

ORDINANCE NO. 64-2019

INTRODUCED BY: Mayor James P. Graven and Council as a Whole

**AN ORDINANCE AMENDING SECTION 1280.02 OF
CODIFIED ORDINANCES OF THE CITY OF OLMSTED
FALLS ENTITLED “NONCONFORMING LOTS, USES,
BUILDINGS AND STRUCTURES” AND DECLARING AN
EMERGENCY**

WHEREAS, Olmsted Falls Charter changes were passed by the electorate in November of 2017 merging the Zoning Boards and Commissions within the city; and

WHEREAS, Olmsted Falls Codified Ordinance Section 1280.02 regulates non-conforming lots, buildings, and structures within the city; and

WHEREAS, it is deemed appropriate to amend and bring the Codified Ordinances of the City of Olmsted Falls in conformance with the Charter to reflect those mergers. Now therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OLMSTED FALLS, OHIO, THAT:

SECTION 1. That Olmsted Falls Codified Ordinance Section 1280.02, is hereby amended to read as follows: (new material appears like THIS and deleted material appears like this

1280.02 NONCONFORMING LOTS.

(a) Any lot in a single-family dwelling district, which was lawful at the time this Planning and Zoning Code became effective, but which does not conform to area and/or width requirements, may be improved with a single-family dwelling even though lot width and lot depth requirements are not met, provided that all other requirements, including the required front, side and rear yard dimensions for the district in which the lot is located, are met.

(b) Any lot in a multi-family dwelling district or in a non-residential district existing lawfully at the time this Planning and Zoning Code became effective, but which does not conform to area and/or width requirements may be improved with a building, provided that yard dimensions and other requirements not involving area and width conform to the regulations for the district in which the lot is located. The improvement of any lot in a multi-family dwelling district or in a non-residential district shall be subject to review by the ~~Board of Zoning Appeals~~ **PLANNING AND ZONING COMMISSION** in accordance with Section 1206.05.

SECTION 2. The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all

