

North Canton City Council
Community and Economic Development Committee

Resolution No. 14 - 2019

A resolution requesting the Planning Commission review, consider, and propose to City Council, amendments to North Canton's Codified Ordinances, Chapter 1173 Procedures for Zoning Certificates and Certificates of Occupancy, specifically, Section 1173.02 Zoning Certificate Required.

WHEREAS, City Council respectfully requests the Planning Commission consider a text amendment to North Canton's Planning and Zoning Code to update the procedures for zoning certificates and certificates of occupancy as further detailed in Exhibit A attached hereto and incorporate herein.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That, pursuant to North Canton Codified Ordinance section 1181.04, City Council requests the Planning Commission review and consider and propose amendments to Section 1173.02, Zoning Certificate Required, of the City's codified ordinances to update the procedures for zoning certificates and certificates of occupancy as further detailed in Exhibit A attached hereto and incorporate herein.
- Section 2. That if a provision of this resolution is or becomes illegal, invalid or unenforceable, that it shall not affect the validity or enforceability of any other provision of this resolution.
- Section 3. That this resolution shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this 8 day of July 2019


David Held, Mayor

Signed: 7/08, 2019

ATTEST:


Laura Brown, Director of Finance

1173.02 ZONING CERTIFICATE REQUIRED.

No building or structure shall be erected, constructed, enlarged, structurally altered, or moved in whole or in part, and no use shall be established or changed in the City of North Canton prior to the issuance of a zoning certificate. A zoning certificate shall be issued only when the plans for the proposed use, building or structure fully comply with the regulations set forth in this Zoning Ordinance.

(a) A zoning certificate shall be issued when:

(1) *Single-family Dwellings and Uses Accessory Thereto.* Provided the maximum lot coverage area has not been exceeded, i.e., patios located in the rear yard, private sidewalks consisting of concrete, and the replacement of legally established driveways not located in the public right-of-way are exempt from a zoning certificate, the Superintendent of Permits and Inspection may approve an application for a single-family dwelling or use accessory thereto that has been reviewed and approved according to the procedures of this chapter.

(2) Accessory Building in Nonresidential Districts. An application for an accessory building that has a gross floor area of 200 square feet or less has been reviewed and approved by the Superintendent of Permits and Inspection according to the procedures of this Chapter.

(3) All Other Permitted Uses. An application for any other permitted use not described in subsection (a) above has been reviewed and approved by the Planning Commission according to the development plan procedures set forth in Chapter 1175.

(4) Conditional Uses. An application for a conditional use has been reviewed and approved by the Planning Commission according to the procedures set forth in Chapter 1177.

(5) Variance Requests. An application for which a variance from a requirement of this Zoning Ordinance is requested has been reviewed and approved by the Board of Zoning Appeals, according to the procedures set forth in Chapter 1179.

(6) Similar Uses. An application for any building or use not specifically listed in this Ordinance as a permitted or conditional use has been reviewed and approved by the Planning Commission and Council according to the procedures set forth in Section 1177.09.

(b) Applications for zoning certificates are available in the office of the Superintendent of Permits and Inspection. A completed application form accompanied by all other applicable submission requirements shall be submitted to the Superintendent of Permits and Inspection.