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Issued 04/14/23

PUBLIC NOTICE HOUSING, PLANNING, & DEVELOPMENT COMMITTEE

The Housing, Planning, & Development Committee will meet Monday April 17, 2023 at 6:30 p.m. in the City Hall Auditorium at 12650 Detroit Ave. The meeting is open to the public.

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 michelle.nochta@lakewoodoh.net.

The meeting will be livestreamed on the City's website at the following link:

www.lakewoodoh.gov/councilvideos

PUBLIC COMMENT PROTOCOL (Updated 6/21)

The public is invited to comment on agenda items in person or by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account.

The agenda is as follows:

Approval of the minutes of the January 30, 2023 Housing, Planning & Development Committee meeting.

ORDINANCE 07-2023 – AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least five (5) members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, amending Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage, and 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood in order to update the provisions. (*1st read and referred to PC & HPD 3/20/23; 2nd reading 4/3/23*)

Tom Bullock, Chair

Jason Shachner, Sarah Kepple Members

HOUSING, PLANNING, & DEVELOPMENT COMMITTEE

ORDINANCE NO. 07-2023

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least five (5) members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, amending Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage, and 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood in order to update the provisions.

WHEREAS, the City of Lakewood has established certain regulations limiting the building area coverage of lots and restricting the conversion of single-family dwellings to accommodate more than one family despite the use being permitted by the zoning district; and

WHEREAS, the regulations subject to this Ordinance were authorized in 1996 with the adoption of a new Zoning Code for the City of Lakewood; and

WHEREAS, the City desires to create new housing opportunities in the community, particularly those that support affordability, aging in place, and shared living; and

WHEREAS, with knowledge of the historical impact of these restrictions on the City's goal, the City must amend the regulations; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments in that these provisions should be enacted to advance the City's goal to create new housing opportunities that enhance affordability, aging in place, and shared living; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, STATE OF OHIO:

Section 1. That Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than twenty-five percent (25%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than twenty-five percent (25%) of the lot area.

are hereby repealed.

Section 2. That new Sections 1121.09(a) Single-Family Maximum Lot Area Coverage, 1123.09(a) Single- and Two-Family Maximum Lot Coverage are hereby enacted to read as follows:

1121.09(a). Maximum Lot Area Coverage. The principal structure including decks, patios, etc., shall not cover more than thirty-five percent (35%) of the lot area.

1123.09(a). Maximum Lot Area Coverage. The principal building, including attached decks, shall not cover more than thirty-five percent (35%) of the lot area.

Section 3. That Section 1133.06 Conversion of Single-Family Structure Prohibited of the Codified Ordinances of the City of Lakewood, currently reading as follows:

1133.06. Conversion of Single-Family Structure Prohibited. No single-family structure shall be converted to or enlarged or altered to accommodate more than one (1) family.

is hereby repealed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of the 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.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least five (5) of members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor; otherwise, it shall take effect and be in force after the earliest period allowed by law.

Adopted _____

John Litten, President of Council

Maureen M. Bach, Clerk of Council

Approved _____

Meghan F. George, Mayor