	MX	1 acre	150 ft.	1183.11(b)	
6-7. Cultural institution	CBD, MX	1 acre	150 ft.	1183.11(b)	
7-8. Drive-thru facility in association with a permitted use	LB, GB, MX	1 acre	125 ft.	1183.11(c)	
8-9. Freestanding automated teller machine or drive-thru	LB	1 acre	125 ft.	1183.11(c)	
910- Health Club	LB	1 acre	125 ft.	1183.11(h)	
10-11. Hotel/motel	CBD	(2)	(2)	1183.11(b)	
11-12. Library	CBD, MX	(2)	(2)	1183.11(b)	
12-13. Live-work unit	CBD	(2)	(2)	1183.11(j)	
13-14. Medical/dental/health services clinic	LB	1 acre	125 ft.	1183.11(k)	
14-15. Membership clubs	CBD, MX	(2)	(2)	1183.11(b)	
15-16. Motor vehicle sales and rental	GB	2 acres	200 ft.	1183.11(l)	
16-17. Parking structure	CBD	2 acres	200 ft.	1183.11(m)	
17-18. Place of worship/church	CBD, MX	2 acres	200 ft.	1183.11(b)	
18-19. Restaurant, outdoor dining	CBD	(2)	(2)	1183.11(o)	

19 20. School, specialty/personal instruction	MX	(2)	(2)	1183.11(w)
---	----	-----	-----	------------

20 21.. Self-storage facility, indoor	GB	2 acres	200 ft.	1183.11(p)
21-22. Service establishment, business	MX	(2)	(2)	1183.11(v)
22-23. Single-family dwelling, attached	CBD, LB, GB	2 acres	200 ft.	1183.11(q)
23-24. Theater, indoor	MX	(2)	(2)	1183.11(b)
24-25. Utility substation/distribution facility, indoor	CBD, LB, GB	(2)	(2)	1183.11(r)
25-26. Vehicle repair garage	GB	2 acres	200 ft.	1183.11(s)
26-27. Veterinary office, animal hospital	LB	(2)	(2)	1183.11(t)
27-28. Electronic Message Board	LB, GB, MX, CBD	(2)	(2)	1193.07(e)

Notes to Schedule 1183.09				
(1) All standards contained in the regulations governing specific zoning districts shall apply unless the specific standards set forth in this Chapter are more restrictive.				
(2) Shall comply with the regulations for the district in which the conditional use is located.				

List of Districts:				
CBD Central Business District				
LB Local Business District				
GB General Business District				

(Ord. 39-11. Passed 12-12-11.)