

October 20, 2023

13-0

Requested by Department of Planning and Urban Development  
City Planning Commission  
PC-2023-29-T

**SUBSTITUTE  
OFFERED AS  
AMENDMENT**

Offered By: **FUSOO**

ORDINANCE NO. 336 -2023 amending/supplementing Title 15, Chapter 153, "Zoning Code", Article 2 "Districts and Maps" and Article 5 "Accessory Uses in Residence Districts" by adding a Form-Based Zoning Code; and declaring an emergency.

WHEREAS, under the provisions of Section 153.434-.458 of the Code of Ordinances, the Akron City Planning Commission at its meeting on August 23, 2023, under file PC-2023-29-T, approved the changes described in Section 1 hereof; and

WHEREAS, City Council after public notice and hearing is of the opinion that the text changes described in Section 1 hereof are in the public interest and serve the public good.

NOW, THEREFORE, BE IT ENACTED by the Council of the City of Akron:

Section 1. That Title 15, "Land Usage", Chapter 153 "Zoning Code" Article 2 "Districts and Maps" and Article 5 "Accessory Uses in Residence Districts" of the Code of Ordinances of the City of Akron, 2004 be and is hereby amended and/or supplemented to read as follows:

## ARTICLE 2. DISTRICTS AND MAPS

### 153.205 Use Districts.

Use districts are as follows:

- A. Flood Plain District:
  - Class UFP of Flood plain District;
- B. Residence Districts:
  - Class U1 or Dwelling District
  - Class U2 or Apartment House District
  - Class UD or University District
  - Class UHD or Institutional District;
- C. Business Districts:
  - Class ULB or Limited Business District
  - Class UG or Government Business District
  - Class U3 or Retail Business District
  - Class U4 or Commercial Business District
  - Class UB or Biomedical Use District'
- D. Industry Districts:
  - Class U5 or Ordinary Industry District
  - Class U6 or Heavy Industry District
- E. Planned Development District:
  - Class UPD or Planned Development District
- F. **FORM-BASED DISTRICTS:**
  - CLASS O OR OPEN SPACE DISTRICT**
  - CLASS N OR NEIGHBORHOOD DISTRICTS**
  - CLASS MX OR MIXED-USE DISTRICT**

ARTICLE 5. ACCESSORY USES IN RESIDENCE DISTRICTS

153.297 FORM-BASED DISTRICT—CLASS UFB.

A. SUBDIVISION OF DISTRICTS. CLASS UFB ARE SUBDIVIDED AND PERMITTED AS FOLLOWS:

- 1. OC – OPEN SPACE CONSERVATION
- 2. CN – CONSERVATION NEIGHBORHOOD;
- 3. N2.5 – NEIGHBORHOOD 2.5;
- 4. N-F3 – NEIGHBORHOOD FLEX 3;
- 5. MX3 – MIXED-USE 3;
- 6. MX-S3 – MIXED-USE - SHOPFRONT 3;
- 7. MX-F – MIXED-USE - FLEX;
- 8. SB – SCENIC BUFFER OVERLAY.

B. FOR REGULATIONS AND STANDARDS OF CLASS UFB DISTRICTS PLEASE SEE ADDENDUM ENTITLED CITY OF AKRON FORM-BASED ZONING CODE.

Section 2. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety for the reason that the proposed changes to the Zoning Code will establish a form-based zoning code and, provided this ordinance receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

Passed November 13, 2023

  
Clerk of Council

  
President of Council

Approved 11/14, 2023

  
M A Y O R