

ORDINANCE NO. 73-2015

Offered by All of Council

AN ORDINANCE ENACTING NEW SECTION 1181.29 OF THE VILLAGE'S ZONING CODE, ENTITLED "HISTORIC OVERLAY DISTRICT," AND AMENDING CERTAIN SECTIONS OF CHAPTER 1145 OF THE VILLAGE'S ZONING CODE TO FACILITATE THE ADOPTION OF AND TO BE CONSISTENT WITH NEW SECTION 1181.29

WHEREAS, this Council has determined that it is in the best interest of the health, safety, and welfare of the Village to amend the Village's Zoning Code to regulate new construction and additions or renovations to existing historic buildings in the Historic District and any properties zoned Commercial Historic, but located outside of the formal Historic District, and adopt new Section 1181.29, entitled "Historic Overlay District"; and

WHEREAS, consistent with the adoption of new Section 1181.29, this Council has also determined that it is in the best interest of the health, safety, and welfare of the Village to amend certain sections of Chapter 1145 to facilitate the adoption of and be consistent with new Section 1181.29.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, Summit County, State of Ohio:

SECTION I. That a new Section 1181.29, entitled "Historic District Overlay," of the Zoning Code be enacted to read as follows:

**"1181.29 HISTORIC DISTRICT OVERLAY"**

The purpose of the Historic District Overlay is to regulate new construction and additions or renovations to existing historic buildings in the Historic District and any properties zoned Commercial Historic, but located outside of the formal Historic District. Historic buildings are structures that are at least 100 years old, using 2015 as the base year. These regulations also apply to all new buildings constructed after the adoption of this Section. Existing non-historic buildings (less than 100 years old) may be renovated and expanded using materials, styles and architectural details consistent with the existing building design. The regulation and guidelines in this Section are based on a 2014 study conducted by the Village Planning Commission and adopted in September 2015.

(a) The following applies to all historic homes that are at least 100 years of age and located within the Historic District of the Village (as identified on the Official Zoning Map of Richfield) and within the Commercial Historic Zoning District. The Historic District boundaries were created by Village Council in February 1995 by Resolution 62-1994.

(1) Style of Buildings: The style of buildings shall be compatible to or match the building styles of the historic structures existing within the Richfield Historic District which is substantially "Western Reserve" in character made up of primarily Federal, Greek Revival and Colonial Revival (Georgian) styles. Other

- historic styles evident in the district include: Queen Anne, Italianate and Vernacular (Victorian and Stick).
- (2) The distinguishing original qualities of an historic building or structure shall not be destroyed. The removal or alteration of any historic materials or distinctive architectural features shall not occur whenever possible.
  - (3) Existing houses which are converted to commercial uses shall retain the residential character and general construction design of the period of the structure.
  - (4) The design elements of a building addition shall match the design elements of the principal structure, in particular, building materials and color, rooflines and shapes, and window proportions and alignment.
  - (5) The scale of an addition shall be compatible with the principal structure and surrounding structures and context.
  - (6) Original materials shall be repaired, restored and reused whenever possible. Original materials shall not be removed or covered whenever possible. Where necessary, missing or deteriorated materials shall be replaced with appropriate recycled or new materials, which match the original as closely as possible.
  - (7) Building form: The building form shall be rectangular or a series of attached rectangular forms of 1 story, 1.5 story or 2 stories in height.
  - (8) Additions and wings: Attached wings shall be at 90 degrees to the main structure and typically of a lower height in stories and/or roof peak. For example a two story main building might have a 1.5 story side addition and a 1.5 story structure might have a one story addition or multiple additions. The typical form would be a "T" or "L" floor plan, but may have additional wings in "I" or "H" forms.
  - (9) Roofs: Roofs of buildings shall generally be in gable form with a front or side orientation. In the case of multiple wings, the gables would be combination of side and front gable forms. Typically the addition roof gables are lower than the gable of the main structure due to the lower story height of the wing additions. Hip form roof can be an acceptable alternative roof style.
  - (10) Building Details: Building details shall include those elements that are appropriate to the style of the structure to embellish the structure and promote the historic nature of the district. The elements to be included depending upon style are: deep cornices under gable ends and eaves, cornice returns (open pediments) or full pediment gables, pedimented window and entrance door frames, multi-pane windows with appropriate muntins, millwork, cornice brackets, railing and porch spindles, entrance features including porches or pilasters, entablature and/or side lights, fanlight windows or vents.
  - (11) Windows: Windows shall be double hung with panes of one over one, two over two or six over six depending upon the style of building. For example the Federal and Greek Revival would generally have six over six panes or more. Windows should be equally and symmetrically spaced across the entire front façade and side facades visible from a street. Second floor windows should be inline and evenly spaced to match the window pattern on the first floor. There should be no

