

CITY OF MIDDLEBURG HEIGHTS, OHIO

Ordinance No. 2022-**54**

Introduced By: Mr. McGregor Co-Sponsors: Mr. Sage, Mr. Bortolotto

**AN ORDINANCE
AMENDING CHAPTER 1351 "FIRE WALLS"
OF THE MIDDLEBURG HEIGHTS CODIFIED ORDINANCES**

WHEREAS, the City has undertaken a comprehensive review of the Zoning Code and Zone Map of the City; and

WHEREAS, the City is divided into zoning use districts in order to classify, regulate and restrict building structure throughout each zoning district; and

WHEREAS, during the Zoning Code review existing zoning district classifications were updated; and

WHEREAS, RMF-1, RMF-2 and SR/LC zoning districts will be updated and consolidated into new zoning districts.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDDLEBURG HEIGHTS, STATE OF OHIO, AS FOLLOWS:

Section 1: That Section 1351.01 "Buildings and Uses Included" shall be amended to read as follows:

1351.01 BUILDINGS AND USES INCLUDED.

Chapter 1351 shall apply to buildings in the RMF (Residential Multi-Family) Zoning District, RSL (Residential Senior Living) Zoning District, R-2F (Cluster Residential) Zoning District, and to Motel or Hotel uses.

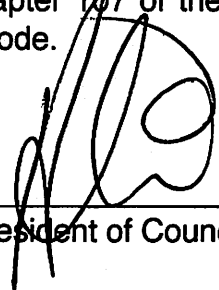
The construction of buildings in the ~~RMF-1, RMF-2, SR/LC, and R2-F Districts~~ RMF, RSL, and/or R-2F Zoning Districts and the construction of buildings for Motel or Hotel use shall conform to the following:

- a) The construction or conversion of any buildings for use as garden apartments or other low-rise multifamily buildings, where dwelling units are constructed one above the other, shall have a minimum requirement of Type 3(a) construction, as defined in the Ohio Basic Building Code.
- b) The construction or conversion of any buildings for use as motels and hotels shall have a minimum requirement of Type 2(a) construction, as defined in the Ohio Basic Building Code.

- c) The construction or conversion of any buildings for use as townhouses, row houses, multiplexes, or other multifamily buildings, where dwelling units are constructed side by side, shall have a minimum requirement of Type 5(a) construction, as defined in the Ohio Basic Building Code.

Section 2: It is hereby 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 actions were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Middleburg Heights Code and Section 121.22 of the Ohio Revised Code.

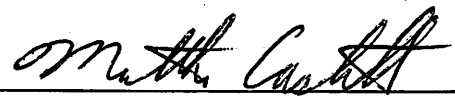
Passed: 6/14/22


 President of Council PRB TEM

Attest: M. Meola
 Clerk of Council

Approved On: 6-15-22

Presented to Mayor: _____


 Mayor

	Yea	Nay
Bortolotto	<u>ABSENT</u>	
Ali	<u>X</u>	
Sage	<u>X</u>	
Meany	<u>X</u>	
McGregor	<u>X</u>	
Ference	<u>X</u>	
Grech	<u>X</u>	

I, Mary Ann Meola Clerk of the Council of the City of Middleburg Hts., Ohio, hereby certify that Ord. 2022-54 adopted by the Council of the City of Middleburg Hts., on 6/14/22 was posted for a period of fifteen days, beginning 6/16/22 and remained so posted for fifteen days at the two posting places as designated by Charter.
Mary Ann Meola
 Clerk

CERTIFICATE

I, Mary Ann Meola, Clerk of Council of the City of Middleburg Heights, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ord. 2022-54 passed on the 14th day of June 20 22 by said Council.

Mary Ann Meola
 Clerk of Council