

THE CITY OF STREETSBORO, OHIO
SERVICE COMMITTEE MEETING AGENDA

Monday, August 12, 2024

TIME: Immediately following the Safety Committee Meeting
PLACE: Streetsboro City Council Chambers
CHAIR: Anthony Lombardo 440-669-6922
VICE-CHAIR: Jon Hannan 330-931-5451

1. **Call to Order**
2. **Roll Call**
3. **Disposition of Minutes**
Regular Service Committee Meeting of June 10, 2024
Special Service Committee Meeting of July 22, 2024
4. **Old Business**
 - a. T-7612 Amend Code Regarding Nuisance Properties (Bill Miller, Andrei Nova)
[schedule third Work Session]
 - b. T-7630a Temporary Moratorium on Solar Electric Generation Facilities (Council, Cieszkowski)
 - c. Update on New City Logo/T-7642 Adopt New City Logo and Guidelines
(Mytinger, Rick Shaffer)
5. **New Business**
 - a. Certify Unpaid Grass Cutting Bills as Liens (Bill Miller) [send to Aug 26 Council Mtg]
 - b. Discuss Amending Code Regarding Short Term Residential Rentals (Cieszkowski)
[send to Council to have Planning Commission consider this]
 - c. T-7643 Allow Beer in the Park for Streetsboro Brew & BBQ Bash (Mytinger)
 - d. T-7644 Amend Ord. No. 2024-83 for NAPA Purchases (Bill Miller)
 - e. T-7645 Authorize Computer Purchases from Newegg and CDW-Government
(Coffman)
6. **Citizens' Comments**
7. **Announcements**
A Regular Council Meeting will immediately follow this meeting.
8. **Adjournment**

Tabled 5-13-21
additive work
7-29-21

AN ORDINANCE RE-NAMING CHAPTER 531 OF PART FIVE (GENERAL OFFENSES CODE) OF THE CODIFIED ORDINANCES, AMENDING SECTIONS 531.01, 531.02, 531.03, 531.04, 531.05, 531.06 AND 531.99 THEREOF, ENACTING NEW SECTION 531.07 THEREOF, AND REPEALING CHAPTER 553 THEREOF, RELATING TO NUISANCE PROPERTIES AND NUISANCE ABATEMENT PROCEDURES.

WHEREAS, the Mayor recommends renaming Chapter 531 of the Codified Ordinances, as follows (new text underlined; deleted text in ~~strikethrough~~):

**Chapter 531
Litter Nuisance Properties**

and,

WHEREAS, the Mayor recommends amending Sections 531.01, 531.02, 531.03, 531.04, 531.05, 531.06, and 531.99 of the Codified Ordinances, to read in full as follows (new text underlined; deleted text in ~~strikethrough~~):

531.01 DEFINITIONS.

For the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

(a) ~~“Authorized private receptacle” means a litter storage and collection receptacle as required and authorized in the City by Chapter 941.~~ “Building materials” means lumber, drywall, plywood, brick and concrete masonry units, stone, roofing, siding, flooring materials, insulation, pipe, wire, and bulk materials used in construction such as drywall compound, concrete, sand, gravel, aggregate, asphalt cement, etc.

(b) “Director” means the Director of Public Service.

(c) “Building parts” means doors, windows, plumbing fixtures, cabinets, light fixtures, and heating, ventilation and air conditioning equipment.

~~(b)(d)~~ (d) “Garbage” means discarded the matter, substance, or waste resulting from the growing, handling, storage, preparation, cooking, selling, serving, and/or consumption of food, including animal products (including fat and bones), fowl, fish, fruits and vegetables, grains, legumes, and condiments, including animal and bird feeds as well as contaminated containers used to prepare, serve or sell such matter.

(e) “Household appliances and equipment” means refrigerators, ranges, microwave ovens, dishwashers, clothes washers, dryers and other built-in and countertop appliances, and audio-visual equipment.

~~(f) “Motor vehicle” includes those vehicles defined in Ohio Revised Code Section 4501.01(B), as well as recreational vehicles as defined in Ohio Revised Code Section 4501.01(Q), motorcycles as defined in Ohio Revised Code Section 4501.01(ZZ), and mini-trucks as defined in Ohio Revised Code Section 4501.01(BBB).~~

(g) “Litter” “Refuse” means garbage, refuse and rubbish, as defined herein, and all other waste material, including appliances, used or discarded building materials, roofing material, used or discarded siding material, used or discarded building parts lumber, broken concrete, broken asphalt, bricks, drywall, unauthorized signs within City rights of way, tree and shrub stumps, limbs, clippings, branches, and other waste building materials, which, if thrown, stored, or deposited, as herein prohibited, tends to create a danger to public health, safety, and welfare. “Litter” also includes abandoned property. For purposes of this chapter, abandoned property shall include, but is not limited to, property left on any public right of way for a period of forty eight hours or longer. “Litter” shall not include material that is deposited pursuant to a valid permit issued by the Building Inspection Division. “Litter” Refuse shall not include leaves placed in the street adjacent to the right of way in compliance with the City leaf program. For purposes of this section “signs” has the same meaning as in Codified Ordinance §1159.04. Refuse shall not include any intact motor vehicle, aircraft, watercraft or other form of conveyance defined and regulated under Title 45 of the Ohio Revised Code.

SECTION 324 SOLAR ENERGY SYSTEMS

324.1 General. Solar energy systems shall comply with the provisions of this section.

324.2 Solar thermal systems. Solar thermal systems shall be designed and installed in accordance with Chapter 23.

324.3 Photovoltaic systems. Photovoltaic systems shall be designed and installed in accordance with Sections 324.3.1 through 324.7.1, NFPA 70, the fire code and the manufacturer's installation instructions.

324.3.1 Equipment listings. Photovoltaic panels and modules shall be listed and labeled in accordance with UL 1703. Inverters shall be listed and labeled in accordance with UL 1741. Systems connected to the utility grid shall use inverters listed for utility interaction.

324.4 Rooftop-mounted photovoltaic systems. Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be designed and installed in accordance with this section.

324.4.1 Structural requirements. Rooftop-mounted photovoltaic panel systems shall be designed to structurally support the system and withstand applicable gravity loads in accordance with Chapter 3. The roof on which these systems are installed shall be designed and constructed to support the loads imposed by such systems in accordance with Chapter 8.

324.4.1.1 Roof load. Portions of roof structures not covered with photovoltaic panel systems shall be designed for dead loads and roof loads in accordance with Sections 301.4 and 301.6. Portions of roof structures covered with photovoltaic panel systems shall be designed for the following load cases:

1. Dead load (including photovoltaic panel weight) plus snow load in accordance with Table 301.2(1).
2. Dead load (excluding photovoltaic panel weight) plus roof live load or snow load, whichever is greater, in accordance with Section 301.6.

324.4.1.2 Wind load. Rooftop-mounted photovoltaic panel or module systems and their supports shall be designed and installed to resist the component and cladding loads specified in Table 301.2(2), adjusted for height and exposure in accordance with Table 301.2(3).

324.4.2 Fire classification. Rooftop-mounted photovoltaic panel systems shall have the same fire classification as the roof assembly required in Section 902.

324.4.3 Roof penetrations. Roof penetrations shall be flashed and sealed in accordance with Chapter 9.

324.5 Building-integrated photovoltaic systems. Building-integrated photovoltaic systems that serve as roof coverings shall be designed and installed in accordance with Section 905.

324.5.1 Photovoltaic shingles. Photovoltaic shingles shall comply with Section 905.16.

324.5.2 Fire classification. Building-integrated photovoltaic systems shall have a fire classification in accordance with Section 902.3.

324.6 Roof access and pathways. Roof access, pathways and setback requirements shall be provided in accordance with Sections 324.6.1 through 324.6.2.1. Access and minimum spacing shall be required to provide emergency access to the roof, to provide pathways to specific areas of the roof, provide for smoke ventilation opportunity areas, and to provide emergency egress from the roof.

Exceptions:

1. Detached, non-habitable structures, including but not limited to detached garages, parking shade structures, carports, solar trellises and similar structures, shall not be required to provide roof access.
2. Roof access, pathways and setbacks need not be provided where the code official has determined that rooftop operations will not be employed.
3. These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (17-percent slope) or less.

324.6.1 Pathways. Not fewer than two pathways, on separate roof planes from lowest roof edge to ridge and not less than 36 inches (914 mm) wide, shall be provided on all buildings. Not fewer than one pathway shall be provided on the street or driveway side of the roof. For each roof plane with a photovoltaic array, a pathway not less than 36 inches wide (914 mm) shall be provided from the lowest roof edge to ridge on the same roof plane as the photovoltaic array, on an adjacent roof plane, or straddling the same and adjacent roof planes. Pathways shall be over areas capable of supporting fire fighters accessing the roof. Pathways shall be located in areas with minimal obstructions such as vent pipes, conduit, or mechanical equipment.

324.6.2 Setback at ridge. For photovoltaic arrays occupying not more than 33 percent of the plan view total roof area, not less than an 18-inch (457 mm) clear setback is required on both sides of a horizontal ridge. For photovoltaic arrays occupying more than 33 percent of the plan view total roof area, not less than a 36-inch (914 mm) clear setback is required on both sides of a horizontal ridge.

324.6.2.1 Alternative setback at ridge. Where an automatic sprinkler system is installed within the dwelling in accordance with NFPA 13D or Section 2904, setbacks at ridges shall comply with one of the following:

1. For photovoltaic arrays occupying not more than 66 percent of the plan view total roof area, not less than an 18-inch (457 mm) clear setback is required on both sides of a horizontal ridge.
2. For photovoltaic arrays occupying more than 66 percent of the plan view total roof area, not less than a 36-inch (914 mm) clear setback is required on both sides of a horizontal ridge.

324.6.2.2 Emergency escape and rescue opening.

Panels and modules installed on dwellings shall not be placed on the portion of a roof that is below an emergency escape and rescue opening. A pathway not less than 36 inches (914 mm) wide shall be provided to the emergency escape and rescue opening.

324.7 Ground-mounted photovoltaic systems. Ground-mounted photovoltaic systems shall be designed and installed in accordance with Section 301.

324.7.1 Fire separation distances. Ground-mounted photovoltaic systems shall be subject to the fire separation distance requirements determined by the local jurisdiction.

**SECTION 325
MEZZANINES**

Deleted

**SECTION 326
SWIMMING POOLS, SPAS AND HOT TUBS**

Deleted

**SECTION 327
STATIONARY STORAGE BATTERY SYSTEMS**

327.1 General. Stationary storage battery system shall comply with the provisions of this section.

327.2 Equipment listings. Stationary storage battery systems shall be listed and labeled for residential use in accordance with UL 9540.

Exceptions:

1. Where approved, repurposed unlisted battery systems from electric vehicles are allowed to be installed outdoors or in detached sheds located not less than 5 feet (1524 mm) from exterior walls, property lines and public ways.
2. Battery systems that are an integral part of an electric vehicle are allowed provided that the installation complies with Section 625.48 of NFPA 70.
3. Battery systems less than 1 kWh (3.6 megajoules).

327.3 Installation. Stationary storage battery systems shall be installed in accordance with the manufacturer's instructions and their listing, if applicable, and shall not be installed within the habitable space of a dwelling unit.

327.4 Electrical installation. Stationary storage battery systems shall be installed in accordance with NFPA 70. Inverters shall be listed and labeled in accordance with UL 1741 or provided as part of the UL 9540 listing. Systems connected to the utility grid shall use inverters listed for utility interaction.

327.5 Ventilation. Indoor installations of stationary storage battery systems that include batteries that produce hydrogen or other flammable gases during charging shall be provided with ventilation in accordance with Section 1307.4.

327.6 Protection from impact. Stationary storage battery systems installed in a location subject to vehicle damage shall be protected by approved barriers.

**SECTION 328
POST FRAME ACCESSORY STRUCTURES**

328.1 Post frame accessory structures. The following requirements serve as minimum standards for post and frame structures within all of the following structural limitations:

1. Residential accessory structures,
2. Single story,
3. Solid exterior structural sheathing or metal roof, and solid wall panels,
4. No attic storage,
5. Maximum building width of thirty six feet including the overhang,
6. Maximum wall height of sixteen feet,
7. Maximum mean roof height of twenty feet, and
8. Maximum post spacing of eight feet.

Post and frame structures and portions thereof outside the above structural limitations of this standard shall be accompanied by structural calculations as required by the residential building official or designed under the provisions of Section 106.5 of the Residential Code of Ohio (RCO). Post and frame structures shall comply with the structural design requirements of Section 301 of the RCO.

328.2 Definition. Post frame accessory structures consist of primary members (wood posts, beams & single span roof trusses or ceiling joist and rafters) and secondary members (wood roof purlins, wall girts, bracing & sheathing) where all loads are transmitted from the sheathing and the secondary members to the primary members which transfer all combined loads to the soil through vertical posts bearing on footings embedded in the ground. See Figure 328.

328.3 Footings and foundations. Footings and foundations shall comply with applicable provisions of 401. Post frame structures shall have poured in-place concrete footings installed below all posts. The top of the footing shall be a minimum of 48 inches below finished grade and have footing diameters complying with Table 328.3.

**TABLE 328.3
POST FRAME PIER FOOTING DIAMETERS^{1, 2, 3, 4}**

	BUILDING WIDTH (length of truss) INCLUDING OVERHANG (feet)			
	24	28	32	36
Diameter (inches) 20# roof snow load	18	20	22	22
Diameter (inches) 30# roof snow load	18	22	24	26

1. Pier footing thickness shall be a minimum one-half of the diameter of the footing.
2. Based upon 2000 PSF soil bearing capacity and truss loads of 20 or 30 PSF live or snow load top chord, 10 PSF dead load top chord, 5 PSF dead load on the bottom chord and no live load on the bottom chord.
3. Fractional widths shall be rounded to the next higher pier footing diameter.
4. Table not to be used in Ohio case study areas.

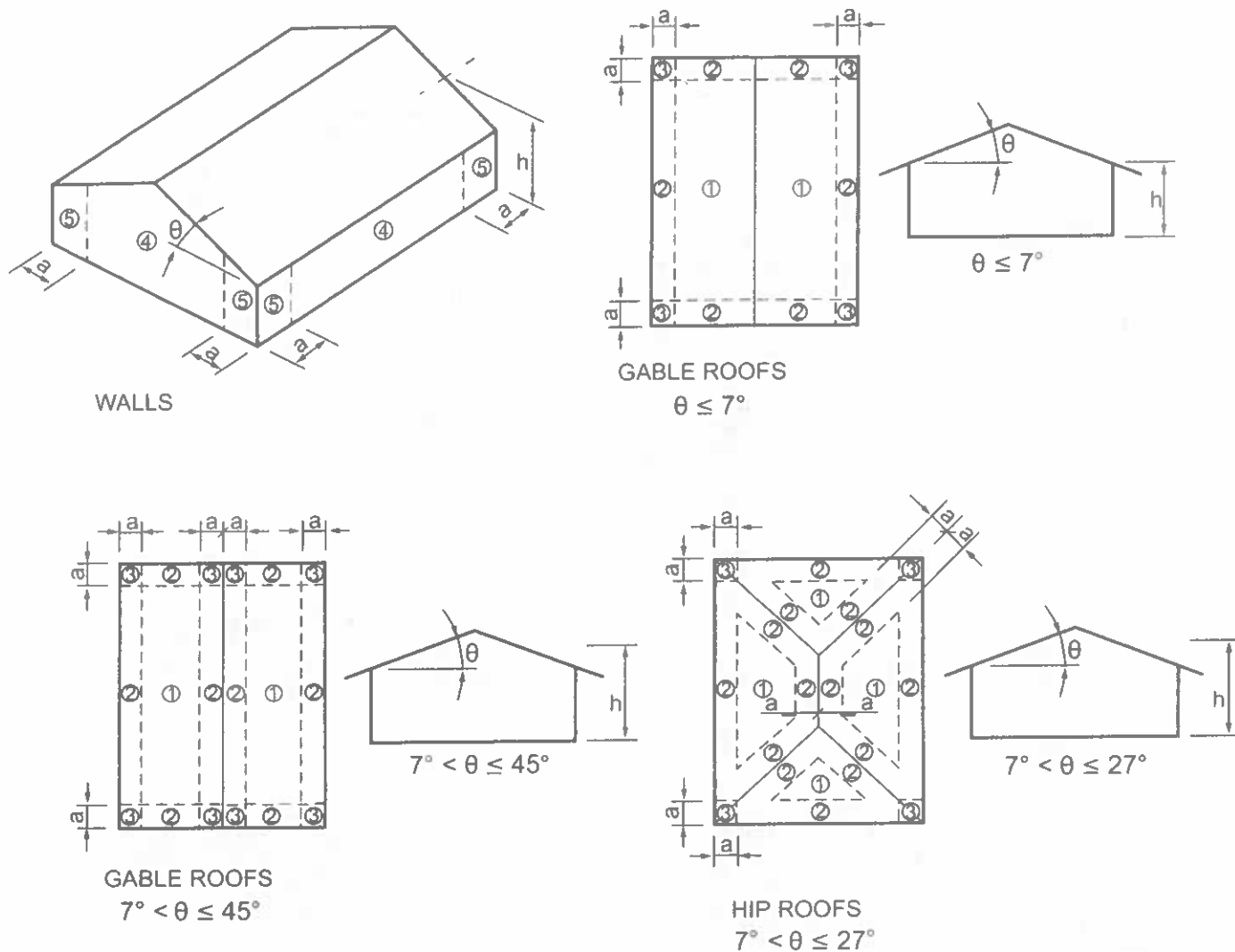


FIGURE 301.2(8)
COMPONENT AND CLADDING PRESSURE ZONES

For SI: 1 foot = 304.8 mm, 1 degree = 0.0175 rad.
Note: a = 4 feet in all cases.

mal performance. The space is habitable and conditioned.

301.2.1.2 Protection of openings. Deleted.

301.2.1.2.1 Application of ASTM E1996. Deleted.

TABLE 301.2.1.2 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS Deleted.

301.2.1.3 Wind speed conversion. Where referenced documents are based on nominal design wind speeds and do not provide the means for conversion between ultimate design wind speeds and nominal design wind speeds, the ultimate design wind speeds, V_{ult} , of Figure 301.2(5)A shall be converted to nominal design wind speeds, V_{nom} , using Table 301.2.1.3.

301.2.1.4 Exposure category. For each wind direction considered, an exposure category that adequately

reflects the characteristics of ground surface irregularities shall be determined for the site at which the building or structure is to be constructed. For a site located in the transition zone between categories, the category resulting in the largest wind forces shall apply. Account shall be taken of variations in ground surface roughness that arise from natural topography and vegetation as well as from constructed features. For a site where multiple detached one-, two- and three-family dwellings, *Ohio Building Code Group R occupancies permitted to use this code* or other structures are to be constructed as part of a subdivision or master-planned community, or are otherwise designated as a developed area by the authority having jurisdiction, the exposure category for an individual structure shall be based on the site conditions that will exist at the time when all adjacent structures on the site have been constructed, provided that their construction is expected to begin within 1 year of

the start of construction for the structure for which the exposure category is determined. For any given wind direction, the exposure in which a specific building or other structure is sited shall be assessed as being one of the following categories:

1. **Exposure B.** Urban and suburban areas, wooded areas or other terrain with numerous closely spaced obstructions having the size of single-family dwellings or larger. Exposure B shall be assumed unless the site meets the definition of another type exposure.
2. **Exposure C.** Open terrain with scattered obstructions, including surface undulations or other irregularities, having heights generally less than 30 feet (9144 mm) extending more than 1,500 feet (457 m) from the building site in any quadrant. This exposure shall apply to any building located within Exposure B type terrain where the building is directly adjacent to open areas of Exposure C type terrain in any quadrant for a distance of more than 600 feet (183 m). This category includes flat, open country and grasslands.
3. **Exposure D.** Flat, unobstructed areas exposed to wind flowing over open water, smooth mud flats, salt flats and unbroken ice for a distance of not less than 5,000 feet (1524 m). This exposure shall apply only to those buildings and other structures exposed to the wind coming from over the unobstructed area. Exposure D extends downwind from the edge of the unobstructed area a distance of 600 feet (183 m) or 20 times the height of the building or structure, whichever is greater.

301.2.1.5 Deleted.

Table 301.2.1.5.1. Deleted.

Figures 301.2.1.5.1(1) through 301.2.1.5.1(3). Deleted.

301.2.1.5.1 Simplified topographic wind speed-up method. Deleted.

301.2.2 Seismic provisions. Buildings in Seismic Design Categories C shall be constructed in accordance with the requirements of this section and other seismic requirements of this code. The seismic provisions of this code shall apply as follows:

1. Buildings with four or more dwelling units in Seismic Design Categories C.
2. Deleted.

Components of buildings not required to be designed to resist seismic loads shall be constructed in accordance with the provisions of this code.

301.2.2.1 Determination of seismic design category. Buildings shall be assigned a seismic design category in accordance with Figure 301.2(2) and Table 301.2.2.1.1.

301.2.2.1.1 Alternate determination of seismic design category. The seismic design categories and corresponding short-period design spectral response accelerations, S_{DS} , shown in Figure 301.2(2), are based on soil Site Class D, used as an assumed default, as defined in Section 1613.2 of the *Ohio Building Code*. If soil conditions are determined by the building official to be Site Class A, B, or D, the seismic design category and short-period design spectral response accelerations, S_{DS} , for a site shall be allowed to be determined in accordance with Figure 301.2(3), or Section 1613.3 of the *Ohio Building Code*. The value of S_{DS} determined in accordance with Section 1613.3 of the *Ohio Building Code* is permitted to be used to set the seismic design category in accordance with Table 301.2.2.1.1, and to interpolate between values in Tables 602.10.3(3), 603.9.2(1) and other seismic design requirements of this code.

**TABLE 301.2.2.1.1
SEISMIC DESIGN CATEGORY DETERMINATION**

CALCULATED S_{DS}	SEISMIC DESIGN
$S_{DS} \leq 0.17g$	A
$0.17g < S_{DS} \leq 0.33g$	B
$0.33g < S_{DS} \leq 0.50g$	C

301.2.2.1.2 Alternative determination of Seismic Design Category E. Deleted.

301.2.2.2 Weights of materials. Average dead loads shall not exceed 15 pounds per square foot (720 Pa) for the combined roof and ceiling assemblies (on a horizontal projection) or 10 pounds per square foot (480 Pa) for floor assemblies, except as further limited by Section 301.2.2. Dead loads for walls above grade shall not exceed:

1. Fifteen pounds per square foot (720 Pa) for exterior light-frame wood walls.
2. Fourteen pounds per square foot (670 Pa) for exterior light-frame cold-formed steel walls.
3. Ten pounds per square foot (480 Pa) for interior light-frame wood walls.
4. Five pounds per square foot (240 Pa) for interior light-frame cold-formed steel walls.
5. Eighty pounds per square foot (3830 Pa) for 8-inch-thick (203 mm) masonry walls.
6. Eighty-five pounds per square foot (4070 Pa) for 6-inch-thick (152 mm) concrete walls.

**TABLE 301.2.1.3
WIND SPEED CONVERSIONS***

V_{uh}	110	115	120	130	140	150	160	170	180	190	200
V_{usd}	85	89	93	101	108	116	124	132	139	147	155

For SI: 1 mile per hour = 0.447 m/s.

a. Linear interpolation is permitted.

or the noncompliant portions thereof, to resist wind and seismic loads shall be in accordance with the *Ohio Building Code*.

301.4 Dead load. The actual weights of materials and construction shall be used for determining dead load with consideration for the dead load of fixed service equipment.

301.5 Live load. The minimum uniformly distributed live load shall be as provided in Table 301.5.

TABLE 301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
Uninhabitable attics without storage ^h	10
Uninhabitable attics with limited storage ^{h,g}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^e	40
Fire escapes	40
Guards and handrails ^d	200 ^h
Guard in-fill components ^d	50 ^h
Passenger vehicle garages ^a	50 ^e
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 ^e

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

- a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top.
- e. See Section 507.1 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.

The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

1. The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
2. The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.

The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

- h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the

infill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

301.6 Roof load. The roof shall be designed for the live load indicated in Table 301.6 or the snow load indicated in Table 301.2(1), whichever is greater.

TABLE 301.6
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 600	Over 600
Flat or rise less than 4 inches per foot (1:3)	20	16	12
Rise 4 inches per foot (1:3) to less than 12 inches per foot (1:1)	16	14	12
Rise 12 inches per foot (1:1) and greater	12	12	12

For SI: 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kPa, 1 inch per foot = 83.3 mm/m.

301.7 Deflection. The allowable deflection of any structural member under the live load listed in Sections 301.5 and 301.6 or wind loads determined by Section 301.2.1 shall not exceed the values in Table 301.7.

TABLE 301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS^{a,c}

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3:12 with finished ceiling not attached to rafters	$L/180$
Interior walls and partitions	$H/180$
Floors	$L/360$
Ceilings with brittle finishes (including plaster and stucco)	$L/360$
Ceilings with flexible finishes (including gypsum board)	$L/240$
All other structural members	$L/240$
Exterior walls—wind loads ^a with plaster or stucco finish	$H/360$
Exterior walls—wind loads ^a with other brittle finishes	$H/240$
Exterior walls—wind loads ^a with flexible finishes	$H/120^d$
Lintels supporting masonry veneer walls ^e	$L/600$

Note: L = span length, H = span height.

- a. For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as 0.7 times the component and cladding (ASD) loads obtained from Table 301.2(2).
- b. For cantilever members, L shall be taken as twice the length of the cantilever.
- c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed $L/60$. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed $L/175$ for each glass lite or $L/60$ for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed $L/120$.
- d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of $H/180$.
- e. Refer to Section 703.8.2.

301.8 Nominal sizes. For the purposes of this code, dimensions of lumber specified shall be deemed to be nominal dimensions unless specifically designated as actual dimensions.

**SECTION 302
FIRE-RESISTANT CONSTRUCTION**

302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table 302.1(1); or dwellings equipped

throughout with an automatic sprinkler system installed in accordance with Section 2904 shall comply with Table 302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of individual dwelling units and their accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from approval by Section 102.10 are not required to provide wall pro-

**TABLE 302.1(1)
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>Ohio Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{b, h}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section 302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm. N/A = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

**TABLE 302.1(2)
EXTERIOR WALLS—DWELLINGS WITH FIRE SPRINKLERS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>Ohio Building Code</i> with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{b, c}	2 feet ^a
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section 302.4	< 3 feet
		None required	3 feet ^a

For SI: 1 foot = 304.8 mm. N/A = Not Applicable.

- a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section 2904, the fire separation distance for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

1st Rdy. 7-8-24
7-22-24 Not read, sent back to Committee

RECEIVED

JUL 22 2024

CLERK OF COUNCIL
STREETSBORO, OHIO

T. 7630a

DRAFT

AN ORDINANCE PLACING A TEMPORARY MORATORIUM ON THE
ISSUANCE OF PLANNING, ZONING AND BUILDING PERMITS,
APPROVALS AND CERTIFICATES RELATED TO SOLAR ELECTRIC
GENERATION FACILITIES.

WHEREAS, this Council finds that continued unrestrained development of solar generation facilities in the absence of updated commercial development policies is not in the best interest of the City or its residents; and

WHEREAS, the City is authorized by Article 18, Section 3 of the Ohio Constitution to regulate land use in furtherance of the public health, safety and welfare, including by establishing policies that control certain land uses in furtherance of sound urban development strategies; and

WHEREAS, the Streetsboro Planning and Zoning Commission, on June 11, 2024, adopted a motion recommending that the City place a temporary moratorium on the issuance of planning, zoning and building permits related to solar electric generation facilities until such time as the City adjusts its development policies in relation to these uses,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: As of the effective date of this Ordinance, no building, permits, site plan, approvals, conditional use permits, zoning certificates, variances or other land use regulatory approvals shall be granted or issued for any homeowner, business, organization, endeavor or land use wherein the proposed principal, conditional or accessory use includes solar electric generation facilities, excepting *any use that*

1. Are for personal use, located *and/or* on the same parcel as the homeowner's dwelling, and is in compliance with the Ordinances in Chapter 1151;
2. Have acquired initial Planning Commission approval for a development or construction on or before the effective date of this ordinance; or
3. Any solar electric generation facility that is a "major utility facility" as defined in Ohio Revised Code §4906.01(B)(1).

This moratorium shall be in effect from the effective date of this Ordinance for a period of one year to allow the City to assess its policy options and implement permanent zoning changes. This moratorium shall be renewable at the discretion of the Council.

SECTION 2: 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 3: This ordinance shall take effect and be in force at the earliest period allowed by law upon its passage and approval by the Mayor.

PASSED: _____
Date Steve Michniak, President of Council

ATTEST: _____
Caroline L. Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Resolution No. _____

Passed _____

A RESOLUTION APPROVING AND ADOPTING THE CITY OF STREETSBORO LOGO DESIGN AND DECLARING AN EMERGENCY BECAUSE IT IS IMMEDIATELY NECESSARY TO USE THE NEW LOGO.

WHEREAS, the City Parks and Recreation Department recommended that the City design a new City logo and branding guidelines; and

WHEREAS, by way of Ordinance No. 2023-60, this Council authorized the Mayor to enter into a contract with Shaffer Branding Co. to create a new logo for the City of Streetsboro and create marketing and branding guidelines; and

WHEREAS, Shaffer Branding Co. was able to use information and research from the branding project to create a new logo design for the City of Streetsboro and;

WHEREAS, the City of Streetsboro wishes to formally adopt this logo to ensure that branding and messaging of the City of Streetsboro are consistent and of high quality.

NOW, THEREFORE, BE IT Resolved by Council of the City of Streetsboro, Portage County, Ohio, thereto concurring:

SECTION 1: That the logo design attached hereto as Exhibit "A." is formally adopted as the new City of Streetsboro logo for all further use in communications, public materials, website, displays, and all other places deemed necessary.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this resolution 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 3: That this Resolution is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of the City for the reason that it is immediately necessary to use the new logo and provided it receives the affirmative vote of three-fourths 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.

PASSED: _____
Date Steve Michniak, President of Council

ATTEST: _____
Caroline L. Kremer, Clerk of Council

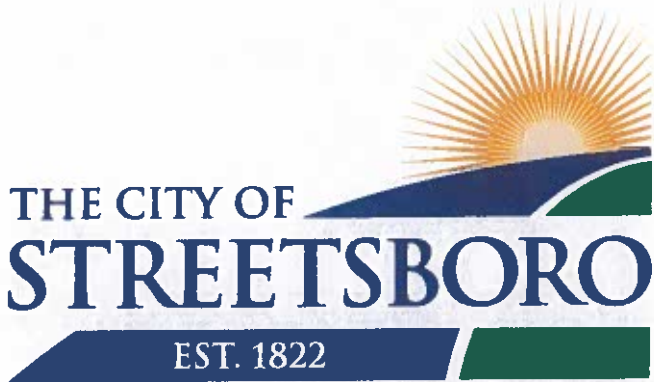
APPROVED: _____
Date Glenn M. Broska, Mayor

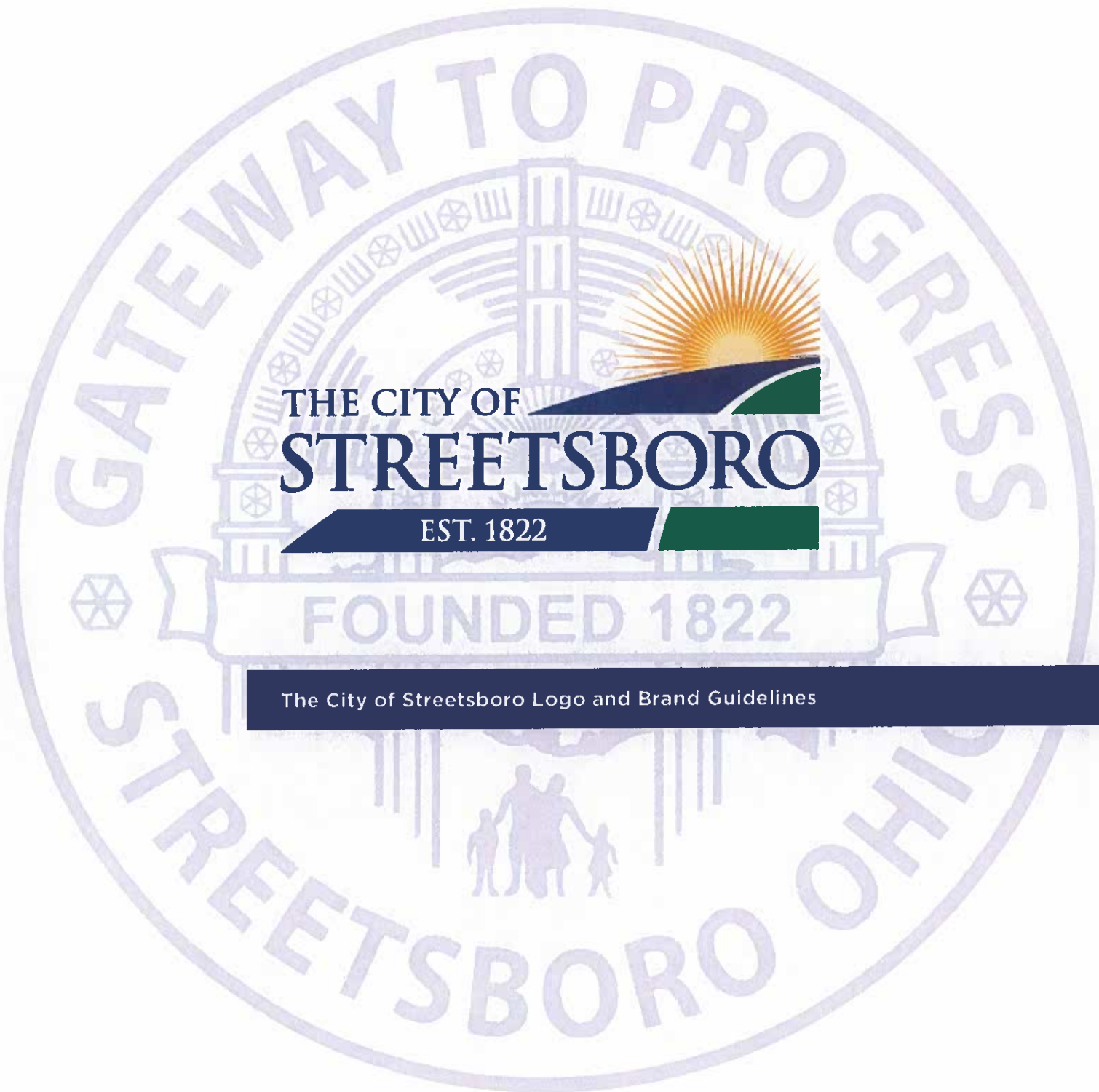
Prepared and approved as to legal content by: _____
David L. Nott, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Parks and Recreation Department

EXHIBIT
T-7642
Exhibit "A"





THE CITY OF
STREETSBORO

EST. 1822

FOUNDED 1822

The City of Streetsboro Logo and Brand Guidelines

Goal

The goal is to consistently share our new city identity of logo, colors, touch points and a visual brand to take us into the future. The City of Streetsboro has worked hard as a community to create and develop brand equity that evokes this vision for our city, while maintaining respect and acknowledgment of our past history.

Brand Positioning

We are cultivating a community that fosters growth with a business-friendly environment, supported by ambassadors who enhance an already thriving community with exceptional pride and promise. We continually prove ourselves with a steady flow of positive news, keeping The City of Streetsboro warmly remembered by everyone in our region. Our brand position and promise captures the city's unique qualities and the numerous benefits that we have to offer businesses, residents and visitors.

Now, more than ever, people seek and need what The City of Streetsboro provides. This brand position embodies the ideal image The City of Streetsboro aims to establish, communicate and reinforce through actions to all audiences. **The logo and brand guidelines ensures that everyone in The City of Streetsboro has the information and tools needed to effectively and consistently communicate The City of Streetsboro brand.**

The Importance of Standards

This guideline allows our various departments and organizations to present a unified front to the community and region. Please adhere to the standards outlined in this manual whenever using graphic elements across any medium. This guide serves as our visual playbook, providing the guidelines necessary for clear communication and an effective brand image. **When producing materials on behalf of The City of Streetsboro, follow the standards in this guide to ensure consistency in all materials, both internal and external, thus preserving the brand's integrity.**

All standards of type, form, and color contribute to a stronger brand image and recognition. As a highly visible and easily recognizable organization, it is essential to portray a consistent image across all visual platforms. Specific guidelines must be followed to achieve this goal. Since it is impossible to foresee and address every application of The City of Streetsboro brand in this guide, please contact City Hall with any questions, or for clarification.

Thank you for taking the time to learn about and apply The City of Streetsboro's brand standards and identity.

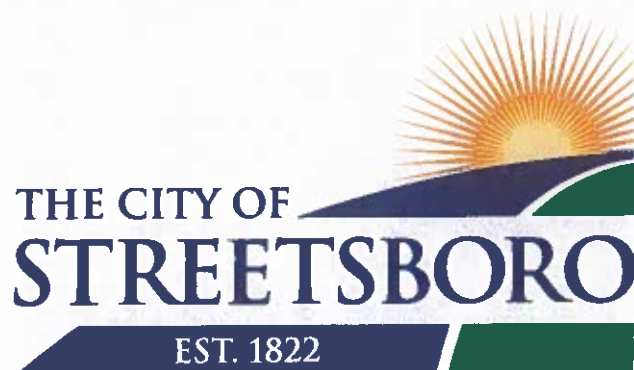
Logo

The City of Streetsboro has a long and rich history that began in 1822. Fast forward to modern times, The City of Streetsboro has become one of Northeast Ohio's most aspired communities for families to reside in. With contemporary living available for a multitude of residents. The City of Streetsboro boasts one of the areas preeminent industrial parks, convenient travel opportunities (with easy access by way of the Interstate 80, Interstate 480, State Route 303 and State Route 43).

The City of Streetsboro has been long been known for bringing the suburbs to the country. With it's many beautiful parks and green spaces along with it's many convenient shopping and dining experiences The City of Streetsboro has always had plenty to offer it's residents as well as offering the business community a great place to work and play.

The City of Streetsboro logo emulates these several attributes, concepts and conveys an idea of "The Gateway to Progress." The logo demonstrates the sun rising and setting over our great city and it's convenient access to Portage county, as well as many surrounding communities. The sun element plays a key role in honoring the doorway entrance (or gateway) of the city's oldest frame house, The Singletary House, built in 1828. This treasured landmark is the second oldest house in Ohio's Western Reserve, which now serves as the city's historical museum. The logo continues to honor the city's past with four distinct divisions symbolizing the original four plots of land, that remain to this day located at the center of town (State Route 14 and State Route 43). These original four plots were purchased and gifted to our great city by our original founder, Titus Street.

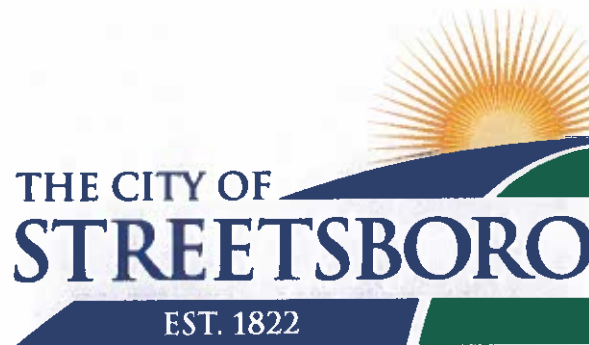
The City of Streetsboro believes that our new brand symbolizes some key qualities of our community: tradition, welcoming, modern and a crossroads to opportunity.





Approved Logo Colors


To build a strong association between color and our brand, we have designed the logo system to be very flexible and include various color options. This will provide designers greater latitude in usage of the logo in advertising and marketing communications.

The three color logo is the preferred version utilizing Pantone colors: 1235 (Yellow), 294 (Blue) and 347 (Green)



	Pantone 1235 CMYK 0, 29, 91, 0 RGB 255, 182, 18 HTML FFB612
---	--

	Pantone 294 CMYK 100, 58, 0, 21 RGB 0, 47, 109 HTML 002F6D
---	---

	Pantone 347 CMYK 100, 0, 86, 3 RGB 0, 154, 68 HTML 009A44
---	--

Size and Area of Protection

Minimum Size

Establishing a minimum size ensures proper protection and legibility of the logo.

The City of Streetsboro logo should never appear any smaller than 1 inch wide.



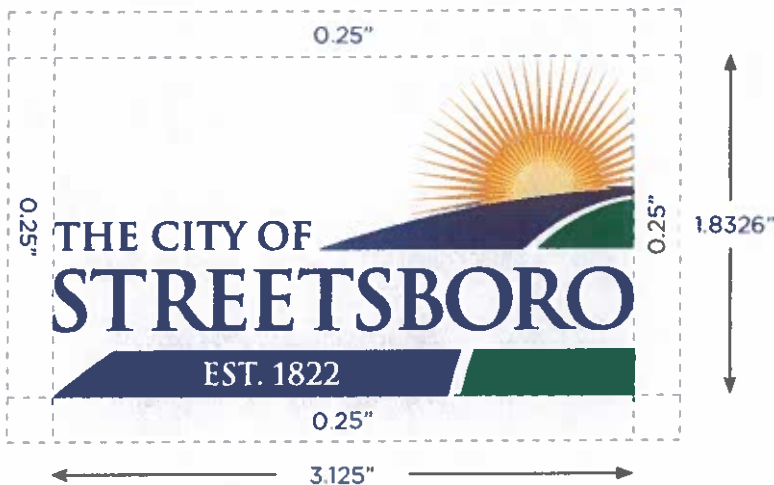
Size is measured horizontally from the left side of the "S" to the right side of the "O."

Always scale the City of Streetsboro logo elements together as a unit - to ensure the approved proportions and relationship between these elements are maintained.

Minimum Area of Protection

Space around the logo is key to creating focus. The City of Streetsboro logo must always have sufficient "room to breathe" - thereby enabling it to be a focal point.

Situations may arise where surrounding the logo with generous amounts of clear space may not be feasible. When positioning our logo near text and/or image-heavy applications, always maintain a minimum area of protection space. The minimum area of protection is 0.25" as shown in the diagram here.



Stationery

In the interest of presenting a clear, consistent, and professional identity, the City of Streetsboro logo is the only brand identity that can be printed on stationery. In addition, the department's name should only appear within the body of the text, not as an additional graphic element.

Business Cards

The business cards have been designed in an attractive two-sided layout, printed in 3-color. The address and general contact information is dependent upon what facility the person is located in. If the person carries a city-owned cell phone, that number will appear on their business card. If the person only carries a personal cell phone, they may choose whether to include it.

Printer Specs

size: 3.5"x 2.0" ink: 3-color; Pantone 1235, Pantone 294 and Pantone 347

paper: finch opaque smooth; bright white, 100lb cover

bleeds: 1/8"



Letterhead

There are different versions for each entity of the City of Streetsboro, all with the appropriate information (i.e. City Hall, Planning and Zoning, Water Department, etc). All versions must be purchased from the same vendor.

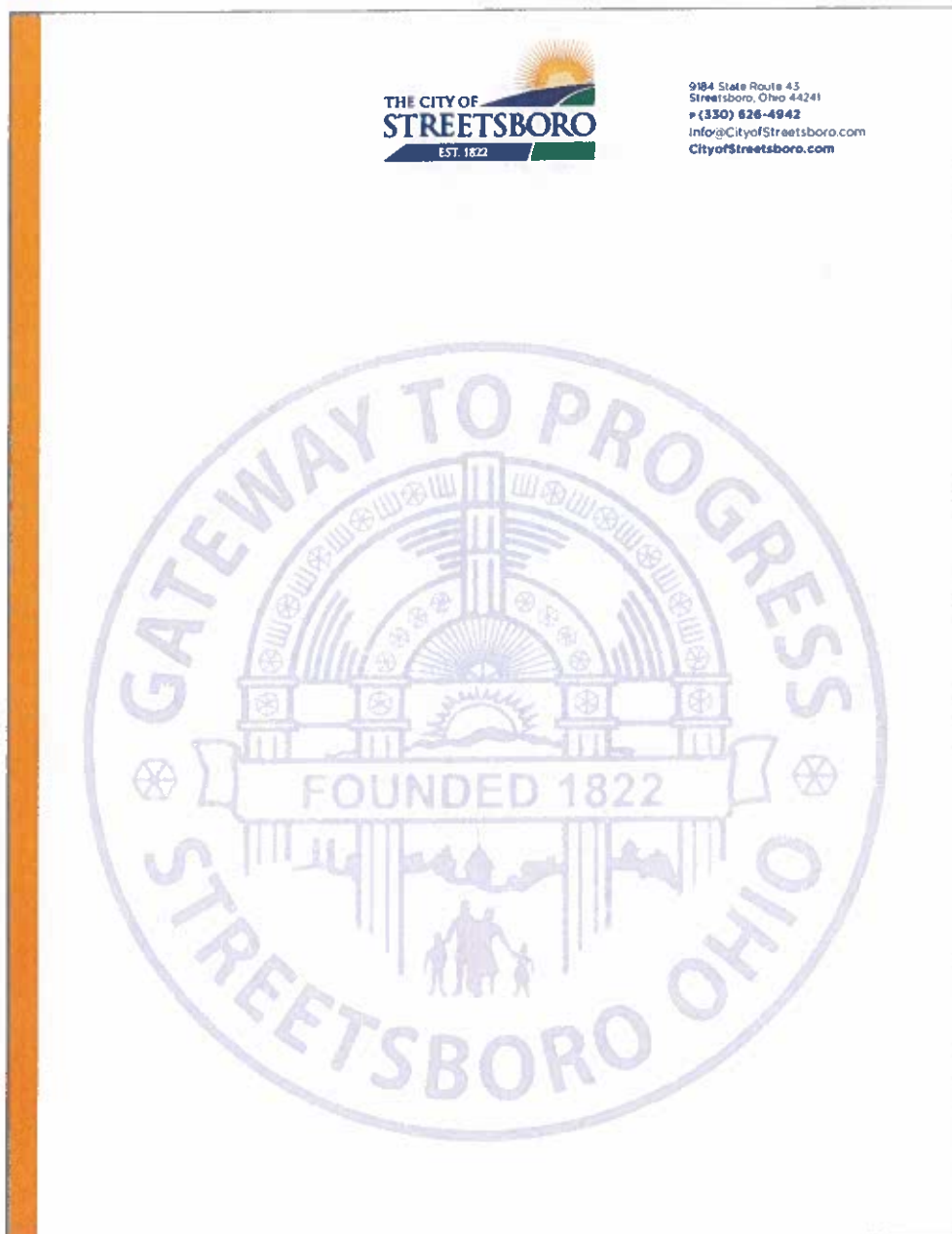
Printer Specs

size: 8.5"x11"

ink: 3-color; Pantone 1235, Pantone 294 and Pantone 347

paper: finch opaque smooth; bright white, 70lb text

bleeds: 1/8"



Letterhead

Example



9184 State Route 43
Streetsboro, Ohio 44241
P (330) 628-4942
Info@CityofStreetsboro.com
CityofStreetsboro.com

STATEMENT/INVOICE BUILDING PLAN REVIEW

DATE

APPLICANT
NAME
ADDRESS
STATUS
FB REVIEW NUMBER

General Review hour @ \$150.00/hour (\$0.00)
Mechanical Review hour @ \$150.00/hour (\$0.00)
Electrical Review hour @ \$150.00/hour (\$0.00)
Plumbing Review hour @ \$150.00/hour (\$0.00)

+3% plan review tax ()
Administrative fee: (\$75.00)

Total \$ due at time of invoice.

Please remit payment and a copy of invoice (must be attached for processing) to City of Streetsboro. In the form of a check by mail. Payment must be received within 30 days of receipt of this invoice or fees will be doubled. All fees must be paid before any permits can be issued.

By Mail:
9184 SR 43
Streetsboro Ohio 44241
Attention: Andrea

Walk-in
555 Frost Rd. Suite 100
Streetsboro, Ohio 44241

Envelopes

As with letterhead, the official City envelopes include different versions, based on facility. There are also four varieties, depending upon the use. Each facility must purchase items from the same vendor, which will be quoted annually for the best price. Only black ink should be used for correspondence.

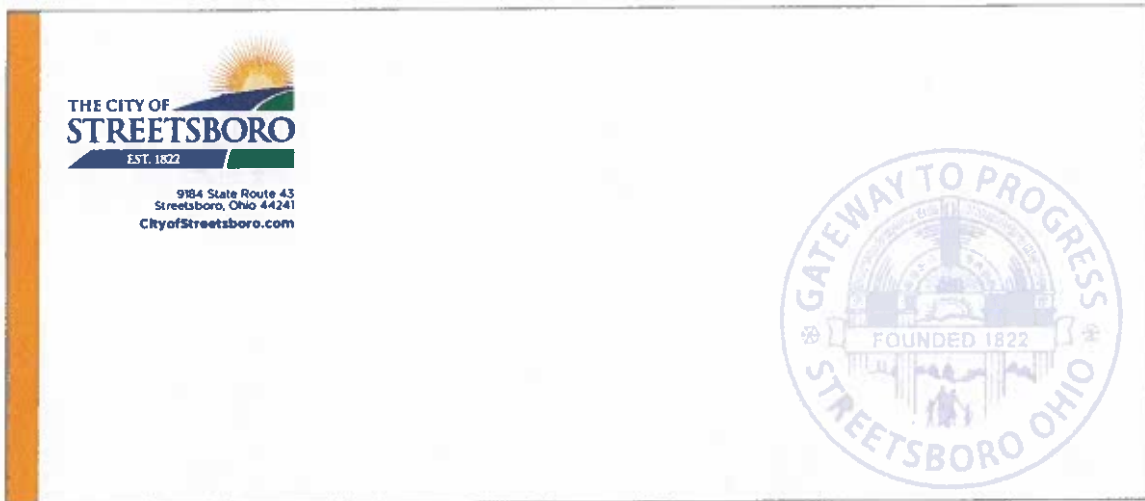
Printer Specs

size: standard #10

ink: 3-color; Pantone 1235, Pantone 294 and Pantone 347

paper: finch opaque smooth; bright white, 70lb text

bleeds: 1/8" or no bleed



Division Logos

The following subbrand structure has been created to ensure a unified appearance for The City of Streetsboro brand and its divisions. Each division logo retains The City of Streetsboro's core wordmark while incorporating unique brand characteristics through its specific icon or wording.

Each division has distinct logo options tailored to its department. All existing rules and guidelines also apply to these division logos.



City of Streetsboro Departments

Mayor Glenn M. Broska
City Council
Building Department
Planning and Zoning Department
Engineering Department
Water Department
Public Works Service Department
Economic Development
Senior Services
Law Department
IT Network
Human Resources
Fire Department
Police Department
Parks and Recreation
Finance
Boards and Commissions

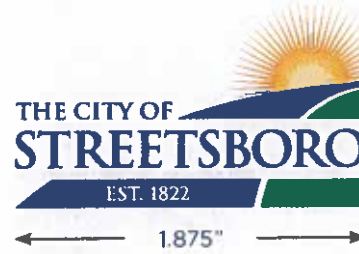
Size Standards

The City of Streetsboro logo should have a substantial presence wherever it is used. The logo should never compete for visual attention with adjacent graphics. Using common sizes across all applications and mediums establishes a strong and cohesive look. While ensuring proper integrity of the logo.

Always scale The City of Streetsboro elements as a whole unit, to ensure proper proportions are maintained. The examples below illustrate common application sizes, so that you can visualize a point of reference regarding size. While enlarging the logo is not limited to the sizes below, the logo should not drop below the minimum one Inch size.



Business Card
PowerPoint Content Slide
Web Banner



Letterhead
Electronic Letterhead
News Release
#10 Envelope
#10 Window Envelope
Product Sheets
PowerPoint Title
Fax Cover Sheets

Typography

The City of Streetsboro logo has chosen Trajan Bold as our logo type font. For business cards, stationery, collateral and any other supporting marketing and advertising material Gotham Book and Gotham Bold are utilized throughout.

Logo Type Font:

TRAJAN

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Business Cards, Stationery and other Collateral:

Gotham Medium

abcdefghijklmnopqrstuvwxyz

Gotham Medium

abcdefghijklmnopqrstuvwxyz

Gotham Font Family:

Use the following fonts to emphasize and de-emphasize text as needed.

Gotham Light

Gotham Light Italic

Gotham Book

Gotham Book Italic

Gotham Medium

Gotham Medium

Gotham Bold

Gotham Bold Italic

City of Streetsboro

Administrative Offices
9184 St. Rt. 43
Streetsboro, Ohio 44241-5322
(330) 626-4942



Service Department
2094 St. Rt. 303
Streetsboro, Ohio 44241-1707
(330) 626-2856

RECEIVED

AUG 05 2024

CLERK OF COUNCIL
STREETSBORO, OHIO

To: City Council Members
From: Bill Miller, Service Director
Date: August 12, 2024
Subj.: Grass Violation non-payment liens

I would like to request the following be placed on the August 12th, 2024 Service Committee Meeting for discussion and emergency passage at the August 26th, 2024 Council Meeting for an Ordinance authorizing the Council Clerk and/or Fiscal Officer to certify unpaid bills for the cost of grass cutting to the Portage County Auditor for filing as a lien on the tax duplicate of the owners of said parcels and to be collected as other taxes.

Deadline date for Portage County Auditor filing of special assessments/nuisance liens is the 2nd Monday of September which, this year, is the September 9th, 2024.

Attached is the list of the owners, their addresses and parcel numbers with the total amount owed by each owner (see attached).

Thank you,

Bill Miller,

Service Director

City of Streetsboro

2023 Unpaid Grass Mowing Violations

Homeowner	Address	Parcel #	Total
Frost Road Real Estate LLC	538 Frost Rd	35-023-00-00-023-000	\$1200.00
35 Old Broadway			
Garden City, NY 11040			

AN ORDINANCE AUTHORIZING CLERK OF COUNCIL AND/OR FISCAL OFFICER TO CERTIFY UNPAID BILLS FOR THE COST OF GRASS CUTTING TO THE PORTAGE COUNTY AUDITOR FOR FILING AS A LIEN ON THE TAX DUPLICATE OF THE OWNERS OF SAID PARCELS AND TO BE COLLECTED AS OTHER TAXES, AND DECLARING AN EMERGENCY IN ORDER TO EXPEDITE THE PROCESS.

WHEREAS, the Council for the City of Streetsboro desires to collect unpaid accounts of certain real property owners, for the cost of grass cutting, by placing a lien on the property; and

WHEREAS, pursuant to the Ohio Revised Code, in order for the City of Streetsboro to collect payment of delinquent accounts by placing liens on the tax duplicate of the parcel of real property, Council must pass an ordinance authorizing unpaid accounts to be certified to the Portage County Auditor; and

WHEREAS, there are a number of delinquent grass cutting bills which have been deemed uncollectible after numerous attempts to collect.

NOW, THEREFORE, BE IT ORDAINED by the Council for the City of Streetsboro, Portage County, Ohio at least three-fourths of all members elected thereto concurring:

SECTION 1: Council authorizes the Clerk of Council and/or Fiscal Officer to certify an unpaid bill in the amount of One Thousand Two Hundred Dollars \$1,200.00 for the cost of grass cutting to the Portage County Auditor to be placed as a lien on property at 538 Frost Road (Parcel Number 35-023-00-00-023-000). Said lien shall be collected as to other taxes.

SECTION 2: Council authorizes the Clerk of Council and/or Fiscal Officer to certify an unpaid bill in the amount of One Thousand Two Hundred Dollars \$1,200.00 for the cost of grass cutting to the Portage County Auditor to be placed as a lien on property at 538 Frost Road (Parcel Number 35-023-00-00-023-000). Said lien shall be collected as to other taxes.

SECTION 3: Council authorizes the Clerk of Council and/or Fiscal Officer to certify an unpaid bill in the amount of Six Hundred Dollars \$600.00 for the cost of grass cutting to the Portage County Auditor to be placed as a lien on property at 9531 Lido Lane (Parcel Number 35-037-10-00-149-000). Said lien shall be collected as to other taxes.

SECTION 4: Council authorizes the Clerk of Council and/or Fiscal Officer to certify an unpaid bill in the amount of Three Hundred Dollars \$300.00 for the cost of grass cutting to the Portage County Auditor to be placed as a lien on property at 1560 Evergreen Drive (Parcel Number 35-036-10-00-168-000). Said lien shall be collected as to other taxes.

SECTION 5: Council authorizes the Clerk of Council and/or Fiscal Officer to certify an unpaid bill in the amount of Six Hundred Dollars \$600.00 for the cost of grass cutting to the Portage County Auditor to be placed as a lien on property at 9960 State Route 43 (Parcel Number 35-016-00-00-004-003). Said lien shall be collected as to other taxes.

SECTION 6: Council authorizes the Clerk of Council and/or Fiscal Officer to certify an unpaid bill in the amount of Six Hundred Dollars \$600.00 for the cost of grass cutting to the Portage County Auditor to be placed as a lien on property at 9768 Sunny Lane (Parcel Number 35-025-00-00-190-000). Said lien shall be collected as to other taxes.

SECTION 7: Council authorizes the Clerk of Council and/or Fiscal Officer to certify an unpaid bill in the amount of Three Hundred Dollars \$300.00 for the cost of grass cutting

to the Portage County Auditor to be placed as a lien on property at 9973 Delores Drive (Parcel Number 35-015-00-00-001-003). Said lien shall be collected as to other taxes.

SECTION 8: 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 or meetings of this Council 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 full compliance with all legal requirements, including without limitation, those set forth in Section 121.22 of the Ohio Revised Code.

SECTION 9: 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 residents of this City. The reason for said emergency is the necessity to proceed forthwith.

PASSED: _____
Date Steve Michniak, President of Council

ATTEST: _____
Caroline L. Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
David L. Nott, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Service Director

Caroline Kremer

From: John Cieszkowski
Sent: Monday, July 15, 2024 3:43 PM
To: Anthony Lombardo; Caroline Kremer; Jennifer Wagner; Jon Hannan; Justin Ring; Lisa McDaniel; Marianne Glenn; Steve Michniak
Cc: Glenn Broska; Paul Janis; David Nott; Jimmy Hoppel; Angella Fausset
Subject: DRAFT Short-Term Residential Rental regulations
Attachments: Short-term rentals ordinance form final v.2_to CC 7152024.pdf

Good Afternoon City Council Members:

I hope that all of you had an enjoyable weekend and are looking forward to a productive week ahead. Find attached DRAFT Short-term Residential Rental Regulations (STRR- i.e. Air BnB, Vrbo, etc...) for your review and consideration. I'm trying something new, whereby City Council (CC) is given the first opportunity to review and edit proposed legislation BEFORE the Planning and Zoning Commission (PC) provides the Charter-required recommendation.

Since we've had brief conversations re: STRR's, and the proposed provisions in Chapter 731 do not require a PC recommendation, I felt that it made proper sense for CC to consider the regulations first. Please note that CC will need to formally refer the draft ordinance to the PC for a recommendation, before beginning formal CC consideration (3 reads & public hearing) prior to adoption of the STRR Regulations.

See below a list summarizing the main elements of the proposed regulations to assist in Council's timely review. The parenthesis following the text refers to the page number in the attached pdf of the draft Ordinance:

1. **Definitions.** Added a new STRR-related definition, revised the existing ADU definition (pg. 1)
2. **Accessory Use By-Right.** Added STRRs as a permitted accessory use by-right in various residential zoning districts including O-C, R-R, R-T, R-1, R-2, B and I-1. Provides the necessary link between the Registration-related regs in proposed Chapter 731 to the Zoning Code. These would be in Chapter 11 (the Planning and Zoning Code) and require a recommendation from PC prior to adoption (various Pgs. 1 through 9).
3. **STRR Regs- Generally.** Added new Section 1151.34 (SHORT-TERM RESIDENTIAL RENTALS) which sets forth STRR regulations that vary by zoning district. (pg. 19)
4. **STRR Permit Requirements.** Added new Chapter 731, that sets forth permit requirements for all STRRs in the City. Requires annual STRR registration, general compliance standards, and enforcement/appeal provisions. (Pgs. 20 through 22)

Please take the time to review the proposed regulations and reach out to me with any questions, concerns and any other comments you may have. I would welcome the opportunity to meet face-to-face with each of you to discuss your thoughts and revise the regulations accordingly, prior to formal placement on CC's 8/14/24 Service Committee agenda.

I look forward to receiving your input. Thanks for your time and enjoy your week ahead. As always, I look forward to seeing you next Monday night.

Sincerely,

John C.

John H. Cieszkowski, Jr., AICP

Planning and Zoning Director

RECEIVED

JUL 15 2024

CLERK OF COUNCIL
STREETSBORO, OHIO

Ordinance No. _____ Passed _____, 20____

AN ORDINANCE AMENDING SECTIONS 1103.02, 1151.18, 1151.33, 1123.02, 1125.02, 1126.02, 1127.02, 1129.02, 1132.02, AND 1139.02 OF TITLE FIVE, PART ELEVEN (PLANNING AND ZONING CODE) OF THE CODIFIED ORDINANCES, ENACTING NEW SECTION 1151.34 THEREOF, AND ENACTING NEW CHAPTER 731 OF PART SEVEN (BUSINESS REGULATION CODE) OF THE CODIFIED ORDINANCES, RELATING TO REGULATION OF SHORT-TERM RESIDENTIAL RENTALS.

WHEREAS, by action dated _____, 2024, the Planning and Zoning Commission approved text amendments to the Zoning Code governing short-term residential rentals; and

WHEREAS, this Council intends to amend Section 1103.02(a) of the Codified Ordinances by the enactment (addition) of the following new text sub-subsection at the sub-subsection number indicated as follows:

1103.02(a)

(103.1) "Short-term residential rental" means a dwelling unit not licensed under Chapter 3731 of the Ohio Revised Code that is used as a place of transient accommodation more than once in a calendar year.

and,

WHEREAS, this Council intends to amend Section 1103.02(a) of the Codified Ordinances by the amendment of the following text sub-subsection at the sub-subsection number indicated as follows (new text underlined; deleted text in ~~strikethrough~~):

1103.02(a)

(1.1) "Accessory dwelling unit" or "ADU" means a dwelling unit that a) is constructed over a garage, in a basement, or as an attached or detached addition to a single-family dwelling, b) has usable square footage not exceeding that of the principal dwelling, c) has no utility connections separate from the main dwelling, and d) which cannot be ~~is~~ subject to title, contractual or regulatory restrictions preventing it from being bought, sold, or legally encumbered (e.g., mortgaged, leased, etc.) separately from the principal dwelling unit.

and,

WHEREAS, this Council intends to amend Sections 1123.02, 1125.02, 1126.02, 1127.02, 1129.02, 1132.02, 1139.02, 1151.18, and 1151.33 of the Codified Ordinances to read in full as follows (new text double underlined; deleted text in ~~strikethrough~~):

1123.02 USES

(a) Principal Uses.

- (1) Single-family dwelling.
- (2) Agriculture, including buildings for the storage of agricultural supplies and products such as fertilizers, grains and hay.
 - A. Buildings used to house livestock or chickens shall be located no less than one hundred (100) feet from all property lines.
 - B. Raising or breeding of domestic animals or poultry for commercial purposes shall only be permitted on lots of five acres or more.

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 644-224-3336 FORM NO. 30043

Ordinance No. _____ Passed _____ 20____

(3) Roadside stands, offering for sale only agricultural products which are produced on the premises. Such stand, sign and required off-street parking shall be located and set back in such a manner as not to create a traffic hazard.

(4) Wildlife refuge and game preserve, tree farm or fish farm.

(b) Conditional Uses. The Planning and Zoning Commission may issue conditional zoning certificates for uses listed herein subject to the requirements of Chapter 1153:

(1) Cemetery.

(2) Church and other buildings for the purposes of religious worship.

(3) Governmentally owned and/or operated buildings or facility.

(4) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.

(5) Publicly or privately owned and/or operated recreational facilities containing extensive open space and preserving natural features of the area, including recreation areas, day camps, private parks and including overnight uses such as campgrounds, summer camps, health camps and group accommodations.

(6) Public utility services and pertinent structures, including utility substations and transformers, but excluding office buildings and storage and distribution facilities.

(7) Home occupations.

(8) Oil, gas and brine wells, drilling and operations necessary for their extraction, storage and skimming.

(c) Accessory Uses.

(1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.

(2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.

(3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1125.02 USES

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following uses:

(1) Single-family dwellings, detached.

(2) Agricultural buildings and uses provided:

A. Buildings used to house livestock or chickens shall be located no less than one hundred (100) feet from all property lines.

B. Raising or breeding of domestic animals or poultry for commercial purposes shall only be permitted on lots of five acres or more.

(3) Roadside stands offering for sale only agricultural products that are produced on the premises. Such stand, sign and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.

(b) Conditional Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue a conditional zoning permit for the following uses:

(1) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.

(2) Publicly or privately owned and/or operated recreational facilities containing extensive open space and preserving natural features of the area including recreation areas, day camps, private parks and including overnight uses such as campgrounds, summer camps, health camps and group accommodations.

(3) Cemetery.

(4) Public and parochial schools.

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- (5) Church and other buildings for the purpose of religious worship.
- (6) Governmentally owned and/or operated building or facility.
- (7) Oil, gas and brine wells, drilling and operations necessary for their extraction, storage and skimming.
- (8) Home occupation.
- (9) Public utility services and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities.

(c) Accessory Uses. ~~Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following accessory uses:~~

- (1) Accessory buildings and uses incidental to the principal use that do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1126.02 USES

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following use:

- (1) Single-family dwelling, detached.

(b) Conditional Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue a conditional zoning permit for the following uses:

- (1) Church and other buildings for the purpose of religious worship.
- (2) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.
- (3) Publicly or privately owned and/or operated outdoor recreational facilities containing extensive open space and preserving natural features of the area, including recreation areas, day camps, private parks, group facilities excluding any overnight uses.
- (4) Public and parochial schools.
- (5) Home occupations.
- (6) Public utility services and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities.

(c) Accessory Uses. ~~Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following accessory uses:~~

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1127.02 USES

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following use:

Single-family dwelling, detached.

(b) Conditional Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue conditional zoning permit for uses listed herein subject to the general and specific requirements of Chapter 1153 referred to below:

- (1) Church and other buildings for the purpose of religious worship.

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(2) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.

(3) Publicly or privately owned and/or operated outdoor recreational facilities containing extensive open space and preserving natural features of the area, including recreation areas, day camps, private parks, group facilities excluding any overnight uses.

(4) Public and parochial schools.

(5) Home occupations.

(6) Public utility services and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities.

(7) Oil, gas and brine wells, drilling and operations necessary for their extraction and skimming.

~~(c) Accessory Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following accessory uses:~~

~~(1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.~~

~~(2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.~~

~~(3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.~~

1129.02 USES

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following uses:

(1) Single-family dwellings, detached.

(b) Conditional Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue conditional zoning permit for the following uses:

(1) Public and parochial schools.

(2) Church and other buildings for the purpose of religious worship.

(3) Institutions for higher education.

(4) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.

(5) Institutions for human medical care, hospitals, sanitariums, nursing homes, assisted living facilities, independent senior living facilities, child day care centers, and philanthropic institutions.

(6) Governmentally owned and/or operated building or facility other than those listed above.

(7) Home occupation.

(8) Public utility services and pertinent structures including utility substations and transformers, but excluding office building and storage and distribution facilities.

(9) Oil, gas and brine wells, drilling and operations necessary for their extraction, storage and skimming.

(10) Single-family dwelling, attached. Lot Requirements, Yard Requirements, and Maximum Density shall be determined by the Planning and Zoning Commission, guided by the standards set for a single-family dwelling, detached, under each application.

~~(c) Accessory Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following accessory uses:~~

~~(1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.~~

~~(2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.~~

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(3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1132.02 USES

(a) Principal Uses.

(1) Establishments engaged primarily in retail sales, such as:

- A. Food;
- B. Prescription drugs sold at retail (excluding marijuana dispensaries);
- C. Book and stationery store;
- D. Apparel store;
- E. Florist shop;
- F. Antique store;
- G. Sporting goods store;
- H. Jewelry store;
- I. Optical goods store;
- J. Furniture, home furnishings and office equipment and office supply store;
- K. Beverage, including liquor;
- L. Restaurant, including drive-thru facilities;
- M. Mortuary;
- N. Monument sales and display;
- O. Drive-thru commercial facilities, i.e. beverage;
- P. Silk-screening;
- Q. Sale of swimming pools and accessories;
- R. Graphic and printing stores;
- S. Videos, sales and repairs;
- T. Sale of pets and pet supplies;
- U. Carpet store;
- V. Collectibles store;
- W. Ceramic and ceramic supplies;
- X. Private mailbox stores; and
- Y. Technical sales and supply.
- Z. Marijuana dispensaries, subject to all the following:
 - 1. No more than a total of two (2) marijuana dispensaries shall be located in the City, regardless of the use district(s) in which they are located.
 - 2. No marijuana dispensary shall be located within 2,000 feet of the boundaries of a parcel of real estate having situated on it another marijuana dispensary.
 - 3. No marijuana dispensary shall be granted a Zoning Certificate without demonstrated compliance with the separation requirements contained in Sections 3796.30 and/or 3780.07 of the Ohio Revised Code, as applicable.
- AA. Non-prescription drugs sold at retail, subject to the following:
 - 1. No more than a total of three (3) such establishments shall be located in the City.
 - 2. No such establishment shall be located within 1,000 feet of the boundaries of a parcel of real estate having situated on it another establishment whose principal use is non-prescription drugs sold at retail.

(2) Establishments engaged primarily in the fields of finance, insurance and real estate:

- A. Bank, including drive-thru;
- B. Credit agency other than banks;

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- C. Investment firm and companies, and
- D. Real estate and insurance companies.

(3) Establishments engaged in providing a variety of services to individuals and business establishments, such as:

- A. Personal services such as barber and beauty shops, salons as defined in Ohio R.C. 4713.01 including licensed massage, tanning and other personal services as authorized under Ohio R.C. 4713.42, when clearly an accessory use to the foregoing principal uses, shoe repair shops, laundries and dry cleaning;
- B. Miscellaneous business services such as advertising, news syndicates and employment services;
- C. Medical and dental office buildings and out-patient clinics;
- D. Engineering and architectural services;
- E. Legal services;
- F. Accounting, auditing and bookkeeping services;
- G. Libraries and museums;
- H. Private indoor recreation facilities including bowling alleys, tennis clubs and racquetball courts and similar indoor recreational facilities:
 - I. Printing, blueprinting, newspaper printing, telegraph services,
 - J. Indoor movie establishments and theatrical playhouses.
- K. Motor Vehicle Rental Agency. A motor vehicle rental agency may be permitted subject to the following:
 - 1. Principal use. Motor vehicle rental shall be permitted only where motor vehicle rental agency is permitted as a principal use. Motor vehicle rental agencies shall only be established on properties zoned B, Business District or C-3, Highway Interchange Commercial District.
 - 2. Cleaning. Rental motor vehicle cleaning is limited to the vacuuming of the interior and hand washing of the exterior and interior of the vehicle. Vehicle cleaning is permitted only in an enclosed vehicular preparation area and shall not be open to the public.
 - 3. Principal Structure required. The minimum size of all motor vehicle rental sales offices shall be two thousand (2,000) square feet. No mobile home, recreational vehicle, or other vehicle shall be used as sales offices, storage space or for sleeping purposes.
 - 4. Separation. No motor vehicle rental agency shall be located within two thousand (2,000) feet of the boundaries of a parcel of real estate having situated on it another motor vehicle rental agency.
 - 5. Parts prohibited. The exterior display or storage of motor vehicle parts is prohibited.
 - 6. Sales prohibited. No rental motor vehicles shall be sold or held for sale.
 - 7. Operable, dismantled or damaged vehicles. There shall not be an inoperable, dismantled or damaged motor vehicles outside of the building on the site at any time. All motor vehicles for rental shall be maintained in running condition and the storage of motor vehicles on the site without current registration is prohibited.
 - 8. Outdoor storage/display.
 - a. Motor vehicles kept on the site for rental purposes are not considered to be outside storage.
 - b. A motor vehicle display/storage area shall not be located within a required setback, required landscaping area, or required parking space.
 - c. No motor vehicles shall be displayed on top of a building or in any way displayed above grade (i.e., raised in any way).
 - 9. Noise. The use of loud speakers or other exterior amplification devices that are audible from the exterior of the site shall be prohibited.

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10. Entrances and exits. The number, configuration and width of all points of entrance and exit to the site shall be in accordance with Section 1155.03(d) of the Zoning Ordinance and addressed as part of Site Plan or Site Plan Amendment Review as may be applicable.

11. Parking.

- a. Driveways, parking lots and loading/unloading areas shall be paved with an approved concrete or asphalt/concrete surface.
- b. Adequate access and egress with appropriate turning radii to the site shall be provided as well as adequate queuing and turnaround space on the site so that at no time is street traffic disrupted or blocked by vehicles entering or leaving the site or maneuvering to park on the site.
- c. All surfaces shall be maintained in sound condition free of pot holes, weeds and other vegetation, dust, trash, and debris.

12. Enclosed building. All rental motor vehicle maintenance services shall be conducted within an enclosed building.

13. Fueling stations. Neither gasoline or fuel for rental or non-rental vehicles shall be kept, sold or dispensed on the site.

14. Lighting. All lighting shall be designed and installed to prevent glare or excessive light spillover onto adjacent properties or rights-of-way. Security lighting shall be directed toward the building, rather than the area around it. A photometric plan shall be provided in order to verify conformance with this requirement.

15. Landscaping. A landscaped buffer not less than six (6) feet in width shall be provided adjacent to the right-of-way for which the site has frontage as approved by the Planning and Zoning Commission.

L. Short-term residential rentals, subject to Section 1151.34.

(b) Conditional Uses: The Planning and Zoning Commission may issue conditional zoning certificates for uses listed herein subject to the requirements of Chapter 1153:

- (1) Nonprofit, professional, charitable and labor organizations;
- (2) Private technical schools;
- (3) Governmental owned and/or operated buildings;
- (4) Quasi-public, institutionally or organizationally owned and/or operated indoor recreational, institutional and meeting facilities;
- (5) Public utility service and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities;
- (6) Massage establishments (as a principal use, or as an accessory use not clearly incidental to the principal use on the premises);
- (7) Drive-through and self-service car washes open to the public (as a principal use or as an accessory use), subject to Section 1153.22, in addition to all other applicable requirements for conditional uses;
- (8) Radio and television broadcasting station, not including transmission towers;
- (9) Veterinarian hospital or clinic;
- (10) Institutions for higher education;
- (11) Institutions for human medical care, hospitals, sanitariums, nursing homes, assisted living facilities, independent senior living facilities, child day care centers, and philanthropic institutions;
- (12) Self-defense, not including pistol and rifle ranges;

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(13) Party centers;

(14) Repair services for machinery and equipment, including repair garage and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repairing and sales, and

(15) Gasoline service stations.

(c) Accessory Uses:

(1) Accessory buildings and uses clearly incidental to the principal uses on the premises.

(2) Signs as regulated by Chapter 1159.

1139.02 USES

Within the I-1 Industrial Research and Office District, no building, structure or premises shall be used, arranged to be used or designed to be used except for one or more of the following uses:

(a) Principal Uses.

(1) Off-street public parking lot and garage.

(2) Administrative, executive, financial, accounting, clerical and drafting offices associated with other permitted uses.

(3) Wholesale establishment.

(4) The following types of manufacturing, processing, cleaning, servicing, testing or repair activities which will not be materially injurious or offensive to the occupants of adjacent premises or the community at large by reason of the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic and noxious materials, odors, fire or explosive hazards, glare, heat or electromagnetic disturbances.

A. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products: except fish or meat products, sauerkraut, yeast and rendering or refining of fats and oils.

B. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, plastics, precious or semi-precious metals or stones, metal, shell, textiles, tobacco, wax, wood (where saw and planing mills are employed within a completely enclosed building) and yarns.

C. Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.

D. Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.

E. Electrical and electric appliances, instruments and devices, television sets, radios, phonographs, household appliances.

F. Laboratories and processing: experimental, film or testing provided no operation shall be conducted or equipment used which would create hazardous, noxious or offensive conditions.

G. Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.

H. Blacksmith, welding or other metal working shops, including machine shop operations of the tool, die and gauge types.

I. Carpenter, cabinet, upholstery, sheetmetal, plumbing, heating, roofing, air conditioning, sign painting and other similar establishments.

J. Ice manufacturing and cold storage plant, creamery and bottling plant.

K. Laundry, cleaning and dyeing plant.

L. Stone or monument works not employing power tools; or if employing such tools then within a completely enclosed building.

(5) Warehousing and storage buildings and yards which may include:

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A. Contractor's equipment storage yard or storage and rental of equipment commonly used by contractors.

B. Fuel, food and goods distribution station, warehouse and storage but excluding coal and coke. Inflammable liquids and underground storage only if located no closer than 300 feet from an R District.

C. EDITOR'S NOTE: Former subsection (a)(5)C. was repealed by Ordinance 1990-93, passed October 22, 1990.

- (6) Administrative, executive, financial, accounting, clerical and drafting offices.
- (7) Repair services for machinery and equipment, excluding automotive repair.
- (8) Vulcanizing.
- (9) Feed and Grain stores and supplies.
- (10) Rental agencies.
- (11) Governmentally owned and/or operated park.
- (12) Short-term residential rentals, subject to Section 1151.34.

(b) Conditional Uses. The Planning and Zoning Commission may issue conditional zoning certificates for uses listed herein subject to the requirements of Chapter 1153.

- (1) Institutions for human medical care: hospitals, sanitariums, nursing homes, assisted living facilities, independent senior living facilities, child day care centers, and philanthropic institutions.
- (2) Plant greenhouse.
- (3) Church and other buildings for the purpose of religious worship.
- (4) Governmentally owned and/or operated building or facility.
- (5) Institutions for higher education.
- (6) Private technical schools.
- (7) Public utility services and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities.
- (8) Oil, gas and brine wells, drilling and operations necessary for their extraction, storage and skimming subject to Chapter 1153.
- (9) (Editor's Note: Former subsection (b)(9) hereof was repealed by Ord. 2004-183, passed November 22, 2004.)
- (10) Lumber yard, building material sales.
- (11) Package and/or delivery services and sales of products manufactured or warehoused at the facility, subject to certain limitations:
 - A. Sales permitted under this section shall be incidental to the permitted principal use.
 - B. The area dedicated to this use shall not exceed fifteen percent (15%) of the interior floor area.
- (12) Rifle and pistol ranges.
- (13) Automotive repair.
- (14) Impounded motor vehicle yard subject to the conditions required by Section 1153.28.

(c) Accessory Uses.

- (1) Accessory building and uses clearly incidental to the uses permitted on the same premises.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.

1151.18 ACCESSORY DWELLING UNIT.

In the F-P, O-C, R-R, R-T, R-1, R-2, and R-3 districts, not more than one accessory dwelling unit ("ADU") as defined and limited in Section 1103.02 may be considered a permitted accessory use to a single-family dwelling. Except as specifically provided in Section 1151.34, no that the ADU is not shall be rented, leased, let or hired out to be occupied or used as a place of transient accommodation.

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1151.33 PLACES OF TRANSIENT ACCOMMODATION

(a) Places of transient accommodation refers to the land use defined in Section 1103.02(a)(121.1).

(b) Places of transient accommodation, other than transient hotels and short-term residential rentals, are not permitted as a principal use, accessory use or conditional use in any zoning district.

(c) An occupant, guest or tenant of any place of transient accommodation who remains resident for more than thirty (30) consecutive days shall be deemed to reside there with the consent of the facility's management, regardless of whether the occupant, guest or tenant has checked out and/or relocated to another room in the same facility.

(d) An extended stay hotel, residential hotel, or SRO facility will be considered a legal non-conforming use on and after the effective date of this section only if on that date it is legally operating as an extended stay hotel, residential hotel, or SRO facility under a valid license issued pursuant to Ohio Revised Code §3731.03. The legal non-conforming use will be deemed discontinued if the license is later surrendered, revoked, or terminates by expiration.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: Section 1103.02(a) of the Codified Ordinances is hereby amended by the enactment (addition) of the following new text sub-subsection to be inserted at the sub-subsection number indicated in parentheses as follows:

(103.1) "Short-term residential rental" means a dwelling unit not licensed under Chapter 3731 of the Ohio Revised Code that is used as a place of transient accommodation more than once in a calendar year.

SECTION 2: Section 1103.02(a) of the Codified Ordinances is hereby amended by the amendment of sub-subsection (1.1) thereof, which is amended to read in full as follows:

(1.1) "Accessory dwelling unit" or "ADU" means a dwelling unit that a) is constructed over a garage, in a basement, or as an attached or detached addition to a single-family dwelling, b) has usable square footage not exceeding that of the principal dwelling, c) has no utility connections separate from the main dwelling, and d) is subject to title, contractual or regulatory restrictions preventing it from being bought, sold, or legally encumbered (e.g., mortgaged, leased, etc.) separately from the principal dwelling unit.

SECTION 3: Sections 1123.02, 1125.02, 1126.02, 1127.02, 1129.02, 1132.02, 1139.02, 1151.18, and 1151.33 of the Codified Ordinances of the City of Streetsboro are hereby amended to read in full as follows:

1123.02 USES

(a) Principal Uses.

(1) Single-family dwelling.

(2) Agriculture, including buildings for the storage of agricultural supplies and products such as fertilizers, grains and hay.

A. Buildings used to house livestock or chickens shall be located no less than one hundred (100) feet from all property lines.

B. Raising or breeding of domestic animals or poultry for commercial purposes shall only be permitted on lots of five acres or more.

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(3) Roadside stands, offering for sale only agricultural products which are produced on the premises. Such stand, sign and required off-street parking shall be located and set back in such a manner as not to create a traffic hazard.

(4) Wildlife refuge and game preserve, tree farm or fish farm.

(b) Conditional Uses. The Planning and Zoning Commission may issue conditional zoning certificates for uses listed herein subject to the requirements of Chapter 1153:

(1) Cemetery.

(2) Church and other buildings for the purposes of religious worship.

(3) Governmentally owned and/or operated buildings or facility.

(4) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.

(5) Publicly or privately owned and/or operated recreational facilities containing extensive open space and preserving natural features of the area, including recreation areas, day camps, private parks and including overnight uses such as campgrounds, summer camps, health camps and group accommodations.

(6) Public utility services and pertinent structures, including utility substations and transformers, but excluding office buildings and storage and distribution facilities.

(7) Home occupations.

(8) Oil, gas and brine wells, drilling and operations necessary for their extraction, storage and skimming.

(c) Accessory Uses.

(1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.

(2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.

(3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1125.02 USES

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following uses:

(1) Single-family dwellings, detached.

(2) Agricultural buildings and uses provided:

A. Buildings used to house livestock or chickens shall be located no less than one hundred (100) feet from all property lines.

B. Raising or breeding of domestic animals or poultry for commercial purposes shall only be permitted on lots of five acres or more.

(3) Roadside stands offering for sale only agricultural products that are produced on the premises. Such stand, sign and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.

(b) Conditional Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue a conditional zoning permit for the following uses:

(1) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.

(2) Publicly or privately owned and/or operated recreational facilities containing extensive open space and preserving natural features of the area including recreation areas, day camps, private parks and including overnight uses such as campgrounds, summer camps, health camps and group accommodations.

(3) Cemetery.

(4) Public and parochial schools.

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- (5) Church and other buildings for the purpose of religious worship.
- (6) Governmentally owned and/or operated building or facility.
- (7) Oil, gas and brine wells, drilling and operations necessary for their extraction, storage and skimming.
- (8) Home occupation.
- (9) Public utility services and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities.

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use that do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1126.02 USES

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following use:

- (1) Single-family dwelling, detached.

(b) Conditional Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue a conditional zoning permit for the following uses:

- (1) Church and other buildings for the purpose of religious worship.
- (2) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.
- (3) Publicly or privately owned and/or operated outdoor recreational facilities containing extensive open space and preserving natural features of the area, including recreation areas, day camps, private parks, group facilities excluding any overnight uses.
- (4) Public and parochial schools.
- (5) Home occupations.
- (6) Public utility services and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities.

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1127.02 USES

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following use:

Single-family dwelling, detached.

(b) Conditional Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue conditional zoning permit for uses listed herein subject to the general and specific requirements of Chapter 1153 referred to below:

- (1) Church and other buildings for the purpose of religious worship.
- (2) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.

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- (3) Publicly or privately owned and/or operated outdoor recreational facilities containing extensive open space and preserving natural features of the area, including recreation areas, day camps, private parks, group facilities excluding any overnight uses.
- (4) Public and parochial schools.
- (5) Home occupations.
- (6) Public utility services and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities.
- (7) Oil, gas and brine wells, drilling and operations necessary for their extraction and skimming.

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1129.02 USES

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following uses:

- (1) Single-family dwellings, detached.

(b) Conditional Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue conditional zoning permit for the following uses:

- (1) Public and parochial schools.
- (2) Church and other buildings for the purpose of religious worship.
- (3) Institutions for higher education.
- (4) Publicly or privately owned and/or operated outdoor recreational facilities generally used intensively, including picnic areas, parks, playgrounds, ballfields, swimming facilities, tennis clubs, golf courses, riding academies and country clubs.
- (5) Institutions for human medical care, hospitals, sanitariums, nursing homes, assisted living facilities, independent senior living facilities, child day care centers, and philanthropic institutions.
- (6) Governmentally owned and/or operated building or facility other than those listed above.
- (7) Home occupation.
- (8) Public utility services and pertinent structures including utility substations and transformers, but excluding office building and storage and distribution facilities.
- (9) Oil, gas and brine wells, drilling and operations necessary for their extraction, storage and skimming.
- (10) Single-family dwelling, attached. Lot Requirements, Yard Requirements, and Maximum Density shall be determined by the Planning and Zoning Commission, guided by the standards set for a single-family dwelling, detached, under each application.

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.

1132.02 USES

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Ordinance No. _____ Passed _____, 20____

(a) Principal Uses.

(1) Establishments engaged primarily in retail sales, such as:

- A. Food;
- B. Prescription drugs sold at retail (excluding marijuana dispensaries);
- C. Book and stationery store;
- D. Apparel store;
- E. Florist shop;
- F. Antique store;
- G. Sporting goods store;
- H. Jewelry store;
- I. Optical goods store;
- J. Furniture, home furnishings and office equipment and office supply store;
- K. Beverage, including liquor;
- L. Restaurant, including drive-thru facilities;
- M. Mortuary;
- N. Monument sales and display;
- O. Drive-thru commercial facilities, i.e. beverage;
- P. Silk-screening;
- Q. Sale of swimming pools and accessories;
- R. Graphic and printing stores;
- S. Videos, sales and repairs;
- T. Sale of pets and pet supplies;
- U. Carpet store;
- V. Collectibles store;
- W. Ceramic and ceramic supplies;
- X. Private mailbox stores; and
- Y. Technical sales and supply.
- Z. Marijuana dispensaries, subject to all the following:

- 1. No more than a total of two (2) marijuana dispensaries shall be located in the City, regardless of the use district(s) in which they are located.
- 2. No marijuana dispensary shall be located within 2,000 feet of the boundaries of a parcel of real estate having situated on it another marijuana dispensary.
- 3. No marijuana dispensary shall be granted a Zoning Certificate without demonstrated compliance with the separation requirements contained in Sections 3796.30 and/or 3780.07 of the Ohio Revised Code, as applicable.

AA. Non-prescription drugs sold at retail, subject to the following:

- 1. No more than a total of three (3) such establishments shall be located in the City.
- 2. No such establishment shall be located within 1,000 feet of the boundaries of a parcel of real estate having situated on it another establishment whose principal use is non-prescription drugs sold at retail.

(2) Establishments engaged primarily in the fields of finance, insurance and real estate:

- A. Bank, including drive-thru;
- B. Credit agency other than banks;
- C. Investment firm and companies, and
- D. Real estate and insurance companies.

(3) Establishments engaged in providing a variety of services to individuals and business establishments, such as:

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- A. Personal services such as barber and beauty shops, salons as defined in Ohio R.C. 4713.01 including licensed massage, tanning and other personal services as authorized under Ohio R.C. 4713.42, when clearly an accessory use to the foregoing principal uses, shoe repair shops, laundries and dry cleaning;
- B. Miscellaneous business services such as advertising, news syndicates and employment services;
- C. Medical and dental office buildings and out-patient clinics;
- D. Engineering and architectural services;
- E. Legal services;
- F. Accounting, auditing and bookkeeping services;
- G. Libraries and museums;
- H. Private indoor recreation facilities including bowling alleys, tennis clubs and racquetball courts and similar indoor recreational facilities;
- I. Printing, blueprinting, newspaper printing, telegraph services;
- J. Indoor movie establishments and theatrical playhouses.
- K. Motor Vehicle Rental Agency. A motor vehicle rental agency may be permitted subject to the following:
 - 1. Principal use. Motor vehicle rental shall be permitted only where motor vehicle rental agency is permitted as a principal use. Motor vehicle rental agencies shall only be established on properties zoned B, Business District or C-3, Highway Interchange Commercial District.
 - 2. Cleaning. Rental motor vehicle cleaning is limited to the vacuuming of the interior and hand washing of the exterior and interior of the vehicle. Vehicle cleaning is permitted only in an enclosed vehicular preparation area and shall not be open to the public.
 - 3. Principal Structure required. The minimum size of all motor vehicle rental sales offices shall be two thousand (2,000) square feet. No mobile home, recreational vehicle, or other vehicle shall be used as sales offices, storage space or for sleeping purposes.
 - 4. Separation. No motor vehicle rental agency shall be located within two thousand (2,000) feet of the boundaries of a parcel of real estate having situated on it another motor vehicle rental agency.
 - 5. Parts prohibited. The exterior display or storage of motor vehicle parts is prohibited.
 - 6. Sales prohibited. No rental motor vehicles shall be sold or held for sale.
 - 7. Operable, dismantled or damaged vehicles. There shall not be an inoperable, dismantled or damaged motor vehicles outside of the building on the site at any time. All motor vehicles for rental shall be maintained in running condition and the storage of motor vehicles on the site without current registration is prohibited.
 - 8. Outdoor storage/display.
 - a. Motor vehicles kept on the site for rental purposes are not considered to be outside storage.
 - b. A motor vehicle display/storage area shall not be located within a required setback, required landscaping area, or required parking space.
 - c. No motor vehicles shall be displayed on top of a building or in any way displayed above grade (i.e., raised in any way).
 - 9. Noise. The use of loud speakers or other exterior amplification devices that are audible from the exterior of the site shall be prohibited.
 - 10. Entrances and exits. The number, configuration and width of all points of entrance and exit to the site shall be in accordance with Section 1155.03(d) of the Zoning Ordinance and addressed as part of Site Plan or Site Plan Amendment Review as may be applicable.
 - 11. Parking.

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- a. Driveways, parking lots and loading/unloading areas shall be paved with an approved concrete or asphalt/concrete surface.
- b. Adequate access and egress with appropriate turning radii to the site shall be provided as well as adequate queuing and turnaround space on the site so that at no time is street traffic disrupted or blocked by vehicles entering or leaving the site or maneuvering to park on the site.
- c. All surfaces shall be maintained in sound condition free of pot holes, weeds and other vegetation, dust, trash, and debris.

12. Enclosed building. All rental motor vehicle maintenance services shall be conducted within an enclosed building.

13. Fueling stations. Neither gasoline or fuel for rental or non-rental vehicles shall be kept, sold or dispensed on the site.

14. Lighting. All lighting shall be designed and installed to prevent glare or excessive light spillover onto adjacent properties or rights-of-way. Security lighting shall be directed toward the building, rather than the area around it. A photometric plan shall be provided in order to verify conformance with this requirement.

15. Landscaping. A landscaped buffer not less than six (6) feet in width shall be provided adjacent to the right-of-way for which the site has frontage as approved by the Planning and Zoning Commission.

L. Short-term residential rentals, subject to Section 1151.34.

(b) Conditional Uses: The Planning and Zoning Commission may issue conditional zoning certificates for uses listed herein subject to the requirements of Chapter 1153:

- (1) Nonprofit, professional, charitable and labor organizations;
- (2) Private technical schools;
- (3) Governmental owned and/or operated buildings;
- (4) Quasi-public, institutionally or organizationally owned and/or operated indoor recreational, institutional and meeting facilities;
- (5) Public utility service and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities;
- (6) Massage establishments (as a principal use, or as an accessory use not clearly incidental to the principal use on the premises);
- (7) Drive-through and self-service car washes open to the public (as a principal use or as an accessory use), subject to Section 1153.22, in addition to all other applicable requirements for conditional uses;
- (8) Radio and television broadcasting station, not including transmission towers;
- (9) Veterinarian hospital or clinic;
- (10) Institutions for higher education;
- (11) Institutions for human medical care, hospitals, sanitariums, nursing homes, assisted living facilities, independent senior living facilities, child day care centers, and philanthropic institutions;
- (12) Self-defense, not including pistol and rifle ranges;
- (13) Party centers;

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(14) Repair services for machinery and equipment, including repair garage and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repairing and sales, and

(15) Gasoline service stations.

(c) Accessory Uses:

(1) Accessory buildings and uses clearly incidental to the principal uses on the premises.

(2) Signs as regulated by Chapter 1159.

1139.02 USES

Within the I-1 Industrial Research and Office District, no building, structure or premises shall be used, arranged to be used or designed to be used except for one or more of the following uses:

(a) Principal Uses.

(1) Off-street public parking lot and garage.

(2) Administrative, executive, financial, accounting, clerical and drafting offices associated with other permitted uses.

(3) Wholesale establishment.

(4) The following types of manufacturing, processing, cleaning, servicing, testing or repair activities which will not be materially injurious or offensive to the occupants of adjacent premises or the community at large by reason of the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic and noxious materials, odors, fire or explosive hazards, glare, heat or electromagnetic disturbances.

A. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products; except fish or meat products, sauerkraut, yeast and rendering or refining of fats and oils.

B. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, plastics, precious or semi-precious metals or stones, metal, shell, textiles, tobacco, wax, wood (where saw and planing mills are employed within a completely enclosed building) and yarns.

C. Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.

D. Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.

E. Electrical and electric appliances, instruments and devices, television sets, radios, phonographs, household appliances.

F. Laboratories and processing; experimental, film or testing provided no operation shall be conducted or equipment used which would create hazardous, noxious or offensive conditions.

G. Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.

H. Blacksmith, welding or other metal working shops, including machine shop operations of the tool, die and gauge types.

I. Carpenter, cabinet, upholstery, sheetmetal, plumbing, heating, roofing, air conditioning, sign painting and other similar establishments.

J. Ice manufacturing and cold storage plant, creamery and bottling plant.

K. Laundry, cleaning and dyeing plant.

L. Stone or monument works not employing power tools; or if employing such tools then within a completely enclosed building.

(5) Warehousing and storage buildings and yards which may include:

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A. Contractor's equipment storage yard or storage and rental of equipment commonly used by contractors.

B. Fuel, food and goods distribution station, warehouse and storage but excluding coal and coke. Inflammable liquids and underground storage only if located no closer than 300 feet from an R District.

C. EDITOR'S NOTE: Former subsection (a)(5)C. was repealed by Ordinance 1990-93, passed October 22, 1990.

- (6) Administrative, executive, financial, accounting, clerical and drafting offices.
- (7) Repair services for machinery and equipment, excluding automotive repair.
- (8) Vulcanizing.
- (9) Feed and Grain stores and supplies.
- (10) Rental agencies.
- (11) Governmentally owned and/or operated park.
- (12) Short-term residential rentals, subject to Section 1151.34.

(b) Conditional Uses. The Planning and Zoning Commission may issue conditional zoning certificates for uses listed herein subject to the requirements of Chapter 1153.

- (1) Institutions for human medical care: hospitals, sanitariums, nursing homes, assisted living facilities, independent senior living facilities, child day care centers, and philanthropic institutions.
- (2) Plant greenhouse.
- (3) Church and other buildings for the purpose of religious worship.
- (4) Governmentally owned and/or operated building or facility.
- (5) Institutions for higher education.
- (6) Private technical schools.
- (7) Public utility services and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities.
- (8) Oil, gas and brine wells, drilling and operations necessary for their extraction, storage and skimming subject to Chapter 1153.
- (9) (Editor's Note: Former subsection (b)(9) hereof was repealed by Ord. 2004-183, passed November 22, 2004.)
- (10) Lumber yard, building material sales.
- (11) Package and/or delivery services and sales of products manufactured or warehoused at the facility, subject to certain limitations:
 - A. Sales permitted under this section shall be incidental to the permitted principal use.
 - B. The area dedicated to this use shall not exceed fifteen percent (15%) of the interior floor area.
- (12) Rifle and pistol ranges.
- (13) Automotive repair.
- (14) Impounded motor vehicle yard subject to the conditions required by Section 1153.28.

(c) Accessory Uses.

- (1) Accessory building and uses clearly incidental to the uses permitted on the same premises.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.

1151.18 ACCESSORY DWELLING UNIT.

In the F-P, O-C, R-R, R-T, R-1, R-2, and R-3 districts, not more than one accessory dwelling unit ("ADU") as defined and limited in Section 1103.02 may be considered a permitted accessory use to a single-family dwelling. Except as specifically provided in Section 1151.34, no ADU shall be rented, leased, let or hired out to be occupied or used as a place of transient accommodation.

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1151.33 PLACES OF TRANSIENT ACCOMMODATION

(a) Places of transient accommodation refers to the land use defined in Section 1103.02(a)(121.1).

(b) Places of transient accommodation, other than transient hotels and short-term residential rentals, are not permitted as a principal use, accessory use or conditional use in any zoning district.

(c) An occupant, guest or tenant of any place of transient accommodation who remains resident for more than thirty (30) consecutive days shall be deemed to reside there with the consent of the facility's management, regardless of whether the occupant, guest or tenant has checked out and/or relocated to another room in the same facility.

(d) An extended stay hotel, residential hotel, or SRO facility will be considered a legal non-conforming use on and after the effective date of this section only if on that date it is legally operating as an extended stay hotel, residential hotel, or SRO facility under a valid license issued pursuant to Ohio Revised Code §3731.03. The legal non-conforming use will be deemed discontinued if the license is later surrendered, revoked, or terminates by expiration.

SECTION 4: New Section 1151.34 of the Codified Ordinances of the City of Streetsboro is hereby enacted to read in full as follows:

1151.34 SHORT-TERM RESIDENTIAL RENTALS.

No dwelling unit shall be used as a short-term residential rental except in conformance with this section.

(a) In the O-C and R-R districts, on a lot where a single-family dwelling is the principal use, the principal dwelling and/or any conforming ADU may be used as a short-term residential rental.

(b) In the R-T, R-1 and R-2 districts, a conforming ADU that is attached to the principal dwelling may be used as a short-term residential rental.

(c) In the B and I-1 districts, a legal non-conforming single-family dwelling existing as a principal use on the effective date of this section may be used as a short-term residential rental.

"Conforming," for the purposes of this section, means that the ADU conforms to the definition of accessory dwelling unit contained in Section 1103.02(a)(1.1) of these Ordinances.

SECTION 5: New Chapter 731 of the Codified Ordinances of the City of Streetsboro, entitled "Short-Term Residential Rentals," is hereby enacted to read in full as follows:

CHAPTER 731 Short-Term Residential Rentals

731.01 DEFINITIONS.

As used in this chapter:

(a) "Short-term residential rental" means the use of a residential dwelling unit as a place of transient accommodation, as defined in Section 1103.02 of these Ordinances. The term also refers to the rental premises itself.

(b) "Director" means the Director of Planning and Zoning or his or her designee.

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(c) "Owner" means the person identified on the tax duplicate of the Portage County Auditor as the record title owner of a parcel of land coming within the purview of this Chapter.

(d) "Operator" means the person that enters into contract with renters for the use of a short-term residential rental premises, receives payment therefor, and/or acts to hold out to the public the availability of one or more residential dwelling units for short-term rental, by use of an online marketing platform or otherwise.

(e) "Person" includes an individual as well as a corporation, partnership, limited liability company, trust, estate or other entity.

731.02 PERMIT REQUIRED.

(a) No person shall operate a short-term residential rental in the City except under the authority of a valid, unexpired permit issued pursuant to this Chapter. No owner shall permit a dwelling unit owned by that owner to be operated as a short-term residential rental except under the authority of a valid, unexpired permit issued pursuant to this Chapter.

(b) Permits under this Chapter shall be issued for a duration of one year, commencing on March 1st of each year (the "permit year"). The Director shall accept applications for new or renewal permits beginning ninety (90) days prior to March 1st of each year, with permits effective for the next following permit year. Permit applications received prior to this application window will be deemed to apply to the remaining portion of the permit year in which they are received. Partial year permits will be effective when approved by the Director.

(c) The Director shall process and either approve or deny an application within thirty (30) days of the filing of a complete application. When supporting documentation for an application is not complete, the time to issue or deny a permit shall be extended on a day-for-day basis. A complete application that is not granted or denied within thirty (30) days of the date it is filed shall be deemed denied.

(d) A permit shall be required for each dwelling unit used as a short-term residential rental. Permits issued under this Chapter are nontransferable.

731.03 PERMIT APPLICATION AND APPLICATION FEE.

Any person seeking the issuance of a permit to operate a short-term residential rental shall file with the Planning Director a written application on a form to be provided, correctly containing the following information:

- (1) Full legal name, mailing address and e-mail address of the proposed operator.
- (2) Full legal name, mailing address and e-mail address of the owner.
- (3) Street address, unit number (if any) and permanent parcel number of the dwelling unit(s) proposed to be used as short-term residential rental(s).
- (4) 24-hour telephone emergency contact number for a responsible adult who, being the operator or an employee or agent of the operator, is able to respond to the location of the rental within one hour of contact, with full authority to make decisions on closure and security of the premises, if necessary.
- (5) A copy of the rules and regulations applicable to the rental premises ("house rules") that are issued to renters by the operator.
- (6) A copy of the floor plan for each rental premises to be covered by the permit, in a scale not less than 1/4"=1', indicating location of ingress and egress points, and location of smoke and carbon monoxide detectors.

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(7) A copy of a site plan showing off-street parking spaces for potential guests and permanent residents of the premises.

(8) If the applicant is a corporation or other artificial entity, or is doing business under a fictitious name, a certificate of good standing issued by the Ohio Secretary of State shall be submitted.

Each permit application, renewal application or partial year application shall have filed with it a non-refundable application processing fee of fifty dollars (\$50.00), which shall be collected to defray the cost of processing permit applications and enforcement of this Chapter.

731.04 APPLICATION REVIEW; SUBSTANTIVE REQUIREMENTS.

(a) Upon receipt of a complete application, the Director shall verify the information supplied by the applicant. The Director shall cause an inspection of the premises to be made to verify parking requirements, ingress and egress points, and presence of functioning smoke and carbon monoxide detectors.

(b) No dwelling unit shall qualify, and no permit shall be issued, where the premises does not exhibit the following characteristics:

- (1) In addition to the off-street parking required for dwelling units in Section 1155.02 of these Ordinances, each short-term residential rental shall have one paved off-street parking space for each sleeping room available for short-term rental.
- (2) At least two points of ingress and egress shall be available and accessible for fire rescue purposes, as confirmed by Fire Department inspection.
- (3) Operational smoke and carbon monoxide detectors shall be installed within ten feet of the door to each sleeping room.

731.05 APPLICATION DENIAL; REVOCATION.

(a) In response to a complete new, renewal or partial year application, and after review and inspection, the Director shall issue the permit, but shall deny the application if one of the following conditions exists:

- (1) The dwelling unit involved does not comply with the zoning restrictions contained in Section 1151.34 of these Ordinances.
- (2) The dwelling unit involved does not exhibit full compliance with the substantive requirements of Section 731.04(b).

(b) Any permit that is erroneously issued, transferred in violation of this Chapter, or subsequently found to have been procured through false statements in the application or other falsification shall be immediately revoked by the Director.

(c) If a permit premises becomes disqualified to hold a permit under subsection (a)(1) above, the permit shall be immediately revoked by the Director.

731.06 NOTICE OF DENIAL OR REVOCATION; APPEAL.

(a) Notice of the denial of any permit application or renewal, or of a revocation of a permit, shall be provided by the Director via certified mail to the operator and the owner at the addresses provided in the permittees' application, or by personal service. Notice of any denial or revocation shall include a statement of the recipient's right of appeal. It is the duty of the Permittee operator and owner to maintain current contact information with the Planning Department.

(b) An owner or operator aggrieved by the denial of a permit application, refusal to renew a permit, or revocation of a permit under this Chapter may, within twenty days after service of the denial or revocation notice, appeal to the Board of Zoning and Building Appeals. The Board may affirm, reverse, or modify the action of the Planning Director in accordance

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with its authority under Section 1105.08 of these Ordinances. The Board's decision may be reviewed only in accordance with Chapter 2506 of the Ohio Revised Code.

731.99 PENALTY.

Whoever violates subsection (a) of Section 731.02 of this Chapter shall be guilty of a minor misdemeanor on the first offense and a misdemeanor of the fourth degree for any subsequent offense. Each rental contract fulfilled shall be deemed a separate offense. Whoever files or causes to be filed any permit application containing false information or fraudulent misstatements shall be punished as for falsification.

SECTION 6: Existing Sections 1103.02 and 1132.02 of the Codified Ordinances, as amended by Ord. No. 2024-92, passed June 10, 2024, are hereby repealed. Existing Sections 1151.18 and 1151.33 of the Codified Ordinances, as amended or enacted by Ord. No. 2024-20, passed January 22, 2024, are hereby repealed. Existing Sections 1123.02 and 1125.02 of the Codified Ordinances, as amended by Ord. No. 2021-100, passed July 12, 2021, are hereby repealed. Existing Sections 1126.02 and 1127.02 of the Codified Ordinances, as amended by Ord. No. 2004-183, passed November 22, 2004, are hereby repealed. Existing Section 1129.02 of the Codified Ordinances, as amended by Ord. No. 2018-108, passed September 10, 2018, is hereby repealed.

SECTION 7: 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 8: This ordinance shall take effect and be in force at the earliest period allowed by law upon its passage and approval by the Mayor.

PASSED: _____
Date Steve Michniak, President of Council

ATTEST: _____
Caroline L. Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
David L. Nott, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Planning Commission

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Ordinance No. _____ Passed _____, 20_____

AN ORDINANCE ALLOWING BEER TO BE SOLD, SERVED, DISPENSED AND CONSUMED AT A ONE DAY BEER & BBQ BASH FESTIVAL TO BE HELD AT STREETSBORO CITY PARK ON AUGUST 17, 2024, AND DECLARING AN EMERGENCY SO THAT THE NECESSARY PERMITS CAN BE OBTAINED.

WHEREAS, the City of Streetsboro wishes to allow a Beer & BBQ Bash Festival; to be held at the Streetsboro City Park on August 17, 2024; and

WHEREAS, Section 529.07 of the Codified Ordinances of the City of Streetsboro prohibits the possession of an open container or the sale of beer or intoxicating liquor in a public place; and

WHEREAS, to permit such festival to take place, the City Council must adopt an Ordinance creating a one-time exception to the prohibition of 529.07 of Streetsboro Codified Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, thereto concurring that:

SECTION 1: Notwithstanding the prohibition of 529.07 of the Streetsboro Codified Ordinances, various vendors are permitted by the City to sell craft beer at the Beer & BBQ festival at Streetsboro City Park on August 17, 2024.

SECTION 2: Provided each vendor selling craft beer obtains the necessary State liquor permits and any other required governmental licenses and/or approvals and demonstrates that it maintains insurance coverage for this activity which is adequate in the view of the Law Department beer may be sold, served, distributed and consumed at such craft beer & BBQ event.

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, the emergency being the necessity to file the necessary paperwork in a timely matter to allow the Beer & BBQ event to take place and provided it receives the affirmative vote of three-fourths 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.

PASSED: _____
Date Steve Michniak, President of Council

ATTEST: _____
Caroline L. Kremer, Clerk of Council

APPROVED: _____
Date Glenn M Broska, Mayor

Prepared and approved as to legal content by: _____
David L. Nott, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Parks and Recreation Director

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Ordinance No. _____ Passed _____, 20_____

AN ORDINANCE AMENDING ORDINANCE NO. 2024-83 TO REPLACE JLP PARTS, INC. WITH GENUINE PARTS COMPANY, WHICH HAS PURCHASED JLP'S STORES IN AKRON, STREETSBORO AND KENT, AND DECLARING AN EMERGENCY IN ORDER TO EXPEDITE PURCHASES WITH THE NEW VENDOR.

WHEREAS, this Council previously adopted Ordinance No. 2024-83, which authorized the Mayor to enter into contracts without competitive bidding with various vendors for the purchase of repair part and supplies and services with each vendor, as necessary for the City's vehicle fleet during 2024; and

WHEREAS, Genuine Parts has informed the City of Streetsboro that it has purchased JL, Parts, Inc. NAPA brand stores in Akron, Streetsboro and Kent; and

WHEREAS, it is necessary to amend Ordinance No. 2024-83 to set forth Genuine Parts Company as the NAPA parts owner in order to make purchases from this new vendor:

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, thereto concurring that:

SECTION 1: The table in Section 1 of Ordinance No. 2024-83 is hereby amended to state:

"NAPA (Genuine Parts Company)."

SECTION 2: 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 3: 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 residents of this City for the reason that the Council wishes to amend Ordinance No. 2024-83 to permit the City to make purchases from a new NAPA vendor as soon as possible, and provided it receives the affirmative vote of three-fourths 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.

PASSED: _____
Date Steve Michniak, President of Council

ATTEST: _____
Caroline L. Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
David L. Nott, Law Director

Date Submitted to Mayor for Approval: _____

Sponsored by: Service Director

GOVERNMENT FORMS & SUPPLIES 644-274-3338 FORM NO 32043

Ordinance No. 2024-83 Passed May 13, 2024 2024

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACTS WITHOUT COMPETITIVE BIDDING WITH VARIOUS VENDORS FOR THE PURCHASE OF REPAIR PARTS AND SUPPLIES AND SERVICES FOR THE CITY'S VEHICLE FLEET DURING 2024.

BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into contracts without competitive bidding with the following identified vendors for the purchase of repair parts and supplies and services with each vendor, as necessary for the City's vehicle fleet during 2024, for the Service Department:

Vendor	Product or Service
O'Reilly Automotive Stores	Parts and Supplies
NAPA (JLE Parts, Inc.)	Parts and Supplies
Truck Specialists, Inc. dba Valley Freightliner Sterling	Parts and Supplies
Rush Truck Center	Parts and Supplies
Fyda Freightliner Youngstown	Parts and Supplies
Bob Sumeral Tire Co., Inc.	Tire Repairs
Van's Tire and Service, Inc.	Tire Repairs
Stuver Auto Spring Co., Inc.	Spring Repairs
Certified Power, Inc.	Salt Equipment Repairs
Custom Electric, Inc.	Alternators and Parts
Robeck Fluid Power Co.	Hydraulic Parts
Klaben Ford Lincoln, Inc.	Parts and Supplies
F&S Towing	Towing of Vehicles
Gateway Recovery & Towing	Towing of Vehicles
Liberty Ford of Solon	Parts and Supplies

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from the General Fund, Account No. 101-81-5613.

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 shall take effect and be in force at the earliest period allowed by law upon its passage and approval by the Mayor.

PASSED: 13th July [Signature]
Date Steve Michniak, President of Council

ATTEST: [Signature]
Caroline L. Kremer, Clerk of Council

APPROVED: 05/15/2024 [Signature]
Date Glenn M. Broska, Mayor

City of Streetsboro

Mayor Glenn M. Broska



Administrative Offices
555 Frost Rd
Streetsboro, Ohio 44241
(330) 422-2095
(330) 626-6087 Fax

To: City Council
From: Matthew Coffman
City IT Administrator
Date: August 12, 2024 Council Meeting
Re: Authorizing New Egg & CDW-G as IT Vendors

RECEIVED

AUG 06 2024

CLERK OF COUNCIL
STREETSBORO, OHIO

Council Members:

Good afternoon. With the attached Ordinance, I am requesting City Council to authorize New Egg and CDW-Government as vendors for the use of the IT Department. I purchase practically all our miscellaneous hardware and software from one of these two vendors, and I generally spend over \$20,000 per year from these two vendors. I am requesting that Council approve this ordinance so that I do not need to obtain a new Ordinance from Council every time I need to purchase a new keyboard or mouse from one of these vendors. All purchases from these vendors will not exceed my budgeted amount. I will, however, still follow Council's protocols for all purchases over \$4,999.99 and \$19,999.99. For purchases between \$5,000.00 and \$14,999.99, I will obtain the necessary approvals from the Board of Control. For purchases over \$20,000.00, I will present it to Council and obtain the necessary approvals outside of this Ordinance.

Please, if you have any questions, do not hesitate to either send me an e-mail at mcoffman@cityofstreetsboro.com or give me a call at 330-422-2095. Thank you!

Sincerely,

Matthew E. Coffman
City of Streetsboro IT Administrator

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____ Passed _____, 20_____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACTS WITHOUT COMPETITIVE BIDDING WITH NEWEGG AND CDW-GOVERNMENT FOR THE PURCHASE OF INFORMATION TECHNOLOGY PARTS AND SUPPLIES AND SERVICES FOR THE CITY'S IT NETWORK AND DECLARING AN EMERGENCY BECAUSE IT IS IMMEDIATELY NECESSARY TO PURCHASE IT PARTS AND SUPPLIES.

BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, thereto concurring that:

SECTION 1: The Mayor is hereby authorized to enter into contracts without competitive bidding with the following identified vendors for the purchase of Information Technology parts, supplies and software from each vendor, as necessary for the City's IT network for the IT Department:

<u>Vendor</u>	<u>Product</u>
Newegg	Parts and Supplies / Software
CDW-Government	Parts and Supplies / Software

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from the General Fund, Account Numbers 101-80.5745, 101.11.5745, 101.12.5745, 101.31.5745, 101.33.5745, 101.41.5745, 101.42.5745, 101.43.5745, 101.44.5745, 101.51.5745, 101.71.5745, 101.72.5745, 101.73.5745, 101.74.5745, 101.76.5745 & 101.80.5733.

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: That 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 residents of the City for the reason that it is immediately necessary to purchase IT parts and supplies and provided it receives the affirmative vote of three-fourths 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.

PASSED: _____
 Date _____ Steve Michniak, President of Council

ATTEST: _____
 Caroline L. Kremer, Clerk of Council

APPROVED: _____
 Date _____ Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
 David L. Nott, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: IT Department