blank wall visible from the street without a consistent pattern of window openings. Windows shall have side moldings and lintels which may be pedimented depending on building style. Windows can have shutters if appropriate to the building style. If shutters are used they shall be provided for windows on both the front and sides of the building. Shutters, if installed, shall be sized to match the width and height of the windows so they are in the same dimension as one half the width of the window opening and the full length of the window opening.

(12) Building Materials:

Walls: The materials for facades shall generally be horizontal siding in wood clapboard or fiber cement board to appear as clapboard. Depending on the building style, Victorian shingle siding (such as fish scale or square) can be used as a secondary material. Architectural vinyl (thickness equal to 0.046" or greater) to duplicate wood clapboard and shingles can also be used. Red fired-brick and stone may also be used for building facades.

Trim Materials: Trim material shall be wood or fiber cement board simulating wood. Molding, brackets, cornices, spindles and railings should be wood or synthetic material (such as rigid PVC) simulating wood details.

Window Materials: Windows shall be constructed of wood, vinyl or metal clad wood, full vinyl or fiberglass.

Roof Materials: Roofs shall be limited to shingles including asphalt, architectural fiberglass, slate or synthetic slate and standing seam. Shingle roofs should be black, grey or a dark color such as dark brown or dark green. Standing seam roofs shall be limited to greys, browns, dark green or a pale green simulating a copper patina color.

(13) Facade colors: The primary color on building facades shall be white, if siding is used. Alternative colors can include grey or earth tones (including beige, cream, yellow, ochre or tan). In addition, Vernacular, Victorian, Stick and Italianate styles may include dark colors such as green, blue and ochre. Brick facades shall be in standard red fired-brick to match the existing brick in the district.

(14) Trim colors: Trim shall be complimentary to the building main color and is typically white or black in the case of traditional Western Reserve styles. In addition earth tone colors (including beige, cream, yellow, ochre or tan) can be used as well as contrasting colors in the case of a Vernacular Victorian building style. Shutters if used shall be black or a dark color such as dark green or a dark earth tone. Vernacular and Victorian style may include two contrasting colors in shutters, doors and trim.

(15) Garages: Garages were not part of historic homes until the beginning of the last century and afterwards automobile garages were detached until mid-century. Garages and especially garage doors should not be seen as part of the main building. Garages shall be detached (in the rear of the house) or attached such that the entrance doors are on the rear or side of the building not facing the street. Any walls of an attached garage shall appear as an integral form of the building with identical siding material, colors and have evenly spaced windows matching the

style and spacing of the remainder of the house. No garage doors of an attached garage shall face the street on the front façade of the building. On a house on a corner lot the garage doors may face a street on the side street or side wall of a building. In general, accessory buildings shall be compatible in design and material as the main structure.

- (16) Lighting: Lighting shall be human scale and compatible with the architectural period of the home. Lighting shall not produce glare and unnecessary diffusion onto adjoining properties.

(b) The following regulations and guidelines apply to institutional or other large non-single family buildings in the residential portions of the Historic District.

- (1) All new construction, building renovations and additions shall be compatible with and contribute to the historic character of the district.
- (2) Buildings shall promote the “Western Reserve” style and limited to Federal, Greek Revival and Georgian (Colonial Revival) styles of building. The current institutional buildings in the district all fit this description and while large in area are primarily low in impact due to their typical one-story height, vast land areas and mimicking the historic styles.
- (3) The percentage of building footprint to land area shall be no more than that found on residential properties at 15% building coverage for one-story buildings and 10% for a two-story buildings.
- (4) Buildings shall be limited to no more than two-stories in height and preferably one-story in height due to the roof heights required for a larger building footprint. Large buildings should have lower one-story wings or additions in order to reduce the perceived mass of the building and incorporate a primary design of the Western Reserve style.
- (5) Building setbacks shall be not less than 100 feet from a public street and not less than as may be required for a Conditional Use in Section 1173.09.
- (6) Roof forms shall be limited to gable roofs with deep cornices and finished in shingles (colors of black, grey or a dark color such as dark brown) or standing seam (colors limited to grey, dark brown, dark green or a pale green simulating a copper patina color.
- (7) The materials used shall be high quality and primarily faced in red fired brick especially on the street façade. A secondary material can include clapboard siding, stone, or synthetic wood or stone.
- (8) Windows should be federal style windows and details with multi-paned (6 over 6 or greater) evenly and symmetrically spaced around the entire perimeter of the building, where practical.
- (9) Entrances shall have substantial features such as porch, porte-cochere, or entrance with pilasters, entablature, side-lights and/or pediment.

