

11/16/2020

L-187-2020 1st

ORDINANCE NO. 187-2020

BY: **KRISTIN L. SABAN, VITO DIPIERRO**
(By Request – Mayor)

AN ORDINANCE TO AMEND SEVERAL SECTIONS WITHIN CHAPTER 1170 "COMMERCIAL/OFFICE DISTRICTS", CHAPTER 1171 "INDUSTRIAL DISTRICTS", AND CHAPTER 1177 "INDUSTRIAL PARK DISTRICTS" ALL WITHIN PART 11 "PLANNING AND ZONING CODE" OF THE CODIFIED ORDINANCES OF THE CITY OF PARMA, AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO:

Section 1. That several sections within Chapter 1170 "Commercial/Office Districts", Chapter 1171 "Industrial Districts", and Chapter 1177 "Industrial Park Districts relative to self-storage facilities, are hereby amended to read as provided on the attached Exhibits. Exhibit "A" Section 1170.03 "Recommended Schedule of Permitted Buildings and Uses for Parma's Commercial/Office Districts", Exhibit "B" Section 1170.06 "Schedule of Lot Area, Width and Coverage Regulations", Exhibit "C" Section 1171.03 "Schedule of Permitted Building and Uses", Exhibit "D" Section 1171.07 "Schedule of Yard and Height Regulations", and Exhibit "E" Section 1177.03 "Permitted Buildings and Uses." All amendments are in bold and underlined.

Section 2. That only those Sections within Chapters 1170 "Commercial/Office Districts", 1171 "Industrial Districts", and 1177 "Industrial Park Districts" within Part 11 "Planning and Zoning Code" of the Codified Ordinances of the City of Parma, as it existed heretofore, is hereby repealed.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the City of Parma, and for the further reason that this measure is necessary in order to make these changes in a timely manner, and this Ordinance shall become immediately effective upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise from and after the earliest period allowed by law.

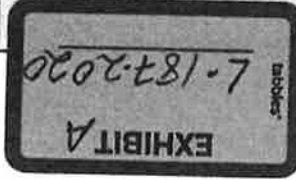
PASSED: _____ PRESIDENT OF COUNCIL

ATTEST: _____ APPROVED: _____
CLERK OF COUNCIL

FILED WITH
THE MAYOR: _____ MAYOR, CITY OF PARMA, OHIO

RECOMMENDED SCHEDULE OF PERMITTED BUILDINGS AND USES FOR PARMA'S COMMERCIAL/OFFICE DISTRICTS

ZONING DISTRICTS	PERMITTED BUILDINGS/USES			
	OFFICE BUILDING	RETAIL BUSINESS	SHOPPING CENTER	COMMERCIAL MANUFACTURING A COMMERCIAL MANUFACTURING B
A. OFFICE BUILDINGS	1. Administrative, Executive, Financial, Governmental, Professional, including Medical Laboratories and Clinics; Public Utility; Real Estate	P	P	P
	2. Sales Offices, provided that only samples are displayed or stored on the lot, and provided, further, that no goods are distributed therefrom	P	P	P
	3. Banks; Savings and Loan Associations (excluding Check Cashing Business or other similar business)	P	P	P
	B. RETAIL SALES IN ENCLOSED BUILDINGS			
	1. Groceries; Meats; Fruits; Vegetables; Bakery; Candy; Nuts; Beverage and Dairy Products	P	P	P
	2. All General Merchandise; Dry Goods and Notions	P	P	P
	3. Wearing Apparel; Shoes; Hats; Furs	P	P	P
	4. Household Hardware; Wallpaper; Paint; Floor Covering	P	P	P
	5. Furniture; Appliances; Draperies; Upholstery	P	P	P
	6. Sporting Goods; Photographic Supplies and Equipment	P	P	P
7. Drugs; Periodicals; Books; Stationery; and Tobacco	P	P	P	
8. Hobbies and Pets	P	P	P	
9. Flowers; Gifts; Jewelry; Cards; Records; Video and Audio Tapes	P	P	P	
10. Serving and Consumption of Food and All Beverages, including Alcoholic, on the Premises	P	P	P	
11. State Liquor Stores	P	P	P	
12. Milk dealers, pawnbrokers and secondhand dealers			P	
13. Microbreweries, nanobreweries and brewpubs		P		
C. SERVICE ESTABLISHMENTS				
1. Beauty and Barber Shops; Tanning Salons	P	P	P	
2. Laundry and/or Dry-Cleaning Agencies, provided no work is done on the premises for other outlets and only nonexplosive and nonflammable solvents are used	P	P	P	
3. Self-Service Laundries		P		
4. Shoe, Hat and Watch Repair Shops		P		
5. Radio, Television and Other Household Appliance Repair		P		
6. Photographic Studios and Photographic Developing		P		
7. Mortuaries and Funeral Homes		P		



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PERMITTED BUILDINGS/USES	ZONING DISTRICTS				
	OFFICE BUILDING	RETAIL BUSINESS	SHOPPING CENTER	COMMERCIAL MANUFACTURING A	COMMERCIAL MANUFACTURING B
8. Veterinaries		P		P	P
9. Business/Trade Schools	P	P		P	P
10. Travel Agency	P	P	P	P	P
11. Diet and/or Weight Control Services	P	P	P	P	P
12. Child Day Care Centers		P			
D. AMUSEMENT AND RECREATION USES WITHIN AN ENTIRELY ENCLOSED SOUNDPROOF BUILDING					
1. Assembly and Meeting Halls		P	P	P	P
2. Bowling Alley		P	P	P	P
3. Billiard Hall		P	P	P	P
4. Roller Skating or Ice-Skating Rink		P	P	P	P
5. Theater - Indoor		P	P	P	P
6. Dance Hall or Dance Studio		P	P	P	P
7. Fitness Centers, Racquetball, Handball and Indoor Tennis and Soccer		P	P	P	P
8. Video Arcades		P	P	P	P
9. Gymnastics or Martial Arts Studios		P	P	P	P
E. AMUSEMENT AND RECREATION USES NOT WITHIN AN ENCLOSED BUILDING					
1. Miniature Golf					P
2. Swimming, Tennis, Batting Cages, Basketball					P
3. Golf Driving Range					P
4. Go-Kart Racing, Miniature Auto Tracks					P
5. Outdoor Theater					P
F. AUTO SALES AND SERVICE					
1. Gasoline Filling Station		P	P	P	P
2. Car Wash		P		P	P
3. Sale of Auto Accessories, Tires, Mufflers, Batteries, Brakes		P	P	P	P
4. Light Service, Diagnostic and Maintenance Facility		P	P	P	P
5. Automotive Repair Garage				P	P
6. Automobile Sales, New and Used					P
7. Camping, Trailer and Boat Sales					P

ZONING DISTRICTS		PERMITTED BUILDINGS/USES	OFFICE BUILDING	RETAIL BUSINESS	SHOPPING CENTER	COMMERCIAL MANUFACTURING A	COMMERCIAL MANUFACTURING B
G. OUTDOOR SUPPLIES							
1. Garden Supplies, tools, outdoor furniture, nursery stock, if in connection with a retail business conducted within a building							
H. OTHER BUSINESS USES				P	P	P	P
1. Drive-in Restaurants							
2. Adult Entertainment ¹							
3. Wholesale Businesses, Services, and Self-Storage Facilities ² Establishments							
4. Light Manufacturing Uses limited to:							
a. Household Chemicals							
b. Electric Fixtures and Appliances							
c. Instruments							
d. Tools							
e. Hardware							
f. Metal							
g. Wood Products							
h. Other Similar Products							
5. Print Shop and Copy Center (establishments not employing more than five persons)							
6. Print Shop (more than five employees)							
7. Motel, Hotel							
8. Animal Boarding, Including Kennels ³							
9. Instant Bingo Establishments							
10. Check Cashing Business or other similar business ⁴							
11. Tattoo Parlor/Body Piercing Establishments ¹							
12. Massage Parlor							
13. Credit service organization, loans on motor vehicle title business, or other similar business ⁷							
I. ACCESSORY BUILDING AND USES							
1. Off-Street Parking and Loading							
2. Signs							
3. Maintenance/Storage Facilities related to the Main Use, not including Self-Storage Facilities ²							
			P	P	P	P	P
			P	P	P	P	P
			P	P	P	P	P

PERMITTED BUILDINGS/USES	ZONING DISTRICTS				
	OFFICE BUILDING	RETAIL BUSINESS	SHOPPING CENTER	COMMERCIAL MANUFACTURING A	COMMERCIAL MANUFACTURING B
4. Approved Cremation Retorts When Accessory to an Established and Existing Funeral Service		P		P	P
5. Employees' Lunchrooms	P	P	P	P	P
6. Beauty and Barber Shops ³	P				
7. Restaurant, Snack Bar or Newsstand ³	P				
8. Gift Shop ³	P				
9. Pharmacy ⁵	P				
10. Shoe Repair ³	P				
11. Copy Center ³	P				
12. Exercise or Physical Therapy Room ⁷	P				
13. Child Care ³	P				
14. Serving and consumption of food and all beverages, including alcoholic, on the premises of outdoor patios ⁴		P	P	P	P

- ¹ Provided that no adult entertainment use shall be within 1,000 feet of another adult entertainment use, an existing residential use or zoning district, public or private school, church, public library, playground, recreation or community center, or childcare center. This shall include tattoo parlor/body piercing establishments.
- ² Provided that such use must be at least 1,000 feet from an existing residential use or Residential Zoning District.
- ³ Retail and service uses permitted as accessory uses in the Office Building District shall be limited to not more than 25% of the ground floor area of an office building. Such accessory uses shall have no exterior entrance for customers and no exterior display or advertising of these services and shall be confined totally within the office building.
- ⁴ Provided that such outdoor patio is ancillary to a permitted building and use under B.10 of this table.
- ⁵ As regulated by the State of Ohio pursuant to Ohio R.C. 1315.21 through 1315.44, no check cashing business or other similar business shall be located within 1,000 feet of any other check cashing business or other similar business, as measured at the closest property lines. Furthermore, the number of such businesses shall not exceed one per every 10,000, or portion thereof, of the population of the City.
- ⁶ Including persons who practice limited branches of medicine pursuant to Ohio R.C. 4731.15 through 4731.22.
- ⁷ As regulated by the State of Ohio pursuant to Ohio R.C. 4712.01 through 4712.99 and the number of such businesses shall not exceed one per every 10,000, or portion thereof, of the population of the City.
- ⁸ **Provided that no self-storage or mini-storage facility shall be permitted within one mile of another self-storage or mini-storage facility as measured by the shortest airline measurement between the nearest points of the parcels on which the self-storage or mini-storage facility is located. However, the one mile separation requirement shall not apply: (i) to a complete site plan application for a self-storage or mini-storage facility that has been submitted or approved as of January 19, 2021, or (ii) to any self-storage or mini-storage facility existing as of January 19, 2021. Refer to Parma C.O. Chapter 789 for business regulations of self-storage and mini-storage facilities.**
- ⁹ **Provided that the maintenance of an self-storage or mini- an accessory storage facility shall not exceed 35.15% of the gross land area of the parcel on which it is located and shall also be limited to not more than 35.15% of the ground floor area of the primary building located in the following districts: office building, retail business, shopping center and commercial manufacturing "A" and "B." However, the 35.15% siting requirement shall not apply: (i) to any complete site plan application for an accessory maintenance use or self-storage or mini-storage facility that has been submitted or approved as of January 19, 2021, or (ii) to any accessory maintenance use or self-storage or mini-storage facility existing as of January 19, 2021.**

(Ord. 51-93, Passed 7-19-93; Ord. 312-93, Passed 5-2-94; Ord. 240-94, Passed 4-3-95; Ord. 31-00, Passed 7-10-00; Ord. 9-03, Passed 2-16-04; Ord. 257-02, Passed 6-7-04; Ord. 63-03, Passed 6-7-04; Ord. 279-04, Passed 11-15-04; Ord. 139-06, Passed 11-6-06; Ord. 15-08, Passed 4-21-08; Ord. 106-11, Passed 11-7-11; Ord. 287-13, Passed 4-21-14; Ord. 34-18, Passed 5-7-18)

EXHIBIT B
L-187-2020

1170.06 SCHEDULE OF LOT AREA, WIDTH AND COVERAGE REGULATIONS.

ZONING DISTRICT	MAIN USE	MINIMUM LOT SIZE		MAXIMUM LOT COVERAGE (%)	
		AREA (a)	WIDTH		
Office Building	All Uses	None	None	35	
	Retail Stores	None	None	30	
	Pressing and Dry-Cleaning Establishments	None	None	30	
	Eating and Drinking Establishments	None	None	20	
	Service Establishments	None	None	30	
	Amusement and Recreation Uses	None	None	25	
	Light Service, Diagnostic and Maintenance Facility	30,000 sq. ft.	150 ft.	30	
	Gasoline Filling Station	30,000 sq. ft.	150 ft. (b)	20	
	Automobile Wash	40,000 sq. ft.	150 ft.	20	
	Uses Permitted in Office Building District	None	None	35	
Shopping Center	Shopping Center Complex	5 acres	None	25	
Commercial Manufacturing 'A'	All Permitted Main Uses Except Motels, Hotels, Gasoline Filling Stations, Automobile Washes and Light Service Diagnostic and Maintenance Facilities	8,000 sq. ft.	80 ft.	30	
	Gasoline Filling Stations	30,000 sq. ft.	150 (b)	20	
	Automobile Wash	40,000 sq. ft.	150 ft.	20	
	Light Service, Diagnostic and Maintenance Facility	30,000 sq. ft.	150 ft.	20	
	Automotive Repair Garage	30,000 sq. ft.	150 ft.	30	
	Hotels and Motels	2 acres	120 ft.	25	
	Commercial Manufacturing 'B'	All Permitted Main Uses Allowed in Commercial Manufacturing 'A' District Except Motels, Hotels, Gasoline Filling Stations, Automobile Washes and Automotive Repair Garages, and Self-Storage Facilities	8,000 sq. ft.	80 ft.	30
		Gasoline Filling Station	30,000 sq. ft.	150 ft. (b)	20
		Automobile Wash	40,000 sq. ft.	150 ft.	20
		Light Service, Diagnostic and Maintenance Facility	30,000 sq. ft.	150 ft.	20
		Automotive Repair Garage	30,000 sq. ft.	150 ft.	30
		Hotels and Motels	2 acres	150 ft.	25
Self-Storage Facilities		2 acres	150 ft.	50	
All Other Permitted Uses		2 acres	150 ft.	25	

(a) In addition to the requirements in this schedule, the minimum lot area for each of the uses permitted in the Commercial/Office Districts shall be sufficient to meet the minimum requirements for yards, buffering and screening, and off-street parking.

(b) Gasoline service stations must have not less than 150 feet of frontage on each of two intersecting streets.

1170.06



1171.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

The following schedule enumerates all main, conditional and accessory buildings and uses which are permitted in the Industrial "A" and Research Manufacturing Districts.

Those buildings and uses which are permitted and regulated as main, conditional and accessory uses in a given Industrial District are designated by an "M", "C" or "A", respectively, placed opposite the use and in the columns under the districts in which such use is permitted.

SCHEDULE OF PERMITTED BUILDINGS AND USES FOR INDUSTRIAL DISTRICTS

PERMITTED BUILDINGS AND USES	ZONING DISTRICT	
	INDUSTRIAL "A"	RESEARCH MANUFACTURING
(a) Manufacturing of the following products and processes:		
(1) Aircraft and automotive.	M	
(2) Chemicals (household and industrial).	M	
(3) Electric products and equipment.	M	
(4) Heating and plumbing equipment	M	
(5) Metal products, including business machines, instruments, agricultural machinery, fabrication of cabinets and furniture, stamping and extrusion of small parts.	M	
(6) Paper and plastic products.	M	
(7) Tools and hardware, including hand tools, cutlery, die and pattern making, other small machine shops.	M	
(8) Wood products, including furniture, boxes and crates.	M	M
(9) Musical, medical and scientific instruments and appliances; business machines.	M	M
(10) Domestic electrical equipment	M	M
(11) Hand tools, cutlery and kitchen utensils.	M	M
(12) Metal furniture.	M	M
(13) Cameras, watches and clocks.	M	M
(14) Cosmetics and drugs.	M	M
(15) Toys, sporting goods and athletic equipment	M	M
(16) Clothing and other textiles.	M	M
(b) Industrial service shops, including:		
(1) Contractors	M	M
(2) Plumbing	M	M
(3) Heating, venting and air conditioning	M	M
(4) Painting	M	M
(5) Landscaping	M	
(6) Ornamental iron	M	
(7) Upholstering	M	
(8) Monument works	M	
(9) Welding shops	M	

1171.03



1171.07 SCHEDULE OF YARD AND HEIGHT REGULATIONS.

ZONING DISTRICT	USES	MINIMUM REQUIRED YARD SETBACK ADJACENT TO RESIDENTIAL DISTRICT			SETBACK NOT ADJACENT TO RESIDENTIAL DISTRICT		MAXIMUM HEIGHT (stores or ft.)
		FRONT (ft.)	SIDE (ft.)	REAR (ft.)	SIDE	REAR	
Industrial "A"	(a) Industrial service shops, including:						
	(1) Contractors	10	10	10	-	-	None ¹
	(2) Plumbing	10	10	10	-	-	None ¹
	(3) Heating, ventilation and air conditioning	10	10	10	-	-	None ¹
	(4) Painting	10	10	10	-	-	None ¹
	(5) Landscaping	10	10	10	-	-	None ¹
	(6) Ornamental iron	10	10	10	-	-	None ¹
	(7) Upholstering	10	10	10	-	-	None ¹
	(8) Monument works	10	10	10	-	-	None ¹
	(9) Welding shops	10	10	10	-	-	None ¹
	(10) Warehouses, including self-storage facilities and wholesale establishments, but excluding truck terminals.	10	10	10	-	-	None ¹
	(11) Food and drink establishments; bakeries; creameries; ice manufacturing establishments; soft drink bottling establishments; wineries.	10	10	10	-	-	None ¹
	(12) Laboratories, including research, experimental and testing.						
	(13) All types of printing, engraving, binding and publishing establishments.	10	10	10	-	-	None ¹
(14) Medical marijuana cultivation facilities, processing facilities, testing laboratories, and dispensaries.	10	10	10	-	-	None ¹	
Research Manufacturing	All other permitted uses	150	50	100	-	-	None ¹
	All permitted main, conditional and accessory uses	60	60	75	30 unless side yard abuts street, then set-back is 40	40	25 ft. except that service towers, chimneys, flagpoles and similar features may exceed this height limit, provided that they do not occupy more than 10% of the horizontal roof area.

¹ For Current height regulations, see Chapter 11.85 and specific height standard on City Zoning District Map. Current height standards range from 35 to 100 ft.

^{**}Setback is measured from the centerline of the road.

^{***}For side yards abutting a road, the side yard shall not be less than the setbacks established for buildings on that land.

1171.07

EXHIBIT E
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1177.03 PERMITTED BUILDINGS AND USES.

The following schedule enumerates all main, conditional and accessory buildings and uses which are permitted in Industrial Park Districts. **Those buildings and uses which are permitted and regulated as main, conditional and accessory uses are designated by an "M," "C" or "A."**

SCHEDULE OF PERMITTED BUILDINGS AND USES IN INDUSTRIAL PARK DISTRICTS

PERMITTED BUILDINGS AND USES	USE CLASSIFICATION
(a) Manufacturing of the following products and processes:	
(1) Aircraft and automotive.	M
(2) Chemicals (household and industrial).	M
(3) Electric products and equipment, including microprocessors, electronic circuitry and related materials.	M
(4) Heating and plumbing equipment.	M
(5) Metal products, including business machines, instruments, agricultural and industrial machinery, fabrication of cabinets and furniture, stamping and extrusion of small parts.	M
(6) Paper and plastic products, including relate equipment.	M
(7) Tools and hardware, including hand tools, cutlery, die and pattern making; other small machine shops	M
(8) Wood products, including furniture, boxes and crates.	M
(9) Musical, medical and scientific instruments and appliances; business machines.	M
(10) Electrical equipment.	M
(11) Hand tools, cutlery and kitchen utensils.	M
(12) Metal furniture.	M
(13) Cameras, watches and clocks.	M
(14) Cosmetics and drugs, including pharmaceutical materials.	M
(15) Toys, sporting goods and athletic equipment	M
(16) Clothing and other textiles	M
(b) Industrial service shops, including:	
(1) Contractors.	M
(2) Plumbing.	M
(3) Heating, venting and air conditioning.	M
(4) Painting.	M
(5) Landscaping.	M
(6) Ornamental iron.	M
(7) Upholstering.	M
(8) Monument works.	M
(9) Welding shops.	M
(c) Food and drink establishments; bakeries; creameries; ice manufacturing establishments; soft drink bottling establishments; wineries.	M
(d) Laboratories, including research, experimental and testing.	M

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(e) All types of printing, engraving, binding and publishing establishments.	M
(f) Public or private utilities.	M
(g) Outdoor storage of materials in side or rear yards, but not within fifty feet of street or residence district boundary line. Such storage shall be screened completely from public view by landscaping or a close-boarded fence.	M
(h) Warehouses, including <u>self-storage facilities</u> ² and wholesale establishments, but excluding truck terminals.	M
(i) Heliports.	C ¹
(j) Office buildings:	
(1) Administrative; executive; financial; governmental; professional, including medical laboratories and clinics.	M
(2) Sales offices including telephone call centers.	M
(k) Medical marijuana cultivation facilities, processing facilities, testing laboratories, and dispensaries.	M
(l) Off-street parking and loading facilities.	A
(m) Signs.	A
(n) Maintenance/storage facilities ³ within wholly enclosed buildings	A
(o) Employee lunchrooms.	A
(p) Exercise or physical therapy rooms.	A
(q) Incineration facilities within an approved structure.	A
(r) Day-care facilities.	C or A

¹ See Chapter 1173 for specific conditions on Heliports.

² See Section 1170.03(H)(3) for specific conditions on Self-Storage Facilities.

³ See Section 1170.03(I)(3) for specific conditions on storage facilities related to a Main Use, not including Self-Storage Facilities.