

**CITY OF MEDINA
AGENDA FOR COUNCIL MEETING**

November 13, 2023
Medina City Hall – Council Rotunda
7:30 p.m.

Public Hearing.

To consider various amendments to the Zoning Code, Chapter 1105, related to uses, definitions, and Conditionally Permitted Use requirements. Also included are clarifications that new buildings may be constructed in the M-U zoning district (1129.06), a requirement for parking exempt areas to include a parking plan (1145.04(d)), an increase to driveway width in the I-1 zoning district (1145.10(e)), a reduction in dumpster setbacks (1155.05), and adjustments to outdoor storage/bulk storage and display regulations (1155.11).

Call to Order.

Roll Call.

Reading of minutes. (October 23, 2023)

Reports of standing committees.

Requests for council action.

Reports of municipal officers.

Confirmation of Mayor's appointments.

Jeanne Pritchard – Cemetery Commission – Expiring 12/31/27

Theresa Laffey – Cemetery Commission – Expiring 12/31/24 (Replacing Paula Banks)

Notices, communications and petitions.

Unfinished business.

Introduction of visitors.

(speakers limited to 5 min.)

Introduction and consideration of ordinances and resolutions.

Motion to suspend the Rules requiring three readings on the following ordinances and resolutions: Res. 177-23, Ord. 178-23, Ord. 179-23, Ord. 180-23, Ord. 181-23, Ord. 182-23, Ord. 183-23, Ord. 184-23, Ord. 185-23, Ord. 186-23, Ord. 187-23, Ord. 188-23, Res. 189-23

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Res. 177-23

A Resolution authorizing the application and acceptance of reimbursements from the Patrick Leahy Bulletproof Vest Partnership Grant for the purchase of body armor for the Medina Police Department.
(emergency clause requested)

Ord. 178-23

An Ordinance authorizing the payment to Green Home Solutions for the Private Home Rehabilitation at 137 Oakleigh Drive, Brunswick, as part of the PY22 CHIP Grant Program.
(emergency clause requested)

Ord. 179-23

An Ordinance authorizing the payment to Green Home Solutions for the Private Home Rehabilitation at 1244 Hadcock Road, Brunswick, as part of the PY22 CHIP Grant Program.
(emergency clause requested)

Ord. 180-23

An Ordinance amending Ordinance No. 134-23, passed September 11, 2023, relative to the expenditure to Green Home Solutions for home rehabilitation work at 1495 McKinley Avenue, Brunswick.
(emergency clause requested)

Ord. 181-23

An Ordinance repealing Ordinance No. 203-21, passed December 13, 2021, and replacing Section 161.13 of the codified ordinances of the City of Medina, Ohio, relative to the Allocation of Income Tax Funds.

Ord. 182-23

An Ordinance authorizing the increase of the expenditure to Paul Davis Restoration for the PY22 CHIP Rehabilitation at 30 Circle Drive.
(emergency clause requested)

Ord. 183-23

An Ordinance amending the Pavilion Rental Fees for the Parks and Recreation Department.

Ord. 184-23

An Ordinance amending Ordinance No. 221-22, passed December 12, 2022. (Amendments to 2023 Budget)

Ord. 185-23

An Ordinance authorizing the Finance Director to rollover certain outstanding advances.

Ord. 186-23

An Ordinance authorizing the Finance Director to rollover certain outstanding advances related to the TIF Fund.

Ord. 187-23

An Ordinance authorizing the Finance Director to make certain fund transfers.

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Ord. 188-23

An Ordinance authorizing the Finance Director to make certain fund advances.

Res. 189-23

A Resolution authorizing the filing of an application for grant assistance from the Ohio Department of Development for a Building Demolition Site Revitalization Grant.
(emergency clause requested)

Council comments.

Adjournment.

MEDINA CITY COUNCIL
Monday, October 23, 2023

Call to Order:

Medina City Council met in regular session on Monday, October 23, 2023 at Medina City Hall. The meeting was called to order at 7:30 p.m. by Mr. Shields, President of Council Pro-Tem, who also led in the Pledge of Allegiance.

Roll Call:

The roll was called with the following members of Council, P. Rose, J. Shields, D. Simpson, R. Haire, and B. Lamb

Also present were the following members of the Administration: Acting Mayor John Coyne III, Keith Dirham, Nino Piccoli, Patrick Patton, Chief Kinney, Jansen Wehrley, and Andrew Dutton.

Minutes:

Mr. Simpson moved that the minutes from the regular meeting on Tuesday, October 10, 2023, as prepared and submitted by the Clerk be approved, seconded by Mr. Rose. The roll was called and passed by the yea votes of J. Shields, D. Simpson, R. Haire, B. Lamb, and P. Rose.

Reports of Standing Committees:

Finance Committee: Mr. Shields stated the Finance Committee met prior to Council and will meet again in 3 weeks.

Public Properties Committee: Mr. Shields had no report.

Health, Safety & Sanitation Committee: Mr. Simpson had no report.

Special Legislation Committee: Mr. Lamb had no report.

Streets & Sidewalks Committee: Ms. Haire had no report.

Water & Utilities Committee: Ms. Hazeltine was absent.

Emerging Technologies Committee: Mr. Rose stated the Emerging Technologies Advisory Committee will have a meeting on November 2nd at 5 p.m. at City Hall.

Requests for Council Action:

Finance

- 23-206-10/23 – Budget Amendments
- 23-207-10/23 – Grant Application – Bullet Proof Vest Partnership – Police
- 23-208-10/23 – Expenditure - PY2022 CHIP Rehab – 1137 Oakleigh Dr., Brunswick
- 23-209-10/23 – Expenditure - PY2022 CHIP Rehab – 1244 Hadcock Rd., Brunswick
- 23-210-10/23 – Amend Ord. 134-23 – CHIP Rehab – 1495 McKinley
- 23-211-10/23 – Amend Code 161.13 – Income Tax Allocation
- 23-212-10/23 – Amend Code Ch. 162 – Income Tax – HB 33
- 23-213-10/23 – Increase Exp. – PO #2023-1499 CHIP Rehab, 30 Circle Dr.
- 23-214-10/23 – Amend Ord. 50-22 – Pavilion Rental Fees – Parks Dept.
- 23-215-10/23 – Management Agreement for City of Medina Airport

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Reports of Municipal Officers:

John Coyne III, Acting Mayor, congratulated Council on the great job they do stating they don't get enough recognition for their work. John will speak more on the Ordinance for Medical Mutual. Don't forget Halloween trick or treating is from 6 p.m. – 8 p.m. on Tuesday, October 31st. Be safe out there.

Keith Dirham, Finance Director, had no report.

Kimberly Marshall, Economic Development Director, was absent.

Greg Huber, Law Department, had no report.

Chief Kinney, Police Department, had no report.

Chief Walters, Fire Department, was absent.

Jansen Wehrley, Parks and Recreation Director, stated First Energy hosted a tree planting event. They donated their time and materials to plant 150 tree seedlings. We appreciate their time and their contribution to our community.

Volunteers planted over 600 daffodil bulbs at Spring Grove Cemetery.

Dan Gladish, Building Official, was not in attendance.

Nino Piccoli, Service Director, Nino stated the leaf program has officially begun. Please rake leaves to the curb, not into the street. Yearly annual auction is this Saturday, October 28th at the City Garage, 781 West Smith Road. Preview is a 9 a.m. and auction begins at 10 a.m.

Patrick Patton, City Engineer, West Smith project construction will restart Monday, October 30th installing underground utilities between S. Elmwood and S. Court St. Received confirmation that the charging stations for the City Hall Parking Deck have been shipped.

Andrew Dutton, Planning and Community Development Director, noted that the City, in conjunction with the County Parks Department, has been conducting a Multi-Use Path Plan and will be holding a public meeting regarding the plans and drafts on November 8th at 6 p.m. here at City Hall. Received an application from ACME for a new grocery store at the NW corner of Wooster Pike and High Point Drive.

Notices, communications and petitions:

Liquor Permit:

Not to object to the issuance of a new D2 permit to IBC Bars LLC, dba Little Fox Café and Bakery, 540 Blake Avenue. Mr. Simpson moved not to object, seconded by Mr. Rose. The roll was called and passed by the yea votes of D. Simpson, R. Haire, B. Lamb, P. Rose, and J. Shields.

Unfinished Business:

There was none.

Introduction of Visitors:

Phillip Titterington from the ADAMH Board – Re: Health & Human Services Levy

Kau Alexander, 966 Beachwood, spoke on the Valor Court Graduation.

Amy Barnes, 314 E. Washington St., spoke on anti-hunting signs being vandalized. Requested a rewrite on the city website referring to deer abatement.

Bill Kuhar, 875 Gayer Dr., spoke about Medina deserving a comprehensive deer management program.

Loretta Kruger, 55 Circle Dr., stated she is concerned that issue 17 has been misrepresented.

Introduction and consideration of ordinances and resolutions.

Mr. Simpson moved to suspend the rules requiring three readings on the following ordinances and resolutions, seconded by Mr. Rose. Ord. 166-23, Ord. 167, Ord. 168-23, Res. 169-23, Ord. 170-23, Ord. 171-23, Ord. 172-23, Ord. 173-23, Ord. 174-23, Ord. 175-23, Ord. 176-23. Mr. Simpson moved to approve suspending the rules requiring three readings, seconded by Mr. Rose. The roll was called and passed by the yea votes of R. Haire, B. Lamb, P. Rose, J. Shields, and D. Simpson.

Ord. 166-23

An Ordinance amending Ordinance No. 132-23, passed September 11, 2023, relative to the expenditure to Green Home Solutions for rehabilitation work at 13 Plymouth Street. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 166-23, seconded by Mr. Rose. Mr. Simpson moved that the emergency clause be added to Ordinance/Resolution No. 166-23, seconded by Mr. Rose. Mr. Dutton stated this is a CHIP project and an additional \$3,500 is necessary for completion bringing the P.O. up to \$58,970. The roll was called on adding the emergency clause and was approved by the yea votes of B. Lamb, P. Rose, J. Shields, D. Simpson, and R. Haire. The roll was called and Ordinance/Resolution No. 166-23 passed by the yea votes of P. Rose, J. Shields, D. Simpson, R. Haire, and B. Lamb.

Ord. 167-23

An Ordinance amending Section 945.02 (g) of the codified ordinances of the City of Medina, Ohio relative to Park Restrictions. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 167-23, seconded by Mr. Rose. Mr. Wehrley stated this reflects the closing of Memorial Dog Park and the opening of Ray Mellert Dog Park. The roll was called and Ordinance/Resolution No. 167-23 passed by the yea votes of J. Shields, D. Simpson, R. Haire, B. Lamb, and P. Rose.

Ord. 168-23

An Ordinance authorizing the Mayor to execute a Memorandum of Understanding with the Medina County Board of Commissioners pertaining to the Granger Road Water Line. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 168-23, seconded by Mr. Rose. Mr. Patton stated it has been in the master plan to transfer our water service customers on Granger Rd. to the Medina County System. Because of the watermain line break it happened a little earlier.

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The roll was called and Ordinance/Resolution No. 168-23 passed by the yea votes of D. Simpson, R. Haire, B. Lamb, P. Rose, and J. Shields.

Res. 169-23

A Resolution authorizing the filing of a grant application to the Office of Criminal Justice Services, State of Ohio, for the 2024 Body Worn Camera Grant Program for the Police Department. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 169-23, seconded by Mr. Rose. Mr. Simpson moved that the emergency clause be added to Ordinance/Resolution No. 169-23, seconded by Mr. Rose. Chief Kinney stated this will authorize the police department to apply for the 2024 Body Worn Camera Grant as well as acceptance if awarded the amount is for \$87,182 emergency is needed due to time restraints on grant. The roll was called on adding the emergency clause and was approved by the yea votes of R. Haire, B. Lamb, P. Rose, J. Shields, and D. Simpson. The roll was called and Ordinance/Resolution No. 169-23 passed by the yea votes of B. Lamb, P. Rose, J. Shields, D. Simpson, and R. Haire.

Ord. 170-23

An Ordinance authorizing the Mayor to advertise for competitive bids and to award a contract to the successful bidder for the Spring Grove Cemetery Section 19 & 20 Road Improvements Project. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 170-23, seconded by Mr. Rose. Jansen explained this would construct a new asphalt driveway between section 19 and 20 at Spring Grove Cemetery. Estimate for project is \$60,000. The roll was called and Ordinance/Resolution No. 170-23 passed by the yea votes of P. Rose, J. Shields, D. Simpson, R. Haire, and B. Lamb.

Ord. 171-23

An Ordinance authorizing the Mayor to solicit Requests for Proposals (RFP's) for non-emergent patient transport from nursing homes. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 171-23, seconded by Mr. Rose. Mr. Simpson moved that the emergency clause be added to Ordinance/Resolution No. 171-23, seconded by Mr. Rose. Mr. Simpson stated they've been discussing a problem that has arose for the last several years regarding the life support team. Calls for LST have been increasing steadily over the last few years. The problem lies with skilled nursing facilities that we have in the city and the townships using 911 for transportation to the hospital when it is not an emergency or life threatening and often times can be handled by a private ambulance service. Unfortunately, a few private ambulance services in Medina County have gone out of business. This ordinance will advertise for private ambulance companies outside of Medina County that would be willing to come in and handle non-emergency calls to the skilled nursing facilities. The roll was called on adding the emergency clause and was approved by the yea votes of J. Shields, D. Simpson, R. Haire, B. Lamb, and P. Rose. The roll was called and Ordinance/Resolution No. 171-23 passed by the yea votes of D. Simpson, R. Haire, B. Lamb, P. Rose, and J. Shields.

