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Presented by the Administration
Upon Recommendation of the Planning Commission

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 28 - 2022

AN ORDINANCE APPROVING A REGULATORY TEXT AMENDMENT TO TABLE 1131-1 ZONING DISTRICTS AND USES TO ADD SECONDARY SCHOOLS AS A LIMITED USE IN R-4 URBAN DENSITY RESIDENTIAL AND R-5 MIXED DENSITY RESIDENTIAL DISTRICTS AND TO ADD A NEW SUBSECTION 1133.02 (B) 3 TITLED "SECONDARY SCHOOLS" AND DECLARING AN EMERGENCY.

WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning Commission be submitted to Council; and

WHEREAS, on February 15, 2022, the Planning Commission recommended approval of the text amendment to the Cuyahoga Falls General Development Code to add limited use symbols in the R-4 and R-5 columns in Table 1131-1 Zoning Districts and Uses for Secondary Schools and adding a new subsection to 1133.02 (B) 3 titled "Secondary Schools" as described in File TXT-22-00003.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit, and State of Ohio:

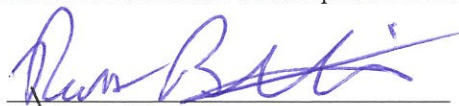
Section 1. The City Council approves the regulatory text amendment to the Cuyahoga Falls General Development Code to add limited use symbols in the R-4 and R-5 columns in Table 1131-1 Zoning Districts and Uses for Secondary Schools and adding a new subsection to 1133.02 (B) 3 titled "Secondary Schools" as described in File TXT-22-00003.

Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 3. 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 this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

Section 4. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and appropriate development of this property, and provided it receives the affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

Passed: 4-11-2022

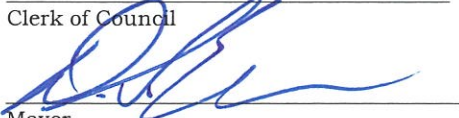


President of Council



Clerk of Council

Approved: 4-11-2022



Mayor

Title 3: DISTRICTS & USES
Chapter 1131: PLANNING AREAS & ZONING DISTRICTS
Table 1131-1: Zoning Districts and Uses

Table 1131-1: Zoning Districts and Uses

ZONING DISTRICTS >		ZONING DISTRICTS AND USES																		
		RESIDENTIAL NEIGHBORHOODS						MIXED-USE DISTRICTS						GENERAL DISTRICTS		SPECIAL OVERLAY DISTRICTS				
		R-1, LARGE-LOT RESIDENTIAL	R-2, LOW-DENSITY RESIDENTIAL	R-3, SUB-URBAN DENSITY RESIDENTIAL	R-4, URBAN DENSITY RESIDENTIAL	R-5, MIXED DENSITY RESIDENTIAL	R-6, URBAN MIXED DENSITY RESIDENTIAL	MU-1, RURAL NEIGH. CENTER	MU-2, NEIGHBORHOOD CENTER	MU-3, SUB-URBAN CENTER	MU-4, SUB-URBAN CORRIDOR	MU-5, URBAN CENTER	MU-6, DOWNTOWN	C-1, COMMERCIAL DISTRICT	E-1, EMPLOYMENT DISTRICT	M-1, MANUFACTURING DISTRICT	NP-1, NATIONAL PARK DISTRICT	R-C, CONSERVATION OVERLAY	R-M, MIXED DENSITY OVERLAY	H, HISTORIC OVERLAY
KEY: <input checked="" type="checkbox"/> = ALLOWED IN PLANNING AREA <input type="checkbox"/> = ALLOWED USE SUBJECT TO GENERAL ZONING DISTRICT AND DESIGN STANDARDS <input type="checkbox"/> = LIMITED USE ONLY ALLOWED SUBJECT TO SPECIFIC USE STANDARDS <input type="checkbox"/> = CONDITIONAL USE ONLY ALLOWED SUBJECT TO CONDITIONAL ZONING CERTIFICATE All undesignated uses are considered prohibited USE TYPES AND USE CATEGORIES		PLANNING AREAS																		
MIX	ACCESSORY UNITS																			
	CIVIC USES																			
	Primary School																			
	Secondary School																			
	Higher Education Facility																			
	Library or Museum																			
	Neighborhood / Public Assembly																			
	Community / Public Assembly																			
	Cemetery																			
	Hospital																			
	Public Open Space																			
	Common Open Space																			
	Government Office or Facility																			

Title 3: DISTRICTS & USES
Chapter 1133 SPECIFIC USE STANDARDS
Section 1133.02 (B)

2. *Secondary Schools.* In Districts where Secondary Schools are a Limited Use, Subject to Specific Conditions (“o”), the following specific standards apply:
 - a. A minimum of 20 acres is required for such use.
 - b. Site shall be located on an arterial street.
 - c. Minimize curb cuts and driveways to the extent possible.
 - d. Lighting shall be subject to the standards in Section 1144.06.