

DATE:	<u>November 7, 2022</u>	1 <sup>ST</sup> READING:	<u>November 7, 2022</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 <sup>ND</sup> READING:	<u>Dispensed</u>
REFERRED BY:	<u></u>	3 <sup>RD</sup> READING:	<u>Dispensed</u>
TEMPORARY NO:	<u>T 157-2022</u>	ADOPTED:	<u>November 7, 2022</u>
		EMERGENCY:	<u>November 7, 2022</u>
		EFFECTIVE:	<u>November 7, 2022</u>

**ORDINANCE NO. 6014-2022**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5889-2021 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2022, AND ENDING DECEMBER 31, 2022 AND DECLARING AN EMERGENCY.**

WHEREAS, it is necessary to amend the appropriations for certain funds and appropriate other amounts for the operations of the City of North Ridgeville, Ohio.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:**

**SECTION 1.** That to provide for current and other expenditures for the City of North Ridgeville, Ohio for the period commencing January 1, 2022, and ending December 31, 2022, Ordinance No. 5889-2021 be and the same are hereby supplemented in the following amounts so that from and after the effective date of the Ordinance, the appropriation Ordinance shall include the following, being adjusted for the similar terms in the preceding appropriation Ordinance.

**SECTION 2.** That there be appropriated from the respective funds listed below, the amounts as follows:

<u>Fund</u>		<u>Personal</u>		<u>Transfers</u>	
<u>Number</u>	<u>Fund</u>	<u>Services</u>	<u>Other</u>	<u>and Advances</u>	<u>Total</u>
	<b><u>General Fund</u></b>				
101	General Government	-	6,000	-	6,000
Total General Fund		-	6,000	-	6,000
	<b><u>Capital Project Funds</u></b>				
410	Capital Improvement	-	150,000	-	150,000
Total Capital Project Funds		-	150,000	-	150,000
Total All Funds		-	156,000	-	156,000

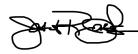
**SECTION 3.** That the Auditor of the City of North Ridgeville is hereby authorized to draw warrants on the Treasury of the City of North Ridgeville for payments on any of the foregoing appropriations, upon receiving proper certification and vouchers, therefore, approved by officers authorized by law to approve the same or by an ordinance or resolution of Council to

make the expenditure and provide that no warrants may be drawn or paid for salaries or wages, except to persons employed by authority of or in accordance with law or Ordinance.

**SECTION 4.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements.

**SECTION 5.** This Ordinance is hereby declared to be an emergency measure, the emergency being in order to meet the County Auditor's deadline. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: November 7, 2022



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Jason R. Jacobs  
PRESIDENT OF COUNCIL

ATTEST :



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Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED: Nov 10, 2022



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Kevin Corcoran  
MAYOR

DATE:	<u>October 3, 2022</u>	1 <sup>ST</sup> READING:	<u>October 3, 2022</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 <sup>ND</sup> READING:	<u>October 17, 2022</u>
REFERRED BY:	<u></u>	3 <sup>RD</sup> READING:	<u>November 7, 2022</u>
TEMPORARY NO:	<u>T 148-2022</u>	ADOPTED:	<u>November 7, 2022</u>
		EMERGENCY:	<u>November 7, 2022</u>
		EFFECTIVE:	<u>November 7, 2022</u>

**ORDINANCE NO. 6015-2022**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A 12-MONTH CONTRACT (WITH RENEWAL OPTIONS) ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, WITH THE LOWEST AND BEST BIDDER FOR CUSTODIAL SERVICES, NOT TO EXCEED \$90,000.00 PER YEAR AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City’s contract for custodial services will expire on December 31, 2022, and needs to be rebid; and

**WHEREAS**, the areas being serviced are: Parks and Recreation (South Central Park concession stand, Community Cabin, Safetyville, 3 Shady Drive restrooms, Soccer Complex, Frontier Park, Batting Cages, and the Parks and Recreation office); Service Department (office areas, washrooms, locker room, and cafeteria); Office for Older Adults (5 washrooms, craft room, offices, lobby, kitchen, and multi-purpose rooms); Police Department (lobby, washrooms, hallways, cells, and holding areas, day room, public areas, offices, training room, break room shower rooms and stairwells); City Hall (all offices, lunch kitchen, washrooms, Building Dept., Engineering Dept., hallways, entranceways, lobby, conference room, Council chambers and two offices contained within).

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The Mayor is hereby authorized to advertise for bids and enter into a 12-month contract, beginning January 1, 2023, and ending December 31, 2023, according to law and in a manner prescribed by law with the lowest and best bidder for custodial services, not to exceed \$90,000.00 per year.

**SECTION 2.** Said contract shall be renewable upon the expiration of the initial term for two additional one-year terms, contingent upon the agreement of both parties.


**SECTION 3.** The cost for said custodial services shall be paid from the appropriate fund(s).

**SECTION 4.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of

this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 5.** This Ordinance is hereby declared to be an emergency measure, the emergency being in order to go out to bid before the current custodial services contract expires. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: November 7, 2022



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Jason R. Jacobs  
PRESIDENT OF COUNCIL

ATTEST :



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Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED: Nov 10, 2022



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Kevin Corcoran  
MAYOR

DATE:	<u>October 3, 2022</u>	1 <sup>ST</sup> READING:	<u>October 3, 2022</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 <sup>ND</sup> READING:	<u>October 17, 2022</u>
REFERRED BY:	<u></u>	3 <sup>RD</sup> READING:	<u>November 7, 2022</u>
TEMPORARY NO:	<u>T 151-2022</u>	ADOPTED:	<u>November 7, 2022</u>
		EFFECTIVE:	<u>December 7, 2022</u>

**ORDINANCE NO. 6016-2022**

**AN ORDINANCE AMENDING SECTIONS 1266.04 AND 1268.04 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE LOT AND YARD REQUIREMENTS.**

**WHEREAS**, this Council has established lot and yard requirements which govern lot area and the placement of uses in the B-2 Central Business District and the B-3 Highway Commercial District; and

**WHEREAS**, zoning regulations are amended from time to time to ensure orderly development, provide consistency and eliminate conflicts with other requirements of the Zoning Code; and

**WHEREAS**, following the publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the 7<sup>th</sup> day of November 2022; and

**WHEREAS**, it is the desire of this Council and upon the recommendation of the North Ridgeville Planning Commission, to amend these Codified Ordinances.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:**

**SECTION 1.** That *Section 1266.04 Lot and Yard Requirements* of the Zoning Code be amended as follows:

**1266.04 LOT AND YARD REQUIREMENTS.**

In a B-2 Central Business District, lot and yard requirements shall be as follows:

- (a) Lot Area and Width.
  - (1) No minimum lot area shall be required ~~for nonresidential purposes~~; however, no lot may be less than ninety feet in width.
  - (2) ~~Where residential uses are permitted, the lot area and width requirements shall meet the requirements of an R-2 Multiple Residence District.~~
- (b) Required Yards. Yards of the following depths or widths shall be provided for all permitted uses in a B-2 District, unless otherwise permitted by this Zoning Code:
  - (1) Front yards. The depth of the front yard shall not be less than fifty feet.
  - (2) Rear yards. The depth of the rear yard shall not be less than fifty feet.

- (3) Side yards. There shall be no side yard requirements for lots in a B-2 District, except as otherwise provided herein:
- A. ~~When a use in a B-2 District adjoins any residential district, a side yard shall be provided on such adjoining side of not less than one-half the height of the building but not less than twenty feet in any case, with a natural landscaped buffer no less than ten feet wide and a five foot fence when required by the Planning Commission.~~ **Where any side lot line adjoins a residential district, the side yard adjacent to that lot line shall be not less than twenty feet.**
- B. A side yard shall be provided for a corner lot equal to the depth of the front yard requirements of the side street.
- C. ~~Yard requirements for residential uses in a B-2 District shall be such as the Planning Commission may require, and in no case shall it be less than required in an R-2 Multiple Residence District.~~

**SECTION 2.** That *Section 1268.04 Lot and Yard Requirements* of the Zoning Code be amended as follows:

**1268.04 LOT AND YARD REQUIREMENTS.**

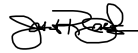
- (a) Required Lot Area and Width. Each building, use, or structure permitted in a B-3 Highway Commercial District shall be located on a lot having an area of not less than one acre and a width of not less than 150 feet, unless otherwise permitted by this Zoning Code.
- (b) Required Yards. Yards of the following widths or depths shall be provided for all permitted uses unless otherwise permitted by this Zoning Code:
- (1) Front yards. The depth of the front yard shall be not less than fifty feet. Within this front yard and adjacent to the street right of way line, there shall be an open and unobstructed buffer strip of ten feet in depth. Parking of vehicles in this buffer strip shall be prohibited. Except for accessways permitted below, such buffer strip shall contain a curb or other suitable barrier against unchanneled motor vehicle ingress and egress and shall be continuous for the entire width of the lot adjoining the street or highway right of way line.
- A. Where a kennel is located on the premises, the depth of the front yard shall be not less than 150 feet, measured from the right-of-way line of the road. **Conditional management living quarters are permitted.**
- B. (EDITOR'S NOTE: Former subsection (b)(1)B was repealed by Ordinance 4776-2010, passed September 7, 2010.)
- (2) Rear yards. The depth of the rear yard shall be not less than forty feet.
- (3) Side yards.
- A. There shall be two side yards for each lot in a B-3 District, the sum of which shall be not less than thirty-five feet, and each side yard shall be not less than fifteen feet, except as otherwise provided in this Zoning Code. **Where any side lot line adjoins a residential district, the side yard adjacent to that lot line shall be not less than twenty feet.**
- B. ~~For each lot in a B-3 District which abuts any residential district, the sum of the two side yards shall be not less than fifty feet, and each side yard shall be not less than twenty-five feet.~~
- (4) Buffer strips. ~~Buffer strips shall be provided as required in Section 1266.04(b)(3)A.~~

**SECTION 3.** That, in all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

**SECTION 4.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

**SECTION 5.** That this Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: November 7, 2022



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Jason R. Jacobs  
PRESIDENT OF COUNCIL

ATTEST :



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Nicholas Ciofani  
CLERK OF COUNCIL

APPROVED: Nov 10, 2022



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Kevin Corcoran  
MAYOR