Ord. 172-23

An Ordinance authorizing the Finance Director to waive certain uncollectible utility accounts.

*****Tabled**

Ord. 173-23

An Ordinance repealing Ordinance No. 123-23, passed September 11, 2023, relative to bids for Job #1154, Reagan Park Skatepark Rehabilitation. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 173-23, seconded by Mr. Rose. Mr. Jansen Wehrley stated this ordinance repeals Ord. 123-23 that authorized replacing the concrete for the skate park at Reagan Park. They recently performed concrete grinding instead of pouring new concrete with great results and substantial cost savings. The roll was called and Ordinance/Resolution No. 173-23 passed by the yea votes of B. Lamb, P. Rose, J. Shields, D. Simpson, and R. Haire.

Ord. 174-23

An Ordinance authorizing the Mayor to enter into a contract with Medical Mutual of Ohio for Health Care Insurance for the employees of the City of Medina for the calendar years 2024 and 2025. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 174-23, seconded by Mr. Rose. John Coyne stated at the end of the year the City goes out and bids out its healthcare coverage. Medical Mutual of Ohio came back with a proposal while it does not decrease the annual premium rate for the year but it does provide a two-year option which we usually don't get. The proposal would provide \$3,000 in wellness dollars to fund the employee assistance program. This money will be used for equipment in the workout room. This would also provide us with a one-time grant of \$4,500 for 2024 for additional workout room equipment to upgrade equipment. We would also be eligible for a rebate of 1 to 5% in 2024 after reviewing all the claims in 2023. The two-year program provides that there will be a 2% increase in the first year of our premium and then 0% increase in the second year. The roll was called and Ordinance/Resolution No. 174-23 passed by the yea votes of P. Rose, J. Shields, D. Simpson, R. Haire, and B. Lamb.

Ord. 175-23

An Ordinance amending Chapter 541 of the codified ordinances of the City of Medina, Ohio, by the addition of a new Section 541.11, relative to Prohibiting Camping Upon Public Property. Mr. Simpson moved for the adoption of Ordinance/Resolution No. 175-23, seconded by Mr. Rose. Chief Kinney stated this is a new ordinance they would like to add to the codified ordinances and as stated it prohibits camping upon public property. Public property in this ordinance is defined as property owned by the city, including without limitations, streets, sidewalks, easements, parks, parking lots, public grounds or right-of-ways. The definition of camping is for this ordinance means setting up, remaining in or at property for the purpose of sleeping, making preparation to sleep, storing personal property and or performing cooking activities for habitation purposes. This section does not apply to individuals who meet these three conditions, individuals who have no alternative lodging available to them and are otherwise homeless and have insufficient resources to secure alternative lodging and are able to secure free services such as shelters within a reasonable proximity to the city or hotel, motel vouchers which have been made available to them. This ordinance is not to target people who are truly struggling with homelessness, it is for those individuals who refuse any help and insist on camping on public property. The roll was called and Ordinance/Resolution No. 175-23 passed by the yea votes of J. Shields, D. Simpson, R. Haire, B. Lamb, and P. Rose.

Ord. 176-23

An Ordinance amending Ordinance No. 221-22, passed December 12, 2022. (Amendments

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to 2023 Budget) Mr. Simpson moved for the adoption of Ordinance/Resolution No. 176-23, seconded by Mr. Rose. The roll was called and Ordinance/Resolution No. 176-23 passed by the yeas and nays of D. Simpson, R. Haire, B. Lamb, P. Rose, and J. Shields.

Council comments.

Regi Haire reminded all communities about Halloween and to be careful and pay attention as you drive around in our neighborhoods. Please get out and vote.

Bill Lamb spoke on the conflict in Israel.

Paul Rose spoke about Breast Cancer Awareness Month and deer hunting

Dennie Simpson spoke on our country and how lucky we are but our citizens have become more divided than he has ever seen. It's sad that we can't agree to disagree.

Mr. Shields thanked everyone who came out tonight to speak to council. Jim wished the candidates in attendance tonight good luck with the elections. Please go vote.

There being no further business, Council adjourned at 8:33 pm.,

Kathy Patton, Clerk of Council

Jim Shields, President of Council Pro-Tem

REQUEST FOR COUNCIL ACTION

No. RCA 23-178-9/25
Committee: Finance

FROM: Andrew Dutton
DATE: 9/18/23
SUBJECT: Zoning Code Amendments

SUMMARY AND BACKGROUND:

The following are proposed amendments to the Zoning Code Chapter 1105 and Sections 1113.05, 1113.06, 1115.02, 1115.03, 1115.04, 1121.02, 1121.03, 1121.04, 1123.02, 1123.03, 1123.04, 1125.02, 1125.03, 1125.04, 1127.02, 1127.03, 1127.04, 1129.02, 1129.03, 1129.04, 1129.06, 1130.02, 1130.03, 1130.04, 1131.02, 1131.03, 1131.04, 1133.02, 1133.03, 1133.04, 1135.03, 1135.04, 1135.05, 1137.02, 1137.03, 1137.04, 1141.02, 1141.03, 1141.04, 1145.04, 1145.10, 1153.04, 1155.05, and 1155.11 found in Part 11 of the City of Medina Codified Ordinances.

The majority of the proposed amendments are related to uses, definitions, and Conditionally Permitted Use requirements. The amendments are necessary as the current Zoning Code includes inconsistencies, errors, and unused definitions and requirements (noted by an *).

The amendments also include clarification that new buildings may be constructed in the M-U (Multi-Use) zoning district (1129.06), a requirement for parking exempt areas to include a parking plan (1145.04(d)), an increase to driveway width in the I-1 (Industrial) zoning district (1145.10(e)), a reduction in dumpster setbacks (1155.05), and adjustments to outdoor storage/bulk storage and display regulations (1155.11).

Per Section 1107.06(c), the Planning Commission must make a recommendation to City Council regarding amendments to the Planning and Zoning Code. The Planning Commission reviewed the proposed amendments at their regular meeting on September 14, 2023 and recommended approval.

Per Section 1107.06(d), the proposed amendments will require a public hearing before City Council.

Hearing date: Nov. 13, 2023

Estimated Cost: N/A

Suggested Funding:

- sufficient funds in Account No.
- transfer needed from Account No. _____ to Account No.
- NEW APPROPRIATION needed in Account No.

Emergency Clause Requested: No
Reason:

COUNCIL USE ONLY:

Committee Action/Recommendation:
Council Action Taken: 9-25-23 ~~3-7-23~~ Schedule Pub Hrg Ord./Res.
Date:



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
330-722-9023

MEMORANDUM

DATE: September 7, 2023
TO: Planning Commission
FROM: Andrew Dutton, Community Development Director
SUBJECT: Zoning Code Amendments

The following are proposed amendments to the Zoning Code, found in Part 11 of the City of Medina Codified Ordinances. The majority of the proposed amendments are related to uses, their definitions, use notation in parking requirements, and Conditionally Permitted Use requirements.

Uses - Tables, Definitions, and Parking

Each zoning district has a section for Permitted Uses, Accessory Uses, and Conditional Uses. These uses should be consistent throughout all use tables and each use should have a definition and parking requirements. However, in many instances, the current Zoning Code is inconsistent regarding uses.

The amendments focus on consistency in use tables, definitions, and parking requirements. Definitions that did not appear anywhere in the Zoning Code were deleted and noted with an (*). In addition, requirements for parking were slightly adjusted, but largely were not addressed at this time.

As an example, currently a "Funeral Home" is not defined, is only permitted in the M-U zoning district, and has a parking requirement for "Funeral Home or Mortuary". "Funeral Home" was defined, permitted in the C-3 zoning district where a funeral home currently exists, and "or Mortuary" was removed from the parking requirement.

Conditionally Permitted Uses

Conditionally Permitted Use tables in each zoning district include numerical references for specific regulations found in Section 1153.04. These references are found in the use tables as superscript (^{###}) numbers. Many of these numerical references are incorrectly cited, specific regulations are often too broad and unnecessary, and there are numbering errors.

Conditionally Permitted Use references were corrected in tables and specific regulations in Section 1153.04 were revised. Conditionally Permitted Use requirements that were not referenced in the Zoning Code were deleted and noted with an (*).

After discussion at the August 10th Planning Commission meeting, the definitions for Light and Heavy Manufacturing were simplified by stating that *outdoor* manufacturing and processing activities are considered Heavy Manufacturing. Large areas of Bulk Storage and Display in the I-1 District has also been indicated as a conditional use.

Additional Proposed Amendments

The following additional proposed amendments address other aspects of the Zoning Code:

- Section 1129.06 – The existing section can potentially be interpreted to prohibit any new buildings in the M-U district. This amendment clarifies that new buildings may be constructed in the M-U zoning district.
- Section 1145.04(d) – Corrections and updated references were made to areas exempted from parking requirements. Text was also added requiring that new uses that result in increased parking must provide information indicating where parking will occur for the use.
- Section 1145.10 – The maximum width of driveways at the right-of-way (R.O.W.) was increased from 60 ft. to 75 ft. This change was due to a discussion with the Planning Commission regarding challenges for trucks accessing industrial sites.
- Section 1155.05 – The minimum setback for trash dumpsters was reduced in non-residential districts. This change is due to problematic large setbacks for trash dumpsters that resulted in numerous variance requests.
- Section 1155.11 – Adjustments were made to regulations for Outdoor Storage (Temporary retail display) and Bulk Storage and Display (Larger industrial/commercial storage areas). The changes differentiate between the uses and adjust restrictions.

Procedure

The Planning Commission must make a recommendation to City Council regarding approval of the amendments. After a recommendation has been provided by the Planning Commission, City Council will hold a public hearing and consider an ordinance regarding the proposed amendments.

Please let me know if you have any questions regarding the proposed amendments or review procedure.

**Proposed Amendments to
the Zoning Code:
Part Eleven of the
City of Medina Codified
Ordinances**

9/14/2023

Key:

~~Deleted Text~~

Added Text

*** Term Not Used In the Planning and Zoning Code**

**** Note**

CHAPTER 1105 – Definitions

1105.01	General provisions.	1105.042	Distribution center.
1105.02	Accessory building or use.	1105.043	District.
1105.03 02	Agriculture.	1105.044	Drive-in or drive through facility.
1105.04 03	Alley.	1105.045	Driveway.
1105.05 04	Apartment.	1105.046	Dwelling.
1105.06 05	Applicant.	1105.047	Dwelling unit.
1105.07 06	Assisted living facility.	1105.048	Easement.
1105.08 07	Bar or tavern.	1105.049	Educational institution.
1105.09 08	Basement.	1105.050	Essential services.
1105.010 09	Bed and breakfast inn.	1105.051	Family.
1105.011 10	Board.	1105.052	Fence.
1105.012 11	Buffer or bufferyard.	1105.053	Financial institution.
1105.013 12	Building.	1105.054	Floor area.
1105.13	<i>Building, accessory.</i>	1105.055	<i>Frontage.</i>
1105.14	<i>Building, principal.</i>	1105.56	<i>Funeral home.</i>
1105.014 15	Building height.	1105.056	Garage, motor vehicle repair.
1105.015 16	Building line.	1105.057	Garage, private.
1105.016 17	Building materials sales yard and lumber yard.	1105.058	Garage, public <i>parking.</i>
1105.017 18	Bulk storage and display.	1105.059	Gas or oil well.
1105.018 19	Carport.	1105.060 59	Grade, finished.
1105.019 20	Car wash.	1105.061 60	Grade, natural.
1105.020 21	Cemetery.	1105.062 61	Greenhouse, plant.
1105.021 22	Centralized sewer system.	1105.063 62	Gross acre.
1105.022 23	Centralized water system.	1105.064 63	Gross floor area.
1105.023 24	Child day care center or nursery.	1105.065 64	Group home.
1105.024 25	Clinic.	1105.65	<i>Heavy duty repair services.</i>
1105.025 26	Club.	1105.066	Home occupation.
1105.026 27	Commission.	1105.067	Hospital.
1105.027 28	Commercial entertainment.	1105.068	Hotel.
1105.028 29	Commercial recreation.	1105.069	Impervious surface.
1105.029 30	Comprehensive Plan.	1105.070	Impervious surface ratio.
1105.030 31	Conditional building or use.	1105.071 70	Independent living facility.
1105.031 32	Conference center, <i>banquet facility, or meeting hall.</i>	1105.072 71	Industrial.
1105.032 33	Conservation use.	1105.073	Industrial, heavy.
1105.033 34	Contractor equipment storage yard.	1105.074	Industrial, light.
1105.034 35	Convenience retail.	1105.075 72	Infill.
1105.035 36	Council.	1105.076 73	In-law suite.
1105.036 37	Court.	1105.077 74	Institution.
1105.037 38	Crematorium.	1105.078 75	Junk.
1105.038 39	Density.	1105.079	Junk yard.
1105.039	Dental clinic.	1105.080 76	Loading space.
1105.040	Developed land.	1105.081 77	Lot.
1105.041	Discarded motor vehicle.	1105.082 78	Lot, corner.
		1105.083 79	Lot, double frontage.
		1105.084 80	Lot, interior

