

ORDINANCE NO. 2018-22
INTRODUCED BY: Mayor Bodnar

**AN ORDINANCE
AMENDING CODIFIED ORDINANCE SECTION 1157.09
RELATING TO HOME OCCUPATIONS**

WHEREAS, it has become necessary to revise Codified Ordinance Section 1157.09 regarding the home occupations permitted in residential zone districts; and

WHEREAS, Village Council deems it in the best interest of the Village and its residents to amend Codified Ordinance Section 1157.09 as set forth below.

NOW, THEREFORE, BE IT ORDAINED by the Council of Mayfield Village, Cuyahoga County, State of Ohio that:

SECTION 1. Section 1157.09 of the Village's Codified Ordinances as enacted be amended to read as fully set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 2. All other provisions of the Village Codified Ordinances not inconsistent herewith shall remain in full force and effect.

SECTION 3. The Clerk of Council is authorized and directed to forward a certified copy of this Ordinance to the Codifier of Mayfield Village.

SECTION 4. The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council and that deliberations of this Council and of its committees, resulting in such formal action, took place in meeting open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect after adoption and at the earliest time allowed by law.



JOSEPH M. SAPONARO
Council President

First Reading: December 17 , 2018

Second Reading: January 28 , 2019

Third Reading: February 25 , 2019

PASSED: February 25 , 2019



BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:



ANTHONY J. COYNE, ESQ.,
Director of Law

ATTEST: 

MARY E. BETSA, MMC
Clerk of Council

1157.09 HOME OCCUPATIONS.

(a) Home occupations permitted in residential zone districts as permitted in subparagraph (b) hereafter but are not limited to, are limited to the following:

- (1) Accounting office.
- (2) Attorney office.
- (3) Architect office.
- (4) Adjuster office.
- (5) Advertising office.
- (6) Answering service.
- (7) Appraisers office.
- ~~(8) Bail bonds.~~
- (8) Real Estate Brokers.
- (9) Building contractor office.
- (10) Cleaning service.
- (11) Consultation.
- (12) Crafts.
- (13) Financial planning consultants.
- (14) Floral arrangements.
- (15) Gift baskets.
- (16) Grocery shopping services.
- (17) Landscape services.
- (18) Newspaper services.
- (19) Referral services.
- (20) Sewing services.
- (21) Mail services.
- (22) Typing/ Word Processing services.

(b) Home occupations as listed in (a) above, ~~or if they meet the following standards,~~ are permitted in residential zone districts only if in conformance with the following standards:

- (1) Employment. The occupation is conducted only by members of the family residing in the dwelling.
- (2) Area. The occupation is conducted wholly within the dwelling and any space used for such occupation occupies no more than 300 square feet of floor area.
- (3) Sales. No physical storage, sale or transfer of goods is permitted from the premises.
- (4) Advertising. No advertising signs or displays are permitted on the premises.

- (5) Environmental impact. No noise, or odors, vibrations, electrical interferences, or other such nuisance is created that changes the character of the residence.
- (6) Traffic. Vehicular traffic or pedestrian traffic does not change the character of the residence.
- (7) Exterior appearance. The residential character of the dwelling is not diminished.

(C) A home occupation not listed in Section 1157.09 (A)(1)-(22) may be permitted in residential zone districts by the granting of a Special Use Permit pursuant to Section 1149.02(c)(3). The Planning and Zoning Commission shall not recommend the granting of a Special Use Permit unless the proposed home occupation is in conformance with the standards set forth in Section 1157.09(b) in addition to the guidelines established by the Planning and Zoning Commission under Section 1149.02(e).

1153.02 CLASSIFICATION OF USES

- (f) Class U-6 Uses: (Special Permits)
- (1) Cemetery.
 - (2) Crematory.
 - (3) Any public utility not included in a Class U-1, U-2, U-3, Local Business District or U-5 use.
 - (4) Church, private school, library.
 - (5) Community center building, private club, except a club the chief activity of which is a service customarily carried on as a business.
 - (6) Public park, public playground, public recreation building, water tower, reservoir.
 - (7) Motor bus terminal and repair depot for buses.
 - (8) Golf course.
 - (9) Home occupation in conformance with the standards set forth in Section 1157.09(b).
 - ~~(9)~~(10) Any other use which in the determination of the Planning and Zoning Commission is in keeping with the uses permitted herein as Class U-6 uses and is not injurious, obnoxious or offensive by reason of emission of refuse water, odor, dust, fumes, vibrations, smoke, gas, noise or otherwise, and is not dangerous to life, health, property or morals and will not cause undue congestion on the public highways.