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5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. 47 - 2024

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9 AN ORDINANCE APPROVING THE ESTABLISHMENT OF A  
10 NEW TITLE 5, "MERRIMAN VALLEY SCHUMACHER CODE"  
11 AND ASSOCIATED TEXT AND ZONING MAP AMENDMENTS  
12 FOR MULTIPLE PARCELS IN THE MERRIMAN VALLEY  
13 SCHUMACHER AREA, AS MORE FULLY DESCRIBED AND  
14 DEPICTED HEREIN AND DECLARING AN EMERGENCY.

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

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19 WHEREAS, the Planning Commission considered the application for adoption of the  
20 Merriman Valley Schumacher (MVS) Code submitted by the Community Development  
21 Department through multiple public meetings; and

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23 WHEREAS, on April 2, 2024, the Planning Commission recommended the  
24 establishment of a new Title 5, "Merriman Valley Schumacher Code" and associated text  
25 and zoning map amendments based on the Merriman Valley Schumacher Master Plan,  
26 public input, and additional associated documents and findings more fully described in  
27 Project File TXT-24-00003.

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

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32 Section 1. That a new Title 5, "Merriman Valley Schumacher Code", be established  
33 and associated text and zoning map amendments for multiple parcels in the Merriman  
34 Valley Schumacher Area are enacted as summarized and adopted in Exhibit A.

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37 resolutions inconsistent herewith be and the same are hereby repealed, but any  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39 repealed are hereby ratified and confirmed.


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41 Section 3. That it is found and determined that all formal actions of this Council  
42 concerning and relating to the adoption of this ordinance were adopted in an open  
43 meeting of this Council, and that all deliberations of this Council and of any of its  
44 committees that resulted in such formal action, were in meetings open to the public, in  
45 compliance with all legal requirements, to the extent applicable, including Chapter 107  
46 of the Codified Ordinances.

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


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Passed: 6-10-2024

  
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President of Council

  
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Clerk of Council

Approved: 6-10-2024

  
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Mayor

4/15/24

## TXT-24-00003 - Summary of Amendments

#	Title	Chapter/Section	Description
1		Table of Contents	Update to include new/revised titles and subsections
2	1	Section 1111.01 Title	Revise to add new Title 5 Merriman Valley Schumacher Code and "zoning code"
3	1	Section 1113.10 Minor Site Plan	<ul style="list-style-type: none"> <li>Subsection A - Revise definition of Minor Site to increase the thresholds to match the MVS Code recommendation</li> <li>Subsection D - Revise subsections #4 and #5 to add Title 5</li> <li>Subsection E (2) Add "Major" for clarification</li> </ul>
4	1	Section 1113.11 Major Site Plan	<ul style="list-style-type: none"> <li>Revise subsections #4 and #5 to add Title 5</li> <li>Subsections A, C &amp; D - Add "Major" for clarification</li> </ul>
5	1	Chapter 1115 Definitions	Add note to recognize MVS definitions
6	3	Section 1131.01 Planning Areas	Add new subsection E Merriman Valley Schumacher Area (MVS)
7	3	Section 1131.02 Zoning Districts, subsection D	Add subsection #4, MVS, Merriman Valley Schumacher Area
8	3	Table 1131-1 Zoning Districts and Uses	<ol style="list-style-type: none"> <li>Add MVS Planning Area with reference to Title 5 [Note- MVS Use Table will be added in EnCode as a "quick table"]</li> <li>Change <i>Personal Storage</i> from an "allowed use" in E-1 and C-1 Districts to a "limited use"</li> </ol>
9	3	Chapter 1132 Zoning District Standards	Add Section 1132.22 MVS with purpose statement, background and reference to Title 5
10	3	Chapter 1134 Parking Requirements, subsection 1134.01	Add note that regulations do not apply to MVS
11	4	Chapter 1146 Sign Design, 1146.02 Levels of Regulation	Revise subsection "A" to add MVS as another area of regulation.
12	5	Title 5: Merriman Valley Schumacher Code	Create new Title 5 – Merriman Valley Schumacher Code
13	6	New Title 6 Appendices	Change Appendices from Title 5 to Title 6
14	Appendix A	Planning Area Map	Revise Northampton Area, State Road Portage Trail Area, add Merriman Valley Schumacher Area
15	Appendix B	Appendix B Contents	Revise & re-number
16	Appendix B	6.1 Cuyahoga Falls Zoning Map	Revise to add MVS and re-number
17	Appendix B	6.2 Cuyahoga River Area Zoning Map	Update & re-number
18	Appendix B	6.3 Bailey Munroe Falls Area Zoning Map	Update & re-number
19	Appendix B	6.4 State Road Portage Trail Area Zoning Map	Revise boundaries to recognize MVS area and re-number
20	Appendix B	6.5 Northampton Area Zoning Map	Revise boundaries to recognize MVS area and re-number
21	Appendix B	6.6 Merriman Valley Schumacher Area Zoning Map	Add new MVS map

4-2-24