1105.085 81 Lot area.
 1105.086 82 Lot coverage.
 1105.087 83 Lot depth.
 1105.088 84 Lot lines.
 1105.089 85 Lot line, front.
 1105.090 86 Lot line, rear.
 1105.091 87 Lot line, side.
 1105.092 88 Lot of record.
 1105.093 89 Lot width.
 1105.094 90 Major thoroughfare and collector thoroughfare.
 1105.095 91 Manufactured housing.
 1105.096 92 Manufactured housing park.
 1105.097 93 Manufacturing, heavy.
 1105.098 94 Manufacturing, light.
 1105.099 95 Maximum lot coverage.
~~1105.0100 Medical clinic.~~
~~1105.0101 Minimum building setback line.~~
 1105.0102 96 Mixed use.
 1105.0103 97 Mobile home.
 1105.0104 98 Mobile home park.
 1105.0105 99 Motel.
 1105.0106 100 Motor vehicle filling station.
 1105.0107 101 Motor vehicle, truck, trailer or farm implement sales and service.
 1105.0108 102 Motor vehicle repair, major.
 1105.0109 103 Motor vehicle repair, minor.
 1105.104 *Motor vehicle storage.*
 1105.105 *Museum*
 1105.0110 106 Nonconforming building.
 1105.0111 107 Nonconforming lot.
 1105.0112 108 Nonconforming use.
~~1105.0113 Nursery school.~~
 1105.0114 109 Nursing home.
 1105.0115 110 Off-street loading space.
 1105.0116 111 Office.
 1105.0117 112 Open space.
~~1105.0118 Common land.~~
~~1105.0119 Public land.~~
~~1105.0120 Usable open space.~~
 1105.113 *Other similar uses as determined by the Planning Commission.*
 1105.114 *Outdoor dining.*
 1105.0124 115 Outdoor storage.
 1105.0122 116 Overlay District.
 1105.0123 117 Park.
 1105.0124 118 Parking lot, private.
 1105.0125 119 Parking lot, public.
 1105.0126 120 Parking space.
 1105.0127 121 Passenger transportation agency and terminal.
 1105.0128 122 Personal or professional service.
~~1105.0129 Deleted.~~
 1105.0130 123 Planning Director.
 1105.0131 124 Principal building or use.
 1105.0132 125 Public utility.
~~1105.0133 Public storage garage and yard.~~
 1105.0134 126 Publicly owned or operated government facility.
 1105.0135 127 Recreation facility.
 1105.0136 128 Religious place of worship.
 1105.0137 129 Research and development laboratory.
 1105.0138 130 Restaurant.
~~1105.0139 Restaurant, fast food.~~
 1105.0140 131 Retail business.
 1105.0141 132 Seating capacity.
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 1105.0159.1 151 Transitional housing.
 1105.0160 152 Truck transfer terminal.
 1105.153 *Urban garden.*
 1105.0161 154 Use.
 1105.155 *Use, accessory.*
 1105.156 *Use, principal.*
 1105.0162 157 Usable open space.
~~1105.0163 Deleted.~~

1105.0164 158 Variance.
1105.0165 159 Veterinary office.
1105.0166 160 Veterinary hospital.
1105.0167 161 Warehouse.
1105.0168 162 Wholesale establishment.
1105.0169 163 Wireless telecommunication facility.

1105.0170 164 Yard.
1105.0171 165 Zone.
1105.0172 166 Zoning certificate.
1105.0173 167 Zoning Code.
1105.0174 168 Zoning Map.

****THE FOLLOWING AMMENDMENTS TO SECTION 1105 ARE IN ADDITION TO THE ABOVE RENUMBERING**

1105.02 13 ACCESSORY BUILDING OR USE ~~BUILDING, ACCESSORY.~~

"Accessory building" ~~or "use"~~ means a subordinate building ~~or use~~ customarily incidental to, and located upon the same lot occupied by the principal building ~~or use~~.

1105.14 BUILDING, PRINCIPAL.

"Principal building" means a building in which the principal use or principal uses of the lot is or are conducted. A lot may have more than one principal building unless otherwise prohibited in this Zoning Code.

1105.015 16 BUILDING LINE.

~~"Building line" means the line defining the minimum front, side and rear yard requirements outside of which no building or structure may be located, except as otherwise provided herein.~~ **a line parallel to the street right-of-way at a distance equal to the required depth of the front yard, and extending across the full width of the lot.**

1105.019 20 CAR WASH.

"Car wash" ~~is~~ **means** a building or structure where chain conveyors, blowers, steam cleaners, spray wands or hoses or other mechanical devices are employed for the purpose of washing motor vehicles for a fee.

1105.025 26 CLUB.

"Club" means a building or portion thereof or premises owned or operated by a corporation, association, or other person or persons for a social, educational, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business. **Clubs include, but are not limited to fraternal organizations, lodges, and other similar groups.** Clubs shall exclude religious places of worship or groups organized solely or primarily to render a service customarily carried on as a commercial enterprise.

1105.030 31 ~~CONDITIONAL BUILDING OR USE.~~

~~"Conditional building or use" means a use which is permitted in a district only if a Conditional Use Permit is expressly authorized by the Planning Commission in accordance with Chapter 11.53, Conditional Zoning Certificates. See also "Accessory Building or Use", "Principal Building or Use" and "Use".~~

1105.031 32 CONFERENCE CENTER, BANQUET FACILITY, OR MEETING HALL.

"Conference center, *banquet facility, or meeting hall*" means a facility used for conferences, and seminars, meetings, rooms and resource facilities *weddings, receptions, or other similar events* which may include accommodations for food preparation for on-site dining. *For the purposes of this Zoning Code, this definition does not include a "Club".*

1105.032 33 CONSERVATION USE.

"*Conservation use*" means an environmentally sensitive area with characteristics such as steep slopes, wetlands, flood plains, high water tables, forest areas, endangered species habitat, dunes, or areas of significant biological productivity or uniqueness that have been designated for protection from any activity that would significantly alter their ecological integrity, balance or character.

~~1105.039 DENTAL CLINIC.~~

~~See "Clinic".~~

1105.040 DEVELOPED LAND.

"*Developed Land*" means all lots and/or parcels that have urban services required for redevelopment (i.e. adequately sized water, sanitary sewer, and/or storm drain lines at the property line).

1105.042 DISTRIBUTION CENTER.

"Distribution center" means a building or facility engaged in the receipt, storage and distribution of goods, products, cargo and, *fuel, or materials. A distribution center may include underground storage.*

1105.049 EDUCATIONAL INSTITUTION.

"Educational institution" means a public or private facility that provides a curriculum of elementary, or secondary, *or collegiate* academic instruction. *An educational institution shall include a pre-school, kindergartens, elementary schools, junior high schools, middle school, intermediate school, high schools, and technical school, vocational school, and collegiate level courses college, or university.* For the purposes of this Zoning Code, a home school is not considered an educational institution.

1105.56 FUNERAL HOME

"*Funeral home*" means an establishment used by a professional licensed by the State of Ohio Board of Embalmers and Funeral Directors for human burial preparation and funeral services.

~~*1105.056 GARAGE, MOTOR VEHICLE REPAIR.~~

~~"Motor vehicle repair garage" means a building or portion of a building, in which repairs are made to motor vehicles, and in which no painting of cars or body and fender work is done.~~

1105.059 GARAGE, PUBLIC PARKING

"*Public Parking garage*" means a building or portion of a building in which more than four (4) motor vehicles are, or are intended to be, housed under arrangements made with patrons for renting or leaving such space and accommodation, and in which no repair work is carried on.

~~*1105.059 GAS OR OIL WELL~~

~~"Gas or oil well" means any borehole, whether drilled or bored, within the state for production, extraction, or injection of any gas or liquid mineral, excluding potable water to be used as such, but including natural or artificial brines and oil field waters.~~

1105.65 HEAVY DUTY REPAIR SERVICES.

"Heavy duty repair services" means a building or portion of a building in which repairs are made to machinery, equipment, or other similar items. For the purposes of this Zoning Code, this use does not include "Major Motor Vehicle Repair" or "Minor Motor Vehicle Repair".

~~*1105.070 IMPERVIOUS SURFACE RATIO.~~

~~"Impervious surface ratio" means a measure of intensity of land use that is determined by dividing the total area of all impervious surfaces on the site by the total area of the site or lot.~~

~~*1105.073 INDUSTRIAL, HEAVY.~~

~~"Heavy industrial" See "Manufacturing, Heavy".~~

~~*1105.074 INDUSTRIAL, LIGHT.~~

~~"Light industrial" See "Manufacturing, Light".~~

~~*1105.079 JUNK YARD.~~

~~"Junk yard" means the use of more than twenty-five (25) square feet of any land, whether for private and/or commercial purposes, where waste, discarded or salvaged materials such as scrap metals, used building materials, used lumber, used glass, discarded motor vehicles, paper, rags, rubber, cordage, barrels, etc., are sold, stored, bought, exchanged, baled, packed, sorted, disassembled, dismantled or handled.~~

~~1105.093 89 LOT WIDTH.~~

~~"Lot width" means the width of a lot measured along the *minimum* building setback line.~~

1105.097 93 MANUFACTURING, HEAVY.

"Heavy manufacturing" means a building or outdoor land used for the assembly, fabrication or processing of goods and materials using processes that ordinarily create one or more of the following: smoke, dust, or other airborne particulates, noise which is plainly audible outside of the boundary lines of the parcel where the noise is being created, fumes, odor, glare or potential safety hazards (e.g., explosive materials processing, hazardous materials being used or created by a process, etc.).

"Heavy manufacturing" means a building or outdoor land used for the assembly, fabrication, or processing of goods and materials that ordinarily creates offensive conditions observable on a lot which is not zoned I-1 (Industrial). Offensive conditions include the presence of smoke, noise, vibration, odors, dust, or glare.

1105.098 94 MANUFACTURING, LIGHT.

~~"Light manufacturing" means a building or outdoor land used for the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create one or more of the following: smoke, dust, or other airborne particulates, noise which is plainly audible outside of the boundary lines of the parcel where the noise is being created, fumes, odor, glare or potential safety hazards (e.g., explosive materials processing, hazardous materials being used or created by a process, etc.).~~

"Light manufacturing" means a building or outdoor land used for the assembly, fabrication, or processing of goods and materials that does not ordinarily create offensive conditions observable on a lot which is not zoned I-1 (Industrial). Offensive conditions include the presence of smoke, noise, vibration, odors, dust, or glare.

~~*105.0100 MEDICAL CLINIC.~~

See "Clinic".

~~*1105.0101 MINIMUM BUILDING SETBACK LINE.~~

~~"Minimum building setback line" means a line parallel to the street right-of-way line and at a distance therefrom equal to the required depth of the front yard, and extending across the full width of the lot. Where the right-of-way line is not established, the right of way shall be assumed to be sixty (60) feet.~~

~~1105.0107 101 MOTOR VEHICLE, TRUCK, TRAILER OR FARM IMPLEMENT SALES AND SERVICE.~~

~~"Motor vehicle, truck, trailer or farm implement sales and service" means an open area, other than a street, used for the display and sale or rental of new or used automobiles, passenger trucks, recreational vehicles, motorcycles, or trailers, semi-trucks, and farm equipment in operable condition and where minor repair work may be done.~~

1105.104 MOTOR VEHICLE STORAGE.

"Motor vehicle storage" means an open area, other than a street, used for the storage of new or used automobiles, passenger trucks, recreational vehicles, motorcycles, trailers, semi-trucks, or farm equipment in operable condition and where minor repair work may be done.

1105.105 MUSEUM.

"Museum" means a structure or building that displays, preserves, or exhibits objects of community or cultural value intended to be used by members of the public for viewing, with or without an admission charge.

~~1105.0114 NURSERY SCHOOL.~~

See "Child day care center and nursery".

~~1105.0117 112 OPEN SPACE.~~

~~"Open space" means the required portion of a lot excluding the required yard area which is unoccupied by principal buildings and available for natural resource protection, recreational and other leisure activities normally carried on outdoors. Open space is further classified as follows: common land, public land, and useable open space.~~

- ~~(a) 1105.0118 COMMON LAND. "Common Land" means land which is designated in covenants or other conditions running with the land, for open space use.~~
- ~~(b) 1105.0119 PUBLIC LAND. "Public Land" means land which is formally offered for dedication and accepted by the City or other public body, for open space use.~~
- ~~(c) 1105.0120 USABLE OPEN SPACE. "Usable Open Space" means any private or common open space land which may be required by this Zoning Code available for recreational use and other leisure activities normally carried on outdoors excluding the required front yard.~~

1105.113 OTHER SIMILAR USES AS DETERMINED BY THE PLANNING COMMISSION.

"Other similar uses as determined by the Planning Commission" means uses not listed as principally permitted uses, accessory uses, or conditionally permitted uses in any chapter of this Zoning Code that have been determined by the Planning Commission to be similar to principally permitted uses in the subject zoning district.

1105.114 OUTDOOR DINING.

"Outdoor dining" means areas such as patios, decks, or other similar areas that are designated for outdoor seating where patrons may be served food and beverage for on-site dining.

1105.0128 122 PERSONAL OR PROFESSIONAL SERVICE.

"Personal or professional service" ~~includes~~ **means** any for profit service enterprise or occupation involving the dispensation of a licensed service (excluding medical services) primarily to the general public such as: health club, day spa, fitness facility, shoe repair, barber shop, beauty salon, bank or other federally insured financial institution, laundromat, real estate **agency**, bookkeeper, tax accountant, plumber, or electrician. Personal or professional services do not include sexually oriented businesses.

~~*1105.0133 PUBLIC STORAGE GARAGE AND YARD.~~

~~"Public storage garage and yard" means any publicly owned building, structure, facility, or land for the purpose of storing and/or repairing government owned vehicles and equipment~~

~~105.0129 DELETED.~~

~~EDITOR'S NOTE: Former Section 1105.0129 was deleted by Ordinance 58-17.~~

~~*1105.0139 RESTAURANT, FAST FOOD.~~

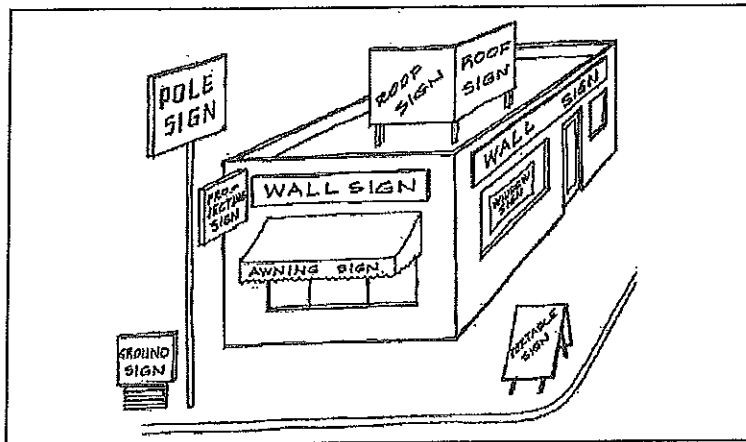
~~"Fast food restaurant" means an eating establishment whose principal business is the sale of pre-prepared or rapidly prepared food, in disposable containers, directly to the customer in a ready-to-consume state for consumption either on or off premises.~~

~~1105.0162 USABLE OPEN SPACE.~~

~~"Usable open space" means the required portion of a lot excluding the required front yard area which is unoccupied by principal or accessory buildings and available to all occupants of the building for use for recreational and other leisure activities normally carried on outdoors.~~

1105.0145 136 SIGN.

"Sign" means any visual communication, display, object, device, graphic, structure or part, situated indoors or outdoors, or attached to, painted on or displayed from a building or structure, in order to direct or attract attention, or to announce or promote, an object, product, place, activity, person, institution, organization, or business or the like, by means of letters, words, model, banner, flag, pennant, insignia, device, designs, colors, symbols, fixtures, images, illuminations or representation used as, or which is in the nature of an announcement, direction, or advertisement. For the purpose of this Code, the word "sign" does not include the flag, pennant, badge or insignia of any government or governmental agency (see graphic following page). For the purpose of this Code, the following sign-related definitions shall also apply in this Code, *as illustrated in the following graphic*:



** (graphic relocated)

- ~~*(k) FLAG SIGN. "Flag Sign" means a piece of flexible material having a distinctive size, color, and design, used as a symbol, standard, signal or emblem.~~
- ~~(l k) GROUND OR MONUMENT SIGN. (No Change to Text)~~
- ~~(m l) ILLUMINATED SIGN. (No Change to Text)~~
- ~~(n m) INSTRUCTIONAL SIGN. "Instructional Sign" means a sign that has a purpose secondary to the use on the lot and that is intended to instruct employees, customers, or users as to matters of public safety or necessity such as specific parking requirements, the location or regulations pertaining to specific activities on the site or in the building, and including a sign erected by a public authority, utility, public service organization, or private industry that is intended to control traffic; direct, identify or inform the public; or provide needed public service as determined by the rules and regulations of governmental agencies or through public policy. Such sign shall contain text not exceeding two (2) inches in height, shall contain the minimum information and be of the minimum area and height necessary to convey its intended message, and shall be located so as not to attract attention from the perimeter of the site.~~
- ~~(o n) INTERNALLY ILLUMINATED SIGN. (No Change to Text)~~
- ~~*(p) MARQUEE SIGN. "Marquee Sign" means a sign attached to a structure, other than an awning or canopy sign, projecting from a wall of a building above an entrance and extending over a street, sidewalk, or part thereof.~~
- ~~(q o) MOBILE SIGN. (No Change to Text)~~
- ~~(r p) NONCONFORMING SIGN. (No Change to Text)~~
- ~~(s q) PERMANENT SIGN. (No Change to Text)~~
- ~~(t r) POLE SIGN. (No Change to Text)~~
- ~~*(u) POLITICAL SIGN. "Political sign" means a sign advocating action on a public issue, identifying a candidate for public office or expressing an opinion or belief regarding a public issue or candidate.~~
- ~~*(v) PORTABLE SIGN. "Portable sign" means a sign which is designed to be transported and is not physically attached to any part of a building or the ground.~~
- ~~(w s) PROJECTING SIGN. (No Change to Text)~~
- ~~(x t) REAL ESTATE SIGN. (No Change to Text)~~
- ~~(y u) ROOFTOP SIGN. "Rooftop Sign" means any sign erected, constructed or maintained wholly or partially upon or over the roof or parapet wall of any building and having its principal support on the roof or walls of the building.~~
- ~~(z v) SAFETY AND PUBLIC PURPOSE SIGN. (No Change to Text)~~
- ~~(aa w) TEMPORARY SIGN. (No Change to Text)~~

- (bb x) WALL SIGN. (No Change to Text)
(cc y) WINDOW SIGN. (No Change to Text)

1105.153 URBAN GARDEN.

"Urban garden" means a lot that is gardened collectively by a group of people that may include garden plots designated for individual gardens.

~~1105.0162 USABLE OPEN SPACE.~~

~~"Usable open space" means the required portion of a lot excluding the required front yard area which is unoccupied by principal or accessory buildings and available to all occupants of the building for use for recreational and other leisure activities normally carried on outdoors.~~

~~1105.0164 154 USE.~~

~~"Use" means the purpose for which a building or premises is or may be occupied. In the classification of uses, a use may be a use as commonly understood or the name of an occupation, business, activity or operation carried on, or intended to be carried on, in a building or on premises, or the name of a building, place or thing, which indicates the use or intended use. See also "Accessory building or use", "Conditional building or use" and "Principal building or use".~~

1105.155 USE, ACCESSORY.

"Accessory use" means a subordinate use customarily incidental to and located upon the same lot occupied by the principal use.

~~1105.0134 156 PRINCIPAL BUILDING OR USE, PRINCIPAL.~~

~~"Principal use" means a use which is permitted as of right in a zoning district for which a Zoning Certificate may be issued in accordance with the rules and regulations of this Zoning Code. See also "Accessory building or use", "Conditional building or use" and "Use".~~

~~1105.0170 164 YARD.~~

~~"Yard" means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. **On corner lots, there shall be two (2) front yards, a side yard, and a rear yard. The Planning Director shall determine the side yard and rear yard of a corner lot taking into consideration the configuration of the lot and orientation of the building.**~~

- (a) **FRONT YARD.** "Front yard" means a yard extending across the full width of a lot and being the perpendicular distance between the street right-of-way line and the nearest portion of any building or structure existing or proposed for construction on the lot. **Where a building or structure does not exist or is not proposed on a lot, the perpendicular distance shall be between the street right-of-way line and the required minimum front yard of the zoning district.** Where the right-of-way line is not established, the right-of-way shall be assumed to be sixty (60) feet.
- (b) **REAR YARD.** "Rear yard" means a yard extending across the full width of a lot between the side lot lines and being the perpendicular distance between the rear lot line and nearest portions of any building or structure existing or proposed to be constructed on the lot. ~~On corner lots, there shall be two (2) front yards, a side yard and a rear yard.~~ On interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.
- (c) **SIDE YARD.** "Side yard" means a yard between the nearest portion of any building or structure existing or proposed to be constructed on the lot and the side lines of the lot, and extending from the front yard to the rear yard.

CHAPTER 1113 – Zoning Districts; General Regulations

1113.05 GENERAL USE REGULATIONS.

- (s) Swimming Pools. Commercial and private in-ground or above-ground swimming, wading or other pools ~~as defined by Sections 1105.0155 and 1105.0156~~ shall be considered as accessory structures and shall only be located in the rear yard.

1113.06 OPEN SPACE PROVISIONS.

- (b) Public Open Space Land. Whenever the Comprehensive Plan shows the location of public open space land on a lot, the City shall require the dedication of this land as public open space. If the area of such land exceeds 1,000 square feet per dwelling unit proposed on the lot, or five percent (5%) of the lot area if it is proposed for commercial use, the additional land shall be reserved for one year after the date of approval by the Planning Commission to permit its acquisition by the appropriate public body. If no public open space land is shown on the Comprehensive Plan, or if less than the amount required above is shown on the Plan, the developer of residential or commercial lands shall pay the Municipality one thousand (\$1,000.00) per dwelling unit proposed on the lot, or one thousand dollars (\$1,000) per acre if the lot is proposed for commercial use, in proportion to the amount of public open space land not dedicated in lieu of providing public open space.
- (1) Conversions of existing residential buildings to commercial use and public, institutional, fraternal or community service uses ~~defined in Section 1105.76~~ shall be exempt from the public open space requirements of this subsection.

CHAPTER 1115 - O-C Open Space Conservation District

1115.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the O-C Open Space Conservation District:

Residential	Public/Semi-Public	Commercial
Single-Family Detached Dwelling	Conservation <i>Use</i>	Agricultural <i>Agriculture</i>
	<i>Public or Quasi-Public Owned Park or Recreation Facility</i>	

1115.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the O-C Open Space Conservation District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1115.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the O-C Open Space Conservation District subject to the requirements of Chapter 1153, Conditional ~~Uses~~ **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Bed and Breakfast Inn	Cemetery ^{3, 7, 29, 16}	None
In-Law Suite	Public or Quasi-Public Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 14, 22, 24, 25}	
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	

CHAPTER 1123 - R-2 Medium Density Urban Residential District

1123.03 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the R-2 ~~Low~~ *Medium* Density Urban Residential District:

Residential	Public/Semi-Public	Commercial
Single-Family Detached Dwelling	None	None

1123.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the R-2 Medium Density Urban Residential District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1123.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the R-2 Medium Density Urban Residential District subject to the requirements of Chapter 1153, *Conditional Uses Zoning Certificates*. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Nursing Home , Assisted Living Facility, Independent Living Facility, <i>or Nursing Home</i> ^{1, 2, 3, 5, 7, 9, 11, 14 13}	Cemetery ^{3, 7, 20 16}	None
Group Home up to 8 Individuals	Conservation Use	
In-Law Suite	Public and Parochial Educational Institution for Primary Education - <i>Pre-School, Kindergarten, and Elementary School</i> ^{1, 2, 3, 5, 6, 11}	
Two-Family Dwelling	Public and Parochial Educational Institution for Secondary Education - <i>Junior High School, Middle School, Intermediate School, and High School</i> ^{1, 2, 3, 4, 5, 7, 11}	
	Public or Quasi-Public Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 14, 22 18, 24 19, 25}	
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	
	Religious Place of Worship ^{1, 3, 7, 11, 12, 14}	

CHAPTER 1125 - R-3 High Density Urban Residential District

1125.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the R-3 High Density Urban Residential District:

Residential	Public/Semi-Public	Commercial
Single-Family Detached Dwelling	None	None

1125.03 ACCESSORY USES

The following uses shall be permitted as accessory uses in the R-3 High Density Urban Residential District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1125.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the R-3 High Density Urban Residential District subject to the requirements of Chapter 1153, **Conditional Uses Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Nursing Home , Assisted Living Facility, Independent Living Facility, <i>or Nursing Home</i> 1, 2, 3, 5, 7, 9, 11, 44 13	Cemetery 3, 7, 20 16	None
Group Home up to 8 Individuals	Conservation Use	
In-Law Suite	Public and Parochial Educational Institution for Primary Education - Pre-School, Kindergarten, and Elementary School 1, 2, 3, 5, 6, 11	
Manufactured Housing Park or Mobile Home Park 3, 5, 7, 8, 9, 10, 11, 14 13, 24, 26, 27 20, 28, 30 22	Public and Parochial Educational Institution for Secondary Education - Junior High School, Middle School, Intermediate School, and High School 1, 2, 3, 4, 5, 7, 11	
Two-Family Dwelling	Public or Quasi-Public Owned Park or Recreation Facility 1, 2, 3, 4, 5, 9, 11, 14, 22 18, 24 19, 25	
	Publicly Owned or Operated Governmental Facility 3, 7, 8, 11	
	Religious Place of Worship 1, 3, 7, 11, 12, 44	

CHAPTER 1125 - R-4 Multi-Family Urban Residential District

1127.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the R-4 Multi-Family Urban Residential District:

Residential	Public/Semi-Public	Commercial
Single-Family Attached Dwelling	None	None
Single-Family Detached Dwelling		
Two-Family Dwelling		

1127.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the R-4 Multi-Family Urban Residential District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1127.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the R-4 Multi-Family Urban Residential District subject to the requirements of Chapter 1153, **Conditional Uses Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Nursing Home, Assisted Living Facility, Independent Living Facility, or Nursing Home Home ^{1, 2, 3, 5, 7, 9, 11, 14, 13}	Cemetery ^{3, 7, 20, 16}	None
Group Home up to 8 Individuals	Conservation Use	
Group Home 9 – 16 Individuals	Public and Parochial Educational Institution for Primary Education - Pre-School, Kindergarten, and Elementary School ^{1, 2, 3, 5, 6, 11}	
In-Law Suite	Public and Parochial Educational Institution for Secondary Education - Junior High School, Middle School, Intermediate School, and High School ^{1, 2, 3, 4, 5, 7, 11}	
Manufactured Housing Park or Mobile Home Park ^{3, 5, 7, 8, 9, 10, 11, 14, 13, 24, 26, 27, 19, 28, 30, 22}	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	
Multi-Family Dwelling ^{5, 11, 16, 14, 26, 27, 19, 28, 29}	Public or Quasi-Public Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 44, 22, 18, 24, 19, 25}	
Transitional Housing ^{7, 24, 18}	Religious Place of Worship ^{1, 3, 7, 11, 12, 14}	

CHAPTER 1129 - M-U Multi-Family Urban Residential District

1129.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the M-U Multi-Use District:

Residential	Public/Semi-Public	Commercial
Single-Family Attached Dwelling	None	Bed and Breakfast Inn
Single-Family Detached Dwelling		Convenience Retail
Two-Family Dwelling		Funeral Home
		Office –Professional, Medical, and Administrative
		Personal and or Professional Services <i>without a Drive Through</i>

1129.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the M-U Multi-Use District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1129.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the M-U Multi-Use District subject to the requirements of Chapter 1153, *Conditional Uses Zoning Certificates*. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Mother's Name	Residential	Public/Semi-Public	Commercial
Nutida	Assisted Living Facility	Cemetery	Child Day Care Center and or Nursery
Belinda Bailey	Independent Living Facility		
Sarah Vormelker	Assisted Living Facility		
Shariah Bell	Assisted Living Facility		
Sandra Kkzee	Assisted Living Facility		
Ashleigh Seay	Assisted Living Facility		
Jasmine Dozier	Assisted Living Facility		
Furnisha Mills	Assisted Living Facility		
Furnisha Mills	Assisted Living Facility		
Furnisha Mills	Assisted Living Facility		
N/A	Assisted Living Facility		
Shana Gant	Assisted Living Facility		
Shana Gant	Assisted Living Facility		
Tiffany Edwards	Assisted Living Facility		
Tiffany Edwards	Assisted Living Facility		
Alicia Dexter, DaNaya Robinson	Assisted Living Facility		
Alicia Dexter, DaNaya Robinson	Assisted Living Facility		
Alicia Dexter, DaNaya Robinson	Assisted Living Facility		
	Group Home up to 8 Individuals	Conservation Use	Clinic
	Group Home up to 15 Individuals	Publicly Owned or Operated Governmental Facility	Multiple Uses in a Single Building
	Multi-Family Dwelling	Public or Quasi-Public Owned Detention Facility	Personal and or Professional Services with <i>a Drive Through</i>
		Religious Place of Worship	
		Urban Green	

- Mother's Name
- Belinda Bailey
- Sarah Vormelker
- Shariah Bell
- Sandra Kkzee
- Ashleigh Seay
- Jasmine Dozier
- Furnisha Mills
- Furnisha Mills
- Furnisha Mills
- N/A
- Shana Gant
- Shana Gant
- Tiffany Edwards
- Tiffany Edwards
- Alicia Dexter, DaNaya Robinson
- Alicia Dexter, DaNaya Robinson
- Alicia Dexter, DaNaya Robinson

1129.06 SUPPLEMENTAL REGULATIONS.

- (e) ~~All uses shall use the existing residential buildings in the district.~~ Additions made to existing residential buildings after the effective date of this section shall be limited to twenty- five percent (25%) of the area of the principal building as it existed on the effective date of this section or 1,250 square feet, whichever is less.
- (f) When residential buildings are adapted for other uses permitted in the district, the new use shall maintain the same basic residential environment in terms of the building exterior, landscaping and operation of the nonresidential use.
- (g) ***New uses should be located in existing residential buildings when possible.*** All new ***principal*** buildings proposed ~~for~~ ***in*** the M-U District, ~~after the effective date of this section~~ shall not exceed twenty-five percent (25%) of the average of the floor areas of all principal residential buildings on lots adjacent to and across the street from the lot on which the new building is to be located. ~~with~~ ***The source for all such information shall be the Medina County tax parcel records Auditor.*** In addition, all new buildings shall be compatible with the existing residential environment in terms of scale, proportion, facade materials, and color.
- (h) All uses shall be conducted in a manner which is compatible with a residential neighborhood.

CHAPTER 1130 – P-F Public Facilities District

1130.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the P-F Public Facilities District:

Residential	Public/Semi-Public	Commercial
None	Cemetery	Hospital
	Educational Institution for Higher Education	Office – Professional, Medical, and Administrative
	Public and Parochial Educational Institution for Primary Education	
	Public and Parochial Educational Institution for Secondary Education	
	<i>Museum</i>	
	<i>Off-Street Parking Lot, Deck, or Garage</i>	
	Passenger Transportation Agency and Terminal	
	Publicly Owned or Operated Governmental Facility	
	Public or Quasi-Public Owned Park or Recreation Facility	
	Public Utility	
	Other Similar Uses as Determined by the Planning Commission	

1130.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the P-F Public Facilities District:

- (a) Accessory buildings and uses.
- (b) Commercial entertainment.
- (c) Retail uses incidental to the main recreational use.

1130.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the P-F Public Facilities District subject to the requirements of Chapter 1153, *Conditional Uses Zoning Certificates*:

Residential	Public/Semi-Public	Commercial
Nursing Home, Assisted Living Facility, Independent Living Facility, or Nursing Home	Conservation Use	Child Day Care Center and or Nursery
	Urban Garden	Multiple Uses in a Single Building
	Wireless Telecommunication Facility	

CHAPTER 1131 – C-S Commercial Service District

1131.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-S Commercial Service District:

Residential	Public/Semi-Public	Commercial
None	None	<i>Clinic</i>
		Office - Professional, Medical, and Administrative
		Personal and or Professional Services <i>without a Drive Through</i>
		Other Similar Uses as Determined by the Planning Commission

1131.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the C-S Commercial Service District:

- (a) Accessory ~~buildings and~~ uses.

1131.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-S Commercial Service District subject to the requirements of Chapter 1153, Conditional Uses *Zoning Certificates*. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Bed and Breakfast Inn ^{11, 14}	Cemetery ^{3, 7, 17, 20, 16}	<i>Bed and Breakfast Inn</i> ^{11, 13}
<i>None</i>	Conservation Use	Child Day Care Center and or Nursery ^{2, 5, 9, 11, 14, 13}
	Educational Institution for Higher Education - Technical School, Vocational School, College, or University ^{1, 2, 3, 5, 7, 11}	Conference Center, Banquet Facility, or Meeting Hall
	Public and Parochial Educational Institution for Primary Education - Pre-School, Kindergarten, and Elementary School ^{1, 2, 3, 5, 6, 11}	Hospital ^{1, 2, 3, 5, 7, 9, 11, 14, 13}
	Public and Parochial Educational Institution for Secondary Education - Junior High School, Middle School, Intermediate School, and High School ^{1, 2, 3, 4, 5, 7, 11}	Personal and or Professional Services with <i>a Drive Thru Through</i> ^{2, 7, 17, 15}
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	Research and Development Laboratory and Processing with No External Hazardous, Noxious, or Offensive Conditions
	Public or Quasi Publicly Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 14, 22, 18, 24, 19, 25}	
	Public Utility ^{1, 10, 11}	

Residential	Public/Semi-Public	Commercial
	Religious Place of Worship ^{1, 3, 7, 11, 12, 14}	
	Urban Garden	

CHAPTER 1133 – C-1 Local Commercial District

1133.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-1 Local Commercial District:

Residential	Public/Semi-Public	Commercial
None	None	<i>Clinic</i>
		Convenience Retail
		Office Professional, Medical, and Administrative
		Personal and or Professional Services
		Other Similar Uses as Determined by the Planning Commission

1133.03 ACCESSORY USES:

The following uses shall be permitted as accessory uses in the C-1 Local Commercial District:

- (a) Accessory buildings and uses.

1133.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-1 Local Commercial District subject to the requirements of Chapter 1153, Conditional Uses *Zoning Certificates*. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Nursing Home, Assisted Living Facility, Independent Living Facility, or Nursing Home ^{1, 2, 3, 5, 7, 9, 11, 44 13}	Club, Lodge or Fraternal Organization ^{9, 11, 44 13-25}	Bar or Tavern
Bed and Breakfast Inn ^{11, 44}	Conservation Use	<i>Bed and Breakfast Inn</i> ^{11, 13}
	Educational Institution for Higher Education - <i>Technical School, Vocational School, College, or University</i>	Child Day Care Center and or Nursery ^{2, 5, 9, 11, 44 13}
	Publicly Owned or Operated Governmental Facility ^{3, 7}	Hospital ^{1, 2, 3, 5, 7, 9, 11, 44 13}
	Public Utility ^{1, 10, 11}	Motor Vehicle Filling Station with or without Convenience Retail ^{5, 7, 47 15, 29 21, 31 23}
	Religious Place of Worship ^{1, 3, 7, 11, 44 24}	Personal and or Professional Services with Drive-Thru-Through ^{2, 7, 47 15}

Residential	Public/Semi-Public	Commercial
	Urban Garden	Research and Development Laboratory and Processing with No External Hazardous, Noxious or Offensive Conditions
		Restaurant

CHAPTER 1135 – C-2 Central Business District

1135.03 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-2 Central Business District:

Residential	Public/Semi-Public	Commercial
Attached <i>Single-Family Dwellings</i> within a <i>Mixed Use Building</i> - excluding the first floor in the defined public square area <i>Not including Ground Level Residential Units in the Public Square Area</i>	Club, Lodge or Fraternal Organization	Bar or Tavern
Multi-Family <i>Dwellings</i> within a <i>Mixed Use Building</i> - excluding the first floor in the defined public square area <i>Not including Ground Level Residential Units in the Public Square Area</i>	Passenger Transportation Agency and Terminal	<i>Clinic</i>
		Commercial Entertainment
		Commercial Recreation
		Convenience Retail
		Mixed Use Building - Residential Excluded from Ground Level Floor <i>Not including Ground Level Residential Units in the Public Square Area</i>
		Off-Street Parking Lot, Garage, or Deck
		Office Professional, Medical and Administrative
		Personal and or Professional Services
		Restaurant
		Retail <i>Business</i>
		Other Similar Uses as Determined by the Planning Commission

1135.04 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the C-2 Central Business District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Car wash *for passenger vehicles* if accessory to a motor vehicle filling station.
- (c) *Outdoor storage.*

1135.05 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-2 Central Business District subject to the requirements of Chapter 1153, Conditional Uses **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
First Floor Dwelling Units in Public Square Area ³⁵	Conservation Use	Bed and Breakfast Inn ^{11, 13}
Bed and Breakfast Inn ^{11, 14}	Educational Institution for Higher Education - Technical School, Vocational School, College, or University	Child Day Care Center and or Nursery ^{2, 5, 9, 11, 14, 13}
Attached Single-Family Dwellings within a Mixed Use Building - Including Ground Level Residential Units in the Public Square Area ²⁴	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	Conference Center, Banquet Facility, or Meeting Hall
Multi-Family Dwellings within a Mixed Use Building - Including Ground Level Residential Units in the Public Square Area ²⁴	Public Utility ^{1, 10, 11}	Hospital ^{1, 2, 3, 5, 7, 9, 11, 14, 13}
	Religious Place of Worship ^{1, 3, 7, 11, 12, 14}	Hotel or Motel
	Urban Garden	Motor Vehicle Truck, Trailer, and Farm Implements Repair, Service and Storage Major Motor Vehicle Repair, Major (Excluding Body Work, Painting, and Engine Work) Major or Minor Motor Vehicle Repair ^{7, 15, 21, 23}
		Mixed Use Building - Including First Floor Residential Units in the Public Square Area
		Motor Vehicle Filling Station with or without Convenience Retail ^{5, 7, 17, 15, 29, 21, 21, 23}
		Motor Vehicle Truck, Trailer and Farm Implement Sales, Rental or Leasing - New or Used Motor Vehicle Sales ¹⁵

Residential	Public/Semi-Public	Commercial
		<i>Museum</i>
		Outdoor Dining ²⁸
		Personal and <i>or</i> Professional Services with Drive-Thru <i>Through</i> ²
		Research and Development Laboratory and Processing with No External Hazardous, Noxious or Offensive Conditions
		Restaurant with Drive-Thru <i>Through</i> or Drive-In ^{2, 7, 15}

CHAPTER 1137 – C-3 General Commercial District

1137.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-3 General Commercial District:

Residential	Public/Semi-Public	Commercial
None	Club, Lodge or Fraternal Organization	Bar or Tavern
	Passenger Transportation Agency and Terminal	<i>Clinic</i>
		Commercial Entertainment
		Commercial Recreation
		Convenience Retail
		Drive-In Establishments including Restaurants and Theaters
		<i>Funeral Home</i>
		Heavy Duty Repair Services for Machinery and Equipment including Repair Garages and Specialty Establishments including Motor, Body, Fender, Radiator Work
		Hotel or Motel
		Mixed Use Building - Residential Excluded from Ground Level Floor
		Motor Vehicle Truck, Trailer, and Farm Implements Repair, Service and Storage Major Motor Vehicle Repair, Major (Excluding Body Work, Painting, and Engine Work) <i>Minor Motor Vehicle Repair</i>
		Motor Vehicle Truck, Trailer and Farm Implement Sales, Rental or Leasing - New or Used <i>Motor Vehicle Sales</i>
		Off-Street Parking Lot, Garage, or Deck
		Office Professional, Medical, and Administrative
		Personal and <i>or</i> Professional Services
		Plant Greenhouse
		Restaurant
		Retail <i>Business</i> less than <i>or equal to</i> 80,000 square feet in Size
		Veterinary Office or Hospital <i>in an</i> Enclosed Building
		Other Similar Uses as Determined by the Planning Commission

1137.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the C-3 General Commercial District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Car wash *for passenger vehicles if accessory to a motor vehicle filling station.*
- (c) *Outdoor storage.*

1137.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-3 General Commercial District subject to the requirements of Chapter 1153, **Conditional Uses Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Multi-Family Dwelling ¹⁴	Conservation Use	Open-Air Building Materials Sales Yard and Lumber Yard
Transitional Housing ^{7, 24} ¹⁹	Educational Institution for Higher Education - Technical School, Vocational School, College, or University	Bulk Storage and Display
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	Car Wash <i>for Passenger Vehicles</i> ²
	Public Utility ^{1, 10, 11}	Child Day Care Center and or Nursery ^{2, 5, 9, 11, 14 13}
	Religious Place of Worship ^{1, 3, 7, 11, 12, 14}	Conference Center, Banquet Facility, or Meeting Hall ^{1, 3, 7, 11, 12, 14 13}
	Wireless Telecommunications Facility	Cremation Facility Crematorium
		Hospital ^{1, 2, 3, 5, 7, 9, 11, 14 13}
		Major Motor Vehicle Repair ^{7, 15, 21, 23}
		Motor Vehicle Filling Station with or without Convenience Retail ^{5, 7, 17 15, 29 21, 24 23}
		Outdoor Dining ²⁸
		Personal and or Professional Services with Drive-Thru Through ²
		Research and Development Laboratory and Processing with No External Hazardous, Noxious or Offensive Conditions
		Restaurant with Drive-Thru Through or Drive-In ^{2, 7, 15}
		Retail Business Larger than 80,000 square feet in Size
		Sexually Oriented Business ^{26 25}
		Wholesale Establishments Smaller than 10,000 square feet in Size

CHAPTER 1141 – I-1 Industrial District

1141.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the I-1 Industrial District:

Residential	Public/Semi-Public	Commercial
None	Public Utility	<i>Bulk Storage and Display</i>
		Distribution Center for Fuel, Food and Goods, Underground Storage - Must be Completely Enclosed if Facing a Non-Industrial District
		<i>Heavy Duty Repair Services for Machinery and Equipment including Repair Garages and Specialty Establishments including Motor, Body, Fender, Radiator Work</i>
		Light Manufacturing
		<i>Major or Minor Motor Vehicle Repair</i>
		Mixed Use Building
		<i>Motor Vehicle Storage</i>
		Off-Street Parking Lot, Deck and Garage, <i>or Deck</i>
		Office Professional, Medical, and Administrative
		Plant Greenhouse
		Research and Development Laboratory and Processing with No Hazardous, Noxious, or Offensive Conditions
		Self-Storage Warehouse
		Truck or Transfer Terminal - No Closer than 50 feet from a Residential District
		Veterinary Office or Hospital in an Enclosed Building
		Warehousing <i>Warehouse</i>
		Wholesale Establishment
		Other <i>Similar</i> Uses as Determined by the Planning Commission

1141.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the I-1 Industrial District:

- (a) Accessory buildings and uses.
- (b) ***Child day care center or nursery with no less than fifty (50) percent of children being direct dependents of adults employed by the principal use.***
- (c) ***Contractor equipment storage yard.***
- (b d) Retail.

1141.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the I-1 Industrial District subject to the requirements of Chapter 1153, Conditional Uses **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
None	Conservation Use	<i>Building Materials Sales Yard and Lumber Yard</i>
	Educational Institution for Higher Education - <i>Technical School, Vocational School, College, or University</i>	<i>Car Wash</i> ²
	Passenger Transportation Agency and Terminal	Commercial Entertainment
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	Commercial Recreation
	Wireless Telecommunication Facility	Contractor's Equipment Storage Yard or Plant, or Storage and Rental of Equipment Commonly Used by Contractors - Must be Completely Enclosed if Facing a Residential District
		Cremation Facility <i>Crematorium</i>
		Heavy Manufacturing ^{17, 27 26, 39 27}
		Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage (Excluding Body Work, Painting, Engine Overhaul)
		<i>Motor Vehicle Sales - Only including Rental and Minor Repair Work</i>
		<i>Recreation Facility</i>
		Retail <i>Business</i>
		Truck Wash

CHAPTER 1145 – Off-Street Parking and Circulation

1145.04 SCHEDULE OF PARKING REQUIREMENTS AND STANDARDS.

(a) Schedule of Parking Requirements. Accessory off-street parking spaces shall be provided not less than as set forth in the following schedule:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Residential Uses	Formula
<i>Assisted Living, Nursing, Convalescent Home, Assisted Living Facility, Nursing Home, or Transitional Housing</i>	One (1) space for each two (2) resident rooms + one (1) space for every five (5) resident rooms.
Bed and Breakfast	Two (2) spaces for owner + one (1) space for each guest room.
Day Care, Child (In-Home)	See Single Family Detached Dwelling.
Group Home	One (1) space for two (2) beds + one (1) space for every 400 square feet of gross floor area, excluding resident rooms.
Independent Living Facility	One and one-half (1½) spaces for each dwelling unit + one (1) space for every five (5) dwelling units.
In-Law Suite	One (1) space in addition to the requirement of the single family dwelling.
<i>Manufactured Housing or Mobile Home Dwelling</i>	Two (2) spaces for each unit.
Multi-Family Dwelling	Two (2) spaces for each dwelling unit + one (1) space for each five (5) dwelling units for visitor parking.
Single-Family Attached and Single-Family Detached Dwelling	Two (2) spaces for each dwelling.
Two Family Dwelling	Two (2) spaces for each dwelling.

Commercial Uses	Formula
Bar or Tavern	One (1) space for every three (3) seats or one (1) space for each seventy-five (75) square feet of floor area, whichever is greater.
<i>Bed and Breakfast Inn</i>	Two (2) spaces for owner + one (1) space for each guest room.
<i>Building Materials, Contractors Equipment Sales Yard Building Materials Sales Yard and Lumber Yard</i>	One (1) space for 400 square feet of net floor area and one (1) space For uses solely utilizing outdoor sales yards, one (1) space per 2,000 5,000 square feet of sales outdoor sales yard area.
Car Wash, Automated	Three (3) stacking spaces for each automated car wash lane.
Car Wash, Self Service	Two (2) stacking spaces for each stall + two (2) drying spaces for each stall.

Commercial Uses (Cont.)	Formula
Child Day Care Center or Nursery, Child	One (1) space for each 200 square feet of licensed capacity plus sufficient space for child drop-off/loading area.
Office, Medical/Dental Clinic	One (1) space per 200 300 square feet.
Commercial Entertainment	One (1) space for each three (3) seats or one space for each 100 square feet of floor area, whichever is greater.
Commercial Recreation	One (1) space for each fifty (50) square feet of pool area including deck. One (1) space for each 500 square feet of outdoor playground area. Four (4) spaces per lane for a bowling alley. Five (5) spaces for each trail head. Six (6) spaces for each tennis, racquet ball or handball court. Ten (10) spaces for each basketball court. Twenty (20) spaces for each baseball, softball or soccer field.
Banquet, Conference Center, Banquet Facility, or Meeting Halls	One (1) space for each three (3) seats or one (1) space per 150 square feet of banquet or meeting gross floor area where fixed seating is not available.
Convenience Store Retail	One (1) space for each 300 square feet of net floor area + one (1) space per every two (2) pumps.
Distribution Center for Fuel, Food and Goods, Wholesale Establishment, Heavy Duty Repair Services, Manufacturing (Heavy or Light) Uses, Public Utility, Self-Storage Warehouse, Truck Transfer Terminal, and Warehousing, Wholesale Establishment	The required parking for these uses shall be enough to satisfy all the parking needs of the proposed use. No parking, loading or servicing shall be done on the street right-of-way or landscaped area.
Drive-In Establishments Facility	One (1) space for each 100 square feet of gross floor area if entirely drive through. If drive-in facility, one (1) space for each ordering space + one (1) space per 100 square feet of gross floor area.
Financial Institution	One (1) space for each 2 300 square feet of floor area + four (4) stacking spaces for each drive-in service window.
Funeral Home or Mortuary	One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces.
Hotel or Motel	One (1) space for each room + one space for each 200 square feet of lobby space + one (1) space for each 100 square feet of meeting area and/or restaurant space or bar/cocktail lounge

Commercial Uses (Cont.)	Formula
Mixed Uses	The sum of spaces of each use reduced by fifteen percent (15%).
Motor Vehicle Filling Station (Without Convenience Retail)	Two (2) spaces for each two (2) fuel pumps + one (1) space for each fifty (50) square feet of attendant facility.
Motor Vehicle Repair or Service Station (Major or Minor)	Two (2) spaces for each service bay (excluding the bay) + two (2) spaces for every two (2) fuel pumps.
Motor Vehicle, Truck, Trailer and Farm Implement Sales	One (1) space for each 300 square feet of net floor area of the showroom.
Office, Professional and Administrative (excluding medical)	One (1) space for each 400 square feet.
Outside Storage	Two (2) spaces for the first 2,000 square feet + one (1) space for each additional 2,000 square feet of outdoor storage area.
Personal and/or Professional Services	One (1) space for each 300 square feet of gross floor area + one (1) space for each service vehicle parked on site
Plant Greenhouse (Commercial)	One (1) space for each 800 square feet of indoor/outdoor sales space.
Research and Development Laboratory	One (1) space for each 400 square feet of gross floor area.
Restaurant	One (1) space for each two (2) seats of seating capacity + four (4) stacking spaces for each drive through window.
Retail Business	One (1) space for each 400 square feet of gross floor area.
Sexually Oriented Business	One (1) space for each 200 square feet of gross floor area.
Veterinary Office or Hospital	Two (2) spaces for each examination room + one (1) space per each 200 square feet of laboratory and office floor area.

Public and Semi-Public Uses	Formula
Cemetery	One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces.
Club, Fraternity, Lodge or Similar Organization	One (1) space for each 100 square feet of floor area.
Community Center or Recreation Center	One (1) space for each 250 square feet of floor area.
Educational Institution for Primary Education (Pre-K-8) - Pre-school, Kindergarten, Elementary School, Junior High School, Middle School, and Intermediate School	Two (2) spaces for each classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium.

Public and Semi-Public Uses (Cont.)	Formula
Educational Institution for Secondary Education (9-12) - High School	Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium.
Educational Institution for Higher Education (- Technical School, Vocational School, College, or University)	Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium.
Hospital	One (1) space for each bed + one (1) space for each 500 square feet of administrative, office and laboratory space.
Library or Museum	One (1) space for each 400 square feet of floor area.
Public Park or Recreation or Park Facility	<p>One (1) space for each fifty (50) square feet of pool area including deck.</p> <p>One (1) space for each 500 square feet of outdoor playground area.</p> <p>Four (4) spaces for each acre for unimproved recreation area.</p> <p>Five (5) spaces for each trail head.</p> <p>Six (6) spaces for each tennis, racquet ball or handball court.</p> <p>Ten (10) spaces for each basketball court.</p> <p>Twenty (20) spaces for each baseball, softball or soccer field.</p> <p>Forty (40) spaces for each football field.</p>
Passenger Transportation Agency and Terminal	One (1) space for each 400 square feet of floor area + one (1) space for each transit vehicle + sufficient space for pick up and drop-off of passengers.
Publicly Owned or Operated Government Facility (Not Including Community Center, Recreation Center, or Library)	<p>One (1) space for each 400 square feet of floor area for administrative use + one (1) space for each government vehicle parked on site.</p> <p>One (1) space for each 800 square feet of indoor maintenance use.</p>
Religious Place of Worship	<p>One (1) space for each five (5) seats or bench seating in the main assembly area.</p> <p>If an educational institution is part of the church, follow guidelines for respective educational institution requirements.</p>

- (d) Parking District. Uses within the ~~Downtown~~ **Medina** Parking District Number 1, as established in Ordinance 26-78 **and amended in Ordinance 136-84, Ordinance 123-19**, or such other subsequent legislation, shall be exempt from the requirements of this section ~~(see appendix)~~. **In Parking District Number 1, new uses with a formulaic increase in minimum off-street parking from the previous use shall submit information indicating the intended location of parking.**

1145.10 DRIVEWAYS TO PARKING AREAS.

- (e) Driveway Width. The width of driveways at the curb line and at the right-of-way line shall comply with the requirements in Table 2. The Commission may permit wider driveways for three or more entrance/exit lanes for those drives with a high volume of traffic. In the case of a four-lane drive, the lanes shall be designed as two adjacent entrance and exit lanes divided by a minimum six-foot wide barrier.

**TABLE 2
WIDTH OF DRIVEWAYS**

	Maximum Width at Curb Line (feet)	Width at R.O.W. Line (feet)	
		Minimum	Maximum
Residential	22	10	20
Commercial or Public Facility	38	12	24
Industrial	120	24	60 75

CHAPTER 1153 – Conditional Zoning Certificates

1153.04 CONDITIONALLY PERMITTED USE REGULATIONS.

(a) Regulations applicable to conditionally permitted uses are as follows:

(1) All structures and activity areas should be located at least 100 feet from all property lines.

~~*(13) Truck routes shall be established for movement in and out of the development in such a way that it will minimize the wear on public streets and prevent hazards and damage to other properties in the community.~~

~~(14 13) (No Change to Text)~~

~~*(15) Such developments should be located on or immediately adjacent to State highways.~~

~~(16 14) (No Change to Text)~~

~~(17 15) (No Change to Text)~~

~~*(18) Any temporary structures must be indicated as such on site plans submitted to the Planning Commission for approval. Such structures shall not be continued as permanent structures. The period of continuance shall be set by the Planning Commission.~~

~~*(19) Such uses should be located on a major thoroughfare, adjacent to nonresidential uses such as commerce, industry or recreation, or adjacent to sparsely settled residential uses.~~

~~(20 16) The area proposed for a cemetery shall be used for cemetery purposes only, and shall meet the following requirements:~~

L. Location of cemetery buildings and all other structures shall conform to front, side and rear yard building lines *setbacks* of the particular district in which it is located.

~~(21 17) (No Change to Text)~~

~~(22 18) (No Change to Text)~~

~~*(23) All facilities and structures shall meet all City and/or State health, building, electrical and other applicable codes.~~

~~(24 19) (No Change to Text)~~

~~(25) The proposed site plan for the project shall comply with all of the standards, criteria and regulations of Chapter 1109.~~

~~(26) No zoning certificate shall be issued until final site plans have been submitted and approved by the Planning Commission. Site plans shall show the following: drainage, including storm water, location of all buildings, fuel tanks, if any, off street parking and service facilities, water supply, sanitation, walks, fences, walls, landscaping, outside lighting, traffic flow and its relation to abutting streets, and topography. No zoning certificate shall be issued until the approval by the appropriate State, County and City health departments has been obtained concerning the proposed sanitary sewerage facilities.~~

~~(27 20) (No Change to Text)~~

~~(28) A performance bond or other financial guarantee acceptable to the Planning Commission shall be placed with the City to insure that the landscaping is installed, that the hard surfacing of the access drives and parking and service areas is installed, and that adequate storm water drainage is installed, all in accordance with the plans approved by the Planning Commission.~~

~~(29 21) (No Change to Text)~~

(30 22) ~~It is the intent of this subsection to permit trailer parks that house only independent trailers, and such trailer parks should be located on or have direct access to major thoroughfares. The area shall be in one ownership, or if in several ownerships the application shall be filed jointly by all the owners of the properties included in the plan. The following conditions shall apply to all Manufactured Housing Parks and Mobile Home Parks. For the purposes of this section, Manufactured Housing Parks and Mobile Home Parks shall be referred to as "Parks" and Manufactured Housing Homes or Mobile Homes shall be referred to as "Homes".~~

~~A.~~ **Parks shall house only detached homes.**

~~B.~~ **The park shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the properties included in the plan.**

~~A C.~~ In addition to the other requirements of this subsection, the application shall include any other data the Planning Commission may require.

~~B D.~~ Each boundary of the park must be at least 200 feet from any permanent residential building outside the park, unless separated ~~therefrom~~ by a natural or artificial barrier.

~~C.~~ ~~The park shall be graded to be well drained.~~

~~D E.~~ ~~Trailer spaces shall be~~ **Each home shall have a clearly identified space** a minimum of 4,000 square feet **in area and for each space and at least forty (40) feet wide in width and clearly defined.**

~~F.~~ The density of the development shall not exceed eight **(8) trailers homes** per acre of total project ~~site; area and~~ the minimum size of the project to be developed shall be ~~at least ten (10) acres.~~

~~E G.~~ There shall be at least a twenty (20) feet **of** clearance between ~~trailers homes~~. No ~~trailers home~~ shall be closer than twenty (20) feet from any building within the park or fifty (50) feet from any property line ~~building the park which is not located in the park.~~

~~D H.~~ All ~~trailer home~~ spaces shall abut upon a driveway of not less than twenty (20) feet in pavement width, which shall have unobstructed access to a public thoroughfare. All paving and street lighting shall meet the requirements of City street standards.

~~G I.~~ Each park shall provide service buildings to house laundry, storage facilities and offices. ~~Construction shall meet the standards of the City and/or County Building Code.~~ Walkways not less than four (4) feet wide and paved shall be provided from the ~~trailer home~~ spaces to the service buildings.

~~H J.~~ Each ~~trailer home~~ shall be provided with a ~~three (3) wire 240 volt~~ electric service, and City and/or County approved water and sewer connections, ~~and~~ all utility lines within the park shall be installed underground.

~~I K.~~ Adequate garbage and rubbish cans shall be provided no further than 300 feet from any ~~trailers home's~~ space.

~~J.~~ ~~Each park shall be equipped at all times with adequate fire extinguishing equipment as determined by the Fire Department which serves that area.~~

~~K.~~ ~~No pet animal shall run at large or commit any nuisance within the limits of any trailer park, on adjacent properties or the surrounding area.~~

~~L.~~ In addition to the 4,000 square feet of each ~~trailer lot home's space~~, recreation and open space shall be provided within the overall ~~trailer park tract~~ at the rate of at least 1,500 square feet per ~~trailer site home~~. The shape, location, design and landscaping of recreation and open spaces shall be approved by the Planning Commission. All recreation and open spaces shall be maintained in a neat, orderly

and safe condition so as not to create a menace to the health and safety of any park occupant, visitor, neighboring land occupant or the general public.

~~(31 23) (No Change to Text)~~

~~*(32) It is the intent of this subsection to permit appropriately located senior citizen's housing developments a variation in density and parking regulations. The area proposed shall be in single ownership, or if in several ownerships, the application shall be filed jointly by all of the owners of the properties included in the plan. The following conditions shall apply:~~

~~A. The development shall be located within convenient walking distance of shopping community facilities.~~

~~B. Each dwelling unit shall be occupied by a household in which the head is sixty two (62) years of age or older; except that one dwelling unit may be occupied by a custodian for the development without regard to age.~~

~~C. The density of the development shall not exceed eighteen (18) dwelling units per acre.~~

~~D. No dwelling unit in the development shall include more than two (2) bedrooms.~~

~~*(33) Veterinary Offices.~~

~~A. There shall be no burial or incineration of animals on the premises.~~

~~B. All activities shall be conducted within a totally enclosed and air conditioned building.~~

~~C. Animals treated shall be those ordinary household pets capable of being cared for entirely within the confines of a dwelling unit.~~

~~D. Trash storage areas shall be screened from view from adjacent dwellings. All parking areas and driveways shall be separated from adjacent dwellings by a landscaped strip at least five (5) feet wide. The landscaped strip shall be improved with shrubs, hedges, trees or a decorative fence to screen paved areas from adjacent dwellings.~~

~~E. No animals shall be kept overnight on the premises.~~

~~(34 24) (No Change to Text)~~

~~(35 25) (No Change to Text)~~

~~(37 26) (No Change to Text)~~

~~(38 27) (No Change to Text)~~

~~(39 28) (No Change to Text)~~

RESOLUTION NO. 177-23

A RESOLUTION AUTHORIZING THE APPLICATION AND ACCEPTANCE OF REIMBURSEMENTS FROM THE PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP GRANT FOR THE PURCHASE OF BODY ARMOR FOR THE MEDINA POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Mayor is hereby authorized and directed to file an application and accept reimbursements from the Patrick Leahy Bulletproof Vest Partnership Grant for the purchase of body armor for the Medina Police Department.

SEC. 2: That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.

SEC. 3: That if the Grant is awarded to the City, the Mayor is authorized to accept the grant and enter into an agreement with the Bureau of Justice Assistance (BJA) for the implementation and administration of the grant.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution 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 the law.

SEC. 5: That this Resolution shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason the application is currently due; wherefore, this Resolution shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 178-23

AN ORDINANCE AUTHORIZING THE PAYMENT TO GREEN HOME SOLUTIONS FOR THE PRIVATE HOME REHABILITATION AT 137 OAKLEIGH DRIVE, BRUNSWICK, AS PART OF THE PY22 CHIP GRANT PROGRAM, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the payment of \$46,085.00 is hereby authorized to Green Home Solutions for the Private Home Rehabilitation at 137 Oakleigh Drive, Brunswick, as part of the PY22 CHIP Grant Program, Activity #AC-22-07.

SEC. 2: That the funds to cover this payment in the amount of \$46,085.00 are available in Account No. 139-0462-52215.

SEC. 3: That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to not delay payment to the contractor; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 179-23

AN ORDINANCE AUTHORIZING THE PAYMENT TO GREEN HOME SOLUTIONS FOR THE PRIVATE HOME REHABILITATION AT 1244 HADCOCK ROAD, BRUNSWICK, AS PART OF THE PY22 CHIP GRANT PROGRAM, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the payment of \$71,925.00 is hereby authorized to Green Home Solutions for the Private Home Rehabilitation at 1244 Hadcock Drive, Brunswick, as part of the PY22 CHIP Grant Program, Activity #AC-22-07.

SEC. 2: That the funds to cover this payment in the amount of \$71,925.00 are available in Account No. 139-0462-52215.

SEC. 3: That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to not delay payment to the contractor; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 180-23

AN ORDINANCE AMENDING ORDINANCE NO. 134-23, PASSED SEPTEMBER 11, 2023, RELATIVE TO THE EXPENDITURE TO GREEN HOME SOLUTIONS FOR HOME REHABILITATION WORK AT 1495 MCKINLEY AVENUE, BRUNSWICK, AND DECLARING AN EMERGENCY.

WHEREAS: Ordinance No. 134-23, passed September 11, 2023, authorized the expenditure of \$65,545.00 for rehabilitation work at 1495 McKinley Avenue, Brunswick, as part of the PY22 CHIP Grant; and

WHEREAS: A change order was approved subsequent to the passage of Ordinance No. 134-23 increasing the contract amount to \$66,670.00.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the contract amount authorized in Ordinance No. 134-23, passed September 11, 2023, to Green Home Solutions is hereby amended from \$65,545.00 to \$66,670.00 for the rehabilitation work at 1495 McKinley Avenue, Brunswick.

SEC. 2: That the funds to cover the increase, in the amount of \$1,125.00 are available in Account No. 139-0462-52215.

SEC. 3: That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that the work has been completed; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

ORDINANCE NO. 181-23

AN ORDINANCE REPEALING ORDINANCE NO. 203-21, PASSED DECEMBER 13, 2021, AND REPLACING SECTION 161.13 OF THE CODIFIED ORDINANCES OF THE CITY OF MEDINA, OHIO, RELATIVE TO THE ALLOCATION OF INCOME TAX FUNDS.

WHEREAS: Section 161.13 of the codified ordinances of the City of Medina, Ohio, presently reads as follows:

161.13 ALLOCATION OF FUNDS.

The funds collected under the provisions of this chapter shall be distributed as follows beginning January 1, 2022:

- a) Such part thereof which is necessary to defray all costs of collecting the taxes and the cost of administering and enforcing the provisions thereof shall be paid into the General Fund.
- b) Twenty percent (20%) of the balance shall be paid into the newly created Special Revenue Fund (2004) to be used for street, storm water, and utility construction, maintenance, repair and improvements.
- c) After the costs of collecting the taxes and administering and enforcing the provisions thereof and the required street, storm water, and utility construction, maintenance, repair and improvements are provided for as set forth in subsections (a) and (b) above, the remaining funds shall be distributed as follows:
 - A. **Forty-three and one-half percent (43.5%)** of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the Police Department of the City.
 - B. Seven percent (7%) of the net available income tax receipts received annually shall be used to defray operating and annual capital expenses of the Fire Department of the City.
 - C. One and one-half percent (1-1/2%) of the net available income tax receipts received annually shall be set aside in a growth fund to be used to defray major capital expenses of the Fire Department of the City.
 - D. Nine and one-half percent (9.5%) of the net available income tax receipts received annually shall be used to defray operating expenses for the Parks and Recreation Department of the City.
 - E. **Twenty-five and one-half percent (25.5%)** of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the General Fund of the City.
 - F. **Three percent (3%)** of the net available income tax receipts received annually shall be used to defray general purpose capital expenses.
 - G. **One- and three-quarter percent (1.75%)** of the net available income tax receipts received annually shall be used to defray Electronic Technology capital replacement expenses.
 - H. **Seven and one quarter percent (7.25%)** of the net available income tax receipts received

annually shall be used to defray operating and annual capital expenses of the Recreation Center of the City.

- I. One half percent (0.5%) of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the Street M&R Fund of the City.
- J. *One half percent (0.5%) of the net available income tax receipts received annually shall be used to defray unanticipated capital expenses.*
- d) Exception for Receipts from the Medina-Montville Joint Economic Development District.
 - A. After the costs of collecting the taxes and administering and enforcing the provisions thereof and the required street, storm water, and utility construction, maintenance, repair and improvements are provided for as set forth in subsections (a) and (b) above, the remaining funds shall be distributed as follows:
 - 1) Seventy-five percent (75%) of the net available income tax receipts received annually shall be used to defray Economic Development expenses.
 - 2) Twenty-five percent (25%) of the net available income tax receipts received annually shall be distributed in accordance with the distribution laid out in subsection (c) above.
- e) *That effective January 1, 2023, (H) shall be amended to read as follows:*
 - H. *Two- and one-quarter percent (2.25%) of the net available income tax receipts received annually shall be used to defray operating and annual capital expenses of the Recreation Center of the City.*
- f) *That effective January 1, 2023, (E) shall be amended to read as follows:*
 - E. *Thirty-one (31%) of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the General Fund of the City.*
- g) *That effective January 1, 2023, (F) shall be amended to read as follows:*
 - F. *Two- and one-half percent (2.5%) of the net available income tax receipts received annually shall be used to defray general purpose capital expenses.*

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That Section 161 of the codified ordinances of the City of Medina, Ohio, shall be amended by the addition of a new Section 161.13 which reads as follows:

161.13 ALLOCATION OF FUNDS.

The funds collected under the provisions of this chapter shall be distributed as follows beginning January 1, 2022 2024:

- a) Such part thereof which is necessary to defray all costs of collecting the taxes and the cost of administering and enforcing the provisions thereof shall be paid into the General Fund.
- b) Twenty percent (20%) of the balance shall be paid into the newly created Special

Revenue Fund (2004) to be used for street, storm water, and utility construction, maintenance, repair and improvements.

- c) After the costs of collecting the taxes and administering and enforcing the provisions thereof and the required street, storm water, and utility construction, maintenance, repair and improvements are provided for as set forth in subsections (a) and (b) above, the remaining funds shall be distributed as follows:
- A. ~~Forty-three and one-half percent (43.5%)~~ **Forty percent (40%)** of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the Police Department of the City.
 - B. Seven percent (7%) of the net available income tax receipts received annually shall be used to defray operating and annual capital expenses of the Fire Department of the City.
 - C. One and one-half percent (1-1/2%) of the net available income tax receipts received annually shall be set aside in a growth fund to be used to defray major capital expenses of the Fire Department of the City.
 - D. Nine and one-half percent (9.5%) of the net available income tax receipts received annually shall be used to defray operating expenses for the Parks and Recreation Department of the City.
 - E. **Thirty-one and a half percent (31.5%)** of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the General Fund of the City.
 - F. **Three and one-half percent (3.5%)** of the net available income tax receipts received annually shall be used to defray general purpose capital expenses.
 - G. ~~One and three-quarter percent (1.75%)~~ **Two and three-quarter percent (2.75%)** of the net available income tax receipts received annually shall be used to defray Electronic Technology capital replacement expenses.
 - H. **Two and one quarter percent (2.25%)** of the net available income tax receipts received annually shall be used to defray operating and annual capital expenses of the Recreation Center of the City.
 - I. One half percent (0.5%) of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the Street M&R Fund of the City.
 - J. ~~One half percent (0.5%)~~ **One and one-half percent (1.5%)** of the net available income tax receipts received annually shall be used to defray unanticipated capital expenses.
- d) Exception for Receipts from the Medina-Montville Joint Economic Development District.
- A. After the costs of collecting the taxes and administering and enforcing the provisions thereof and the required street, storm water, and utility construction, maintenance, repair and improvements are provided for as set forth in subsections (a) and (b) above, the remaining funds shall be distributed as follows:
 - 1) Seventy-five percent (75%) of the net available income tax receipts received annually shall be used to defray Economic Development expenses.
 - 2) Twenty-five percent (25%) of the net available income tax receipts received annually shall be distributed in accordance with the distribution laid out in subsection (c) above.

SEC. 2: That Ordinance 203-21, passed December 13, 2021, is hereby repealed.

SEC. 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 4: That this Ordinance shall be considered in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

Effective date – January 1, 2024

ORDINANCE NO. 182-23

AN ORDINANCE AUTHORIZING THE INCREASE OF THE EXPENDITURE TO PAUL DAVIS RESTORATION FOR THE PY22 CHIP REHABILITATION AT 30 CIRCLE DRIVE, AND DECLARING AN EMERGENCY.

WHEREAS: The Community Development Department has requested to increase Purchase Order #2023001499 by \$19,540.00 for the PY22 CHIP restoration at 30 Circle Drive.

NOW, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the increase to Purchase Order #2023001499 to \$44,789.08 is hereby authorized for the Community Development Department.

SEC. 2: That the funds in the amount of \$19,540.00 to cover this increase are available in Account No. 139-0460-52215 and Account No. 137-0406-52215.

SEC. 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 4: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason work has been ongoing; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 183-23

AN ORDINANCE AMENDING THE PAVILION RENTAL FEES FOR THE PARKS AND RECREATION DEPARTMENT.

WHEREAS: Ordinance No. 50-22, passed March 14, 2022 amended the Pavilion rental fees for the Parks and Recreation Department; and

WHEREAS: The City of Medina Parks and Recreation Department respectfully requests Council to repeal and replace this ordinance; and

WHEREAS: The Uptown Park Advisory Committee reviewed these changes on October 10, 2023 and voted unanimously to proceed with this request.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Pavilion Rental Fees for the Parks and Recreation Department shall be adopted as follows; repealing all previous ordinances pertaining to Pavilion Rental Fees:

PAVILION USE

Resident	\$25.00 weekdays	\$35.00 weekends / holidays
Non-resident	\$35.00 weekdays	\$45.00 weekends / holidays
Non-profit	\$25.00 weekdays	\$25.00 weekends / holidays

These fees are for a 3-hour time limit per day. The only exclusion from the non-profit fee is the Medina City School District, Buckeye Local School District, community fundraisers, community outreach programs, and City sponsored events. Any changes made after the pavilion booking has occurred will incur a \$5.00 administrative fee.

UPTOWN PARK / GAZEBO

Type of Event	Size of Event	Deposit Amount *	Resident/Non-Profit	Non-Resident/Corp.
Wedding / Gathering	1—200	\$100.00	\$100.00	\$200.00
Small Event	201—500	\$750.00	\$200.00	\$400.00
Large Event	501 +	\$1,500.00	\$500.00	\$1,000.00
Multi-Use Event	6+ similar events per year	Same as above event and size	50% discount—on base fee, \$50 additional per day beyond 6	\$200.00 per day

*Deposit Refund subject to inspection by designee of the Mayor

ADDITIONAL FEES (Upon Request)**

****If additional services are required but not requested by Permit Holder, costs will be withheld from the deposit.**

Garbage	\$75.00 Per Collection
Snow Removal	\$75.00 Per Day
Barricades / Road Closures	\$35.00
Sound System – Basic	\$50.00 per event. No charge for non-profit organizations
Sound System – Distributed	\$100.00 per day including non-profit organizations

*Park users are prohibited to use the sound system between the hours of 11:00 pm – 8:00 am

Spider Boxes	First 3 spider boxes are free. Each additional spider box is \$25.00 per location.
Electricity	Available at no charge at the corner arches, bandstand and the Gazebo.

SEC. 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 3: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

Effective Date:

ORDINANCE NO. 184-23

AN ORDINANCE AMENDING ORDINANCE NO. 221-22,
PASSED DECEMBER 12, 2022. (Amendments to 2023 Budget)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That Ordinance No. 221-22, passed December 12, 2022, shall be amended by the following additions:

<u>Account No./Line Item</u>	<u>Additions</u>
001-0708-51122	3,000.00
001-0723-52215	1,400.00
104-0301-53315	3,000.00
104-0301-53321	16,000.00
104-0301-53322	3,000.00
108-0688-54414	874.20
108-0689-54414	681.27
171-0301-52215	35,000.00
171-0610-54411	405,083.00
106-0101-54413	50,000.00 *
001-0704-52211	10,000.00 *
001-0704-52225	30,000.00 *
001-0707-56615	5,416,025.00 *
001-0743-50111	30,000.00 *
001-0743-53315	12,000.00 *
104-0310-52215	2,500.00 *
108-0610-56615	2,540,530.00 *
108-0808-55511	234,999.86 *
108-0808-55512	181,825.00 *
109-0401-53315	30,000.00 *
109-0631-53315	11,000.00 *
109-0652-56615	9,375.00 *
109-0705-50111	101,093.00 *
109-0705-50112	1,000.00 *
109-0705-50114	3,000.00 *
109-0705-50115	2,000.00 *
109-0705-50116	6,000.00 *
109-0705-50117	500.00 *
109-0705-51121	10,000.00 *
109-0705-51122	10,000.00 *
109-0705-51123	500.00 *
109-0705-51126	500.00 *
109-0705-51131	5,000.00 *
109-0705-52211	1,000.00 *
109-0705-53315	5,000.00 *

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109-0757-50111	40,000.00 *
109-0757-51121	7,000.00 *
109-0757-51122	6,000.00 *
109-0757-51123	1,000.00 *
109-0757-51126	500.00 *
109-0757-51129	500.00 *
109-0757-52226	20,000.00 *
125-0451-56615	391,000.00 *
125-0452-50111	44,000.00 *
125-0452-51121	4,400.00 *
125-0452-51126	600.00 *
125-0452-52215	101,000.00 *
125-0453-56615	150,000.00 *
138-0460-56615	245,280.00 *
139-0460-56615	454,720.00 *
139-0460-52215	35,891.00 *
147-0652-56615	168,750.00 *
147-0659-56615	150,000.00 *
151-0101-53313	5,000.00 *
380-0688-56615	398,945.00 *
380-0688-54414	2,363.56 *
380-0689-56615	493,940.00 *
386-0676-56615	2,046,590.00 *
390-0645-52222	1,000.00 *
390-0645-56615	3,180,680.00 *
390-0645-56612	20,000.00 *
428-0201-56615	30,000.00 *
514-0543-52215	150,000.00 *
546-0530-52215	35,000.00 *
546-0530-55511	10,583.36 *
547-0650-50111	5,000.00 *
547-0650-52213	7,000.00 *
547-0650-52215	35,000.00 *
547-0650-56615	935,000.00 *
616-0915-59938	20,000.00 *
637-0920-56615	145,000.00 *
676-0746-53321	1,202.79 *
819-0220-56615	5,000.00 *
924-0930-56615	30,000.00 *
939-0430-56615	20,000.00 *
107-0110-53315	50,000.00 *
574-0303-50111	28,000.00
574-0357-50112	15,000.00

SEC. 2: That Ordinance No. 221-22, passed December 12, 2022, shall be amended by the following reductions:

Account No./Line Item

Reductions

001-0708-52215	3,000.00
001-0723-51123	1,400.00
104-0301-50111	3,000.00
104-0301-50111	16,000.00
104-0301-50111	3,000.00
108-0610-54411	874.20
108-0610-54411	681.27
171-0743-52214	35,000.00
171-0743-52214	405,083.00
574-0356-50111	28,000.00
574-0352-50111	15,000.00

SEC. 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 4: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

* - new appropriation

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 185-23

AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR TO ROLLOVER CERTAIN OUTSTANDING ADVANCES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Finance Director is hereby authorized to rollover the following advances:

- \$245,280.00 from the General Fund (#001) to the CDBG-CHIP Fund (#138)
- \$454,720.00 from the General Fund (#001) to the HOME-CHIP Fund (#139)
- \$9,375.00 from the General Fund (#001) to the Grants Fund (#109)
- \$150,000.00 from the General Fund (#001) to the Airport Grant Fund (#147)
- \$168,750.00 from the General Fund (#001) to the Airport Grant Fund (#147)
- \$493,940.00 from the Street/Stormwater Fund (#108) to the OPWC Fund (#380)
- \$2,046,590.00 from the Street/Stormwater Fund (#108) to the FHWA Fund (#386)
- \$235,000.00 from the General Fund (#001) to the Airport Fund (#547)
- \$300,000.00 from the General Fund (#001) to the Airport Fund (#547)
- \$400,000.00 from the General Fund (#001) to the Airport Fund (#547)

SEC. 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 3: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 186-23

AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR TO ROLLOVER CERTAIN OUTSTANDING ADVANCES RELATED TO THE TIF FUND.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Finance Director is hereby authorized to repay the following advance:

- \$3,180,680.00 from the Downtown Redevelopment TIF Fund (#390) to the General Fund (#001) – To repay the advances authorized in 2022.

SEC. 2: That the Finance Director is hereby authorized to make the following advance:

- \$3,152,900.00 from the General Fund (#001) to the Downtown Redevelopment TIF Fund (#390) – Needed to cover expenditures until the City receives reimbursement from the TIF district.

SEC. 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 4: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____ **SIGNED:** _____
President of Council

ATTEST: _____ **APPROVED:** _____
Clerk of Council

SIGNED: _____
Mayor

ORDINANCE NO. 187-23

AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR TO MAKE CERTAIN FUND TRANSFERS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Finance Director is hereby authorized to make the following fund transfer:

- \$30,000.00 from the General Fund (#001) to the Special Assessment Fund (#428)

SEC. 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. : That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 188-23

AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR TO MAKE CERTAIN FUND ADVANCES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Finance Director is hereby authorized to make the following fund advances:

- \$30,000.00 from (001) General Fund to (109) Grant Fund
- \$10,000.00 from (001) General Fund to (428) Special Assessment Project Fund
- \$100,000.00 from (001) General Fund to (637) Agency Fund
- \$10,000.00 from (001) General Fund to (939) Bd / Bldg. Standards Fund
- \$150,000.00 from (001) General Fund to (125) CDBG-Allocation Fund

SEC. 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 the law.

SEC. 3: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

RESOLUTION NO. 189-23

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR GRANT ASSISTANCE FROM THE OHIO DEPARTMENT OF DEVELOPMENT FOR A BUILDING DEMOLITION SITE REVITALIZATION GRANT, AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Mayor is hereby authorized and directed to file an application with the Ohio Department of Development for a Building Demolition Site Revitalization Grant to demo the Totts House and accessory structures located at the Medina Municipal Airport.

SEC. 2: That if the Grant is awarded to the City, the Mayor is authorized to accept the grant and complete all documentation necessary for the implementation and administration of the grant.

SEC. 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution 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 the law.

SEC. 4: That this Resolution shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason the grant is due to the Port Authority on November 20, 2023; wherefore, this Resolution shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor