Approved:

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 37 - 2021

AN ORDINANCE APPROVING A REGULATORY TEXT AMENDMENT TO TABLE 1131-1 ZONING DISTRICTS AND USES TO ALLOW VEHICLE WASH/DETAILING AS A CONDITIONAL USE IN MU-5 URBAN CENTER DISTRICTS, 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 April 6, 2021, the Planning Commission recommended approval of the text amendment to the Cuyahoga Falls General Development Code to add conditional use symbols in the MU3 and MU5 columns in Table 1131-1 Zoning Districts and Uses for Vehicle Wash/Detailing as described in File TXT-21-00012.

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

<u>Section 1.</u> The City Council approves the regulatory text amendment to the Cuyahoga Falls General Development Code to add conditional use symbols in the MU-5 columns in Table 1131-1 Zoning Districts and Uses to allow for Vehicle Wash/Detailing as described in File TXT-21-00012 and any other amendments deemed necessary in the opinion of the Law Director and consistent with this ordinance.

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ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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

5-24-2021

President of Council

Clerk of Council

Mayor

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Table 1131-1: Zoning Districts and Uses

Currently, Vehicle Wash/Detailing uses are allowed by conditional use in MU-4 Sub-Urban Corridors, C-1 General Districts, E-1 Employment Districts and M-1 Manufacturing Districts



Table 1131-1: Zoning Districts and Uses

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