- (10) Parking lots shall be placed in the rear of the building. They shall be screened with dense landscaping from view to street and any adjacent residential properties.
- (11) Site features such as service entrances and loading zones shall be screened from adjacent properties and the public right-of-way and located in the side or rear of the lot.
- (12) Lighting fixtures shall be architectural period style matching the building style with night or dark sky optics. Lighting shall further be minimized through the use of timers and lighting shall be restricted to the exact space being illuminated. The use of bollard fixtures not exceeding four feet in height shall be utilized whenever applicable.
- (13) Utility services on private property shall be placed underground for all new services.
- (14) Mechanical equipment shall be located so as not to be visible from any public ways or adjacent residential areas. Where such limitation is not possible, the facilities shall be screened from public view with materials compatible with those used in the building.
- (15) All trash containers and trash storage areas shall be screened with a six-foot high enclosure on three sides and a solid gate on the front. The enclosure shall be similar to the main structure as to materials and color.”

SECTION 2. That certain sections of Codified Ordinance Chapter 1145 of the Village be amended to read as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 3. That all other provisions of Chapters 1181 and 1145 of the Codified Ordinances of the Village, as they existed prior to the effective date of this Ordinance shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this 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 including Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 11-17-15

*Frank Hudak*  
President of Council

*Balchic Baslow*  
Mayor

Dated: 11/17/15

ATTEST:

*Carolyn E. Sullivan*  
Clerk of Council

**EXHIBIT "A"**  
**CHAPTER 1145**  
**C-H HISTORIC COMMERCIAL DISTRICTS I and II**

- 1145.01 Purpose**
  - 1145.03 Uses**
  - 1145.05 Lot Requirements**
  - 1145.07 Yard Requirements**
  - 1145.09 Maximum Building Height**
  - 1145.11 Sign Regulations**
  - 1145.13 Off-Street Parking and Loading Requirements**
  - 1145.15 Building and Site Design Standards**
  - 1145.17 Site Development Plans**
  - 1145.19 Demolition**
- 

**1145.01 PURPOSE**

- (a) The C-H Historic Commercial District I is established to preserve and protect the Village downtown core which is the historic and retail center of the Village at and near the intersection of Broadview Road and Streetsboro Road. This purpose shall be accomplished in this District by preserving the historic character and architectural integrity of the existing buildings in the District and setting forth guidelines for new development. The regulations contained in this District are intended to encourage a predominance of compact, neighborhood and pedestrian scale retail, service and office uses in the Village core. New commercial and retail development will be required to reflect the overall appearance, form, pattern, design and scale of this historic district. Pedestrian ways and bikeways are encouraged. This District is established to provide for commercial uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs, and smaller business office buildings, which do not generate traffic congestion or an excessive need for parking. In addition to the standards in this Chapter, all new structures, additions and renovations in the Commercial Historic Districts I and II must comply with the architectural standards found in Section 1181.29, Historic District Overlay.
- (b) The C-H Historic Commercial District II is established to preserve and protect the existing historic area at and near the intersection of Brecksville Road and Streetsboro Road and to provide for uses which will be compatible with certain existing uses, the historic structures in the area, and the rural residential character of the Village. This purpose shall be accomplished in this District by preserving the historic character and architectural integrity of the existing buildings in the district and setting forth guidelines for new development. The regulations contained in this District are intended to encourage a predominance of neighborhood-scale retail, service and office uses. New commercial and retail development will be required to reflect the overall appearance, form, pattern, design and scale of this historic area. Pedestrian ways and bikeways are encouraged. This District is established to

provide for commercial uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs and smaller business office buildings, which do not generate traffic congestion or excessive need for parking.

### 1145.03 USES

#### (a) Permitted Uses

The following uses are permitted in the C-H Historic Commercial Districts:

- (1) Single-family dwelling as permitted ~~and as regulated~~ in the R-2 District. Single-family homes shall follow the performance requirements found in Section 1126.05 through 1126.13. The Design of single-family homes must comply with the standards found in Section 1181.29, Historic District Overlay.
- (2) Antique shop
- (3) Gift/Florist/card shops
- (4) Book stores
- (5) Bakery shop, candy shop, ice cream parlor, donut shop
- (6) Personal services, including barbershop, beauty shop
- (7) Business services, including insurance, legal or real estate
- (8) Medical and dental offices, including medical & dental professionals
- (9) Bed and breakfast inns
- (10) Tailor or dressmaker

#### (b) Conditionally Permitted Uses

The following uses shall be conditionally permitted uses in the C-H Historic Commercial Districts, subject to meeting all applicable requirements set forth in this Chapter and the requirements of Chapter 1173:

- (1) Non-fast food restaurant
- (2) Dry cleaning establishment
- (3) Produce or health food store
- (4) Convenience or minimarket (not selling gasoline)
- (5) Hardware and home furnishing shops
- (6) Veterinary clinics (without outdoor kenneling or boarding of animals)
- (7) Government owned and /or operated buildings and facilities
- (8) Churches and other buildings for the purpose of religious worship.
- (9) Dwelling units in combination with offices or other commercial or retail space
- (10) Financial offices
- (11) Office buildings
- (12) Pharmacy
- (13) Public Utility rights-of-way and related structures subject to Section 1173.09(b)

#### (c) Accessory Uses

- (1) Off-street parking and loading as regulated in Chapter 1177
- (2) Signs as regulated in Chapter 1163

- (3) Other accessory uses customarily associated with the main use and clearly incidental to the main use

(d) Similar Uses

The Commission may approve other retail, office and service uses not listed as permitted or conditionally permitted in the C-H Historic Commercial Districts I and II if it determines a use is similar to those specified in this Section with respect to the hours of operation, amount of traffic generated, and the general characteristics of the use and that it is compatible with the purpose of the District.

### 1145.05 LOT REQUIREMENTS

- (e) Lot requirements for the C-H Historic Commercial District I are as follows:

- (1) Minimum Lot Area: ~~not applicable~~ 8,000 sq.ft.
- (2) Minimum Lot Width: not applicable, except flag lots are not permitted
- (3) Maximum Building Coverage: ~~not applicable~~ 25%
- (4) Minimum Landscaped and Planted Area: 30%

- (f) Lot requirements for the C-H Historic Commercial District II are as follows:

- (1) Minimum Lot Area: 40,000 square feet
- (2) Minimum Lot Width: 100 feet
- (3) Maximum Building Coverage: 20%
- (4) Minimum Landscaped and Planted Area: 40%

- (g) In either the C-H Historic Commercial District I or II, one dwelling unit may be conditionally permitted that is attached to or above a permitted or conditionally permitted use. Additional dwelling units may be attached to or above a permitted or conditionally permitted use for each 10,000 square feet of lot area.

**1145.07 YARD REQUIREMENTS**

(h) Minimum front, side and rear yards shall be provided as follows: (all figures in feet)

Yard	Use	CH-I District Adjacent to:		CH-II District Adjacent to:	
		Non-Residential	Residential	Non-Residential	Residential
Front	Main/Accessory Building <sup>1</sup>	50 feet	50 feet	100 feet	100 feet
	Off-street Parking/Loading	10 feet	10 feet	25 feet	25 feet
Side	Main/Accessory Building	10 feet	50 feet	15 feet	25 feet
	Off-street Parking/Loading	5 feet	25 feet	10 feet	25 feet
Rear	Main/Accessory Building	10 feet	50 feet	15 feet	25 feet
	Off-street Parking/Loading	5 feet	25 feet	10 feet	25 feet
Minimum Distance <sup>2</sup> between Buildings		50 feet	50 feet	50 feet	50 feet

**1145.09 MAXIMUM BUILDING HEIGHT**

No structure shall exceed 35 feet in height, nor more than two stories.

Building height shall be determined in relation to adjoining building as provided in Building and Site Design Standards in Section 1145.15(h).

**1145.11 SIGN REGULATIONS**

Signs for the C-H Historic Commercial Districts shall be as regulated by Chapter 1163, except for the additional standard that all signs must be architecturally compatible with the building or buildings on the lot and with the general architectural character of the District and possess high degree of compatibility with their surroundings as to composition, materials and design integrity.

**1145.13 OFF-STREET PARKING AND LOADING REQUIREMENTS**

Except as may be stated to the contrary in this Chapter, