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3  
4 CITY OF CUYAHOGA FALLS, OHIO

5  
6 ORDINANCE NO 27 - 2014

7  
8 AN ORDINANCE AMENDING SECTION 351.11 OF TITLE  
9 SEVEN, PART THREE OF THE CODIFIED ORDINANCES,  
10 RELATING TO PARKING ON PRIVATE PROPERTY,  
11 AUTHORIZING THE DIRECTOR OF COMMUNITY  
12 DEVELOPMENT TO ENFORCE SAID SECTION, AND  
13 DECLARING AN EMERGENCY.  
14

15  
16 BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit  
17 and State of Ohio, that:

18  
19 Section 1. Section 351.11 of the Codified Ordinances is hereby amended to read in  
20 full as follows (new text underlined; deleted text in ~~strikethrough~~):

21  
22 351.11 PARKING ON PRIVATE PROPERTY

23 (a) No person shall park a motor vehicle on private property used for residential  
24 purposes between the front building line (or the side building line on a corner lot) and  
25 the street line unless the motor vehicle is parked on a driveway. "Front building line"  
26 and "side building line" shall have the same meanings as provided in Section 1133.04 of  
27 these Ordinances.  
28

29 (b) Nothing in subsection (a) shall be construed to alter the requirements for  
30 long-term outdoor storage of vehicles as provided in Section 1133.04 of these  
31 Ordinances.  
32

33 (c) No person shall be cited under subsection (a) hereof if the owner of the  
34 property has been granted a variance under Section 1113.16 of these Ordinances to use  
35 the front or side yard for vehicle parking, and the parking is in strict compliance with  
36 the terms of the variance. The existence of an applicable variance and strict compliance  
37 with the terms thereof is a full defense to a citation.  
38

39 ~~(a)(d)~~ No person shall park a ~~motor~~ vehicle so as to obstruct a private driveway  
40 or private street.

41  
42 ~~(b)(e)~~ If an owner of private property post on the property in a conspicuous  
43 manner, a prohibition against parking on the property or conditions or  
44 regulations under which parking is permitted, no person shall do either  
45 of the following:

- 46  
47 (1) Park a vehicle on the property without the owner's consent;  
48 (2) Park a vehicle on the property in violation of any condition or  
49 regulation posted by the owner.  
50 (ORC 4511.681)

51  
52 ~~(e)(f)~~ No person shall park a commercial vehicle with a gross weight in excess  
53 of 10,000 pounds on any property in a residential zoning district, except  
54 for loading or unloading.  
55

56        Section 2. The Director of Community Development, her agents and employees, are  
57 authorized to enforce subsection (a) of Section 351.11 in accordance with the  
58 procedures set forth in Chapter 351 of the Codified Ordinances.  
59

60        Section 3. Existing Section 351.11 of the Codified Ordinances, as enacted by Ord.  
61 73-1999, passed April 26, 1999, is hereby repealed.  
62

63        Section 4. Any other ordinances and resolutions or portions of ordinances and  
64 resolutions inconsistent herewith are hereby repealed, but any ordinances and  
65 resolutions or portions of ordinances and resolutions not inconsistent herewith and  
66 which have not previously been repealed are hereby ratified and confirmed.  
67

68        Section 5. It is found and determined that all formal actions of this Council  
69 concerning and relating to the adoption of this ordinance were adopted in an open  
70 meeting of this Council and that all deliberations of this Council and of any of its  
71 committees that resulted in such formal action were in meetings open to the public, in  
72 compliance with all legal requirements including Chapter 107 of the Codified  
73 Ordinances.  
74

75        Section 6. This ordinance is hereby declared to be an emergency measure necessary  
76 for the preservation of the public peace, health, safety, convenience and welfare of the  
77 City of Cuyahoga Falls and the inhabitants thereof and provided it receives the  
78 affirmative vote of two-thirds of the members elected or appointed to Council, it shall  
79 take effect and be in force immediately upon its passage and approval by the Mayor;  
80 otherwise it shall take effect and be in force at the earliest period allowed by law.  
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82  
83 Passed: 3/24/2014  
84

Mary Ellen Pyke  
85 President of Council

86  
87  
88

Dave @ Cawir  
89 Clerk of Council

90  
91 Approved: 3-26-14  
92

[Signature]  
93 Mayor

94 2/10/14