

**ORDINANCE NO.: 2019-04**

**INTRODUCED BY: Mr. Stanard**

**AN ORDINANCE ENACTING NEW SECTION 1151.10, "DWELLINGS PERMITTED ON A LOT," OF THE CODIFIED ORDINANCE OF THE VILLAGE OF MORELAND HILLS**

**WHEREAS**, the Village's U-1 Dwelling House District is a single-family residential zoning district which was created many years ago to maintain the existing character of the Village's residential neighborhoods and to limit density with an 87,000 square feet minimum lot size requirement; and

**WHEREAS**, to further protect the residential character and density of the U-1 Dwelling House District, the Administration has recommended that Council enact new Section 1151.10, "Dwellings Permitted on a Lot," to expressly provide that no person shall construct more than one single-family dwelling on a lot in the U-1 Dwelling House District; and

**WHEREAS**, the Planning Commission, after holding a public hearing as required by Section 1133.09, has recommended that Council amend Chapter 1151, "U-1 Dwelling House District Restrictions," by enacting new Section 1151.10, "Dwellings Permitted on a Lot," to expressly provide that no person shall construct more than one single-family dwelling on a lot in the U-1 Dwelling House District; and

**WHEREAS**, this Council, after holding a public hearing as required by Section 1133.17, determines that it is in the best interest of the Village to amend Chapter 1151, "U-1 Dwelling House District Restrictions," by enacting new Section 1151.10, "Dwellings Permitted on a Lot," as set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF MORELAND HILLS, COUNTY OF CUYAHOGA AND STATE OF OHIO THAT:**

**Section 1.** New Section 1151.10, "Dwellings Permitted on a Lot," of Chapter 1151, "U-1 Dwelling House District Restrictions," of the Planning and Zoning Code, is hereby enacted and shall read as follows:

**"1151.10 DWELLINGS PERMITTED ON A LOT.**

There shall not be more than one (1) single-family dwelling located on a lot."

**Section 2.** The actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings held in compliance with all legal requirements.

**WHEREFORE**, this Ordinance shall be in full force and effect from and after the earliest time allowed by law.

Placed on First Reading and Referred to the Planning Commission February 6, 2019  
Planning Commission held a Public Hearing and made a recommendation to Council 3/4/19  
Placed on Second Reading 3/13/19  
Placed on Second Reading 4/10/19

Susan Chenda, Mayor  
Mayor

PASSED: May 8, 2019

ATTEST:  
Sam Acuña  
CLERK