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ORDINANCE NO. 2024-06 As Amended
INTRODUCED BY: Mayor Bodnar

**AN ORDINANCE
AMENDING CODIFIED ORDINANCE SECTION 1175.00
RELATING TO DEFINITIONS APPLICABLE TO
THE BETA CORE COMMERCIAL DISTRICT
TO DEFINE PROFESSIONAL OFFICES**

WHEREAS, it has become necessary to revise Codified Ordinance Section 1175.00 to include a definition of professional offices as the term is used in Chapter 1175; and

WHEREAS, Village Council deems it in the best interest of the Village and its residents to amend Codified Ordinance Section 1175.00 as set forth below.

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


SECTION 1. Section 1175.00 of the Village's Codified Ordinances as enacted be amended to read as fully set forth in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference.

SECTION 2. Any sections of the Codified Ordinances in conflict herewith, are hereby and herein repealed and amended accordingly. All other provisions of the Village's 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.



STEPHEN SCHUTT
Council President

First Reading: March 18, 2024

Second Reading: Amended April 15
April 15, 2024

Third Reading: May 20, 2024

PASSED: May 20, 2024



BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:



DIANE A. CALTA, ESQ.
Director of Law

ATTEST: 

MARY E. BETSA, MMC
Clerk of Council

EXHIBIT A

1175.00 DEFINITIONS.

Definitions established by Section 1145.01 shall apply and remain in effect as applicable. For the purposes of the Beta Core Commercial District Overlay, the following terms are defined as follows:

- (a) "Auto Garage" means any use that in whole or in part provides professional automobile repair or maintenance services to the public, including but not limited to any of the following: oil or fluid changes; tire installation; wheel balancing; front end alignments; general engine, frame, drive train, upholstery, body, electrical, heating, and/or cooling system repair or replacement; car audio installation; glass repair, automotive detailing; car painting; and/or any substantially similar activities.
- (b) "Eating Place" means any restaurant operation open to the public where food and beverages are consumed on the premises, orders are placed at tables or counters, and food and beverages are served at tables or counters. Carry-out service for consumption off premises shall only be permitted as an accessory use.
- (c) "Lodging Unit" means one (1) room, or rooms connected together, containing independent bathing, toilet, and sleeping facilities constituting a separate, independent accommodation for a transient individual or group of individuals for monetary compensation.
- (d) "Major Street" means any public thoroughfare designated by the Ohio Department of Transportation as a state route, and any public thoroughfare designated by the Cuyahoga County Engineer as a county road.

[e] "Professional Office" means offices which engage in providing, to the general public, services of a professional nature such as legal, engineering, medical, accounting and architectural services. Medical offices shall include offices of private physicians, dentists and other health care providers, including but not limited to podiatrists, optometrists, speech, occupational and physical therapists, chiropractors, and psychologists, whether for individual or group practice and **surgical outpatient facilities which provide a limited range of surgical procedures which do not require in-patient hospital care.** Medical offices shall not include a licensed medical facility, hospital, urgent care, or nursing home or other facilities that require a certificate of need from the State of Ohio.

(fe) "Quick Service Eating Place" means any restaurant operation open to the public where food and beverages are consumed either on the premises or off, orders are placed from a posted menu board at a counter, and food and beverages are served in a ready-to-consume state in disposable wrappings or containers with disposable utensils. Such establishments emphasize timeliness, standardized ingredients and preparation, limited menu and low, accessible price points. Table service is not typically offered to customers. Carry-out service may be a principal component.

(gf) "Secondary Street" means any public thoroughfare except those designated as a Major Street in Section 1175.00(e).

(hg) "Service Station" means any use that includes the dispensing of fuel for vehicles as a primary or accessory function. (Ord. 2021-14. Passed 1-18-22.)