

2
3
4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 32 - 2021

8
9 AN ORDINANCE APPROVING A REGULATORY TEXT AMENDMENT TO
10 TABLE 1131-1 ZONING DISTRICTS AND USES TO ALLOW VEHICLE
11 WASH/DETAILING AS A CONDITIONAL USE IN MU-5 URBAN CENTER
12 DISTRICTS, AND DECLARING AN EMERGENCY.

13
14 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning
15 Commission be submitted to Council; and

16
17 WHEREAS, on April 6, 2021, the Planning Commission recommended approval of the text
18 amendment to the Cuyahoga Falls General Development Code to add conditional use symbols in the MU3
19 and MU5 columns in Table 1131-1 Zoning Districts and Uses for Vehicle Wash/Detailing as described in
20 File TXT-21-00012.

21
22 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
23 Summit, and State of Ohio that:

24
25 Section 1. The City Council approves the regulatory text amendment to the Cuyahoga Falls
26 General Development Code to add conditional use symbols in the MU-5 columns in Table 1131-1 Zoning
27 Districts and Uses to allow for Vehicle Wash/Detailing as described in File TXT-21-00012 and any other
28 amendments deemed necessary in the opinion of the Law Director and consistent with this ordinance.

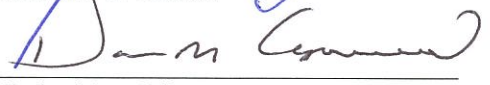
29
30 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions
31 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not
32 inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

33
34 Section 3. It is found and determined that all formal actions of this Council concerning and
35 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all
36 deliberations of this Council and of any of its committees that resulted in such formal action, were in
37 meetings open to the public, in compliance with all legal requirements, to the extent applicable, including
38 Chapter 107 of the Codified Ordinances.

39
40 Section 4. This ordinance is hereby declared to be an emergency measure necessary for the
41 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls
42 and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of the members
43 elected or appointed to Council, it shall take effect and be in force immediately upon its passage and
44 approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

45
46 Passed: 5-24-2021

47
48 
President of Council

49
50 
Clerk of Council

51
52
53
54 Approved: 5-25-2021

55
56 
Mayor

57 4/12/21

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

Key: X = Allowed in Planning Area
 O = Limited Use only allowed subject to Specific Use standards
 All undersignated uses are considered prohibited

✓ = Allowed Use subject to general zoning district and design standards
 ◆ = Conditional Use only allowed subject to conditional zoning Certificate

Zoning Districts → ↓ Use Types and Use Categories	Residential Neighborhoods						Mixed-Use Districts						General Districts			Special Overlay Districts			
	R-1	R-2	R-3	R-4	R-5	R-6	MU-2	MU-3	MU-4	MU-5	MU-6	C-1	E-1	M-1	SP-1	R-C	B-M	H	
Electronic Game Centers												◆							
Gun Club												◆	◆				◆		
Helipad/Vertiport, Airport												◆		◆					
Helipad/Vertiport	◆	◆	◆						◆	◆	◆	◆	◆	◆	◆				
Outdoor Bulk Storage												◆		◆					
Outdoor Recreation Facility									◆			◆	◆	◆			◆		
Outdoor Sports/Entertainment Facility												◆	◆				◆		
Pawnshop**												◆							
Advanced Payday or Title Loans**												◆							
Artistic Wash/Detailing										◆	◆	◆	◆	◆					
Liquor Store									◆	◆	◆	◆	◆						
Outdoor Sales Lot									◆	◆	◆	◆	◆						
Vehicle Repair Facility								◆	◆	◆	◆	◆							
Tow Lot or Impound Lot												◆		◆					
Recycle Centers												◆		◆					
Wireless Communications Facilities***	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Sexually Oriented Businesses***												◆							
Wind Facilities***	◆											◆		◆					

* All uses of the underlying zoning district allowed unless otherwise restricted in the overlay district. All residential uses are allowed in a Green Overlay.

** No premises or advanced payday or title loan facility shall be located within one thousand (1,000) feet of any other payday or advanced payday or title loan facility as measured at the closest property lines, and the number of such facilities may not exceed one per every ten thousand (10,000) or portion thereof of the population of the City.

*** See CHAPTER 233 for additional restrictions on wireless communication facilities. CHAPTER 233 for additional restrictions on sexually oriented businesses and CHAPTER 113 for additional restrictions on wind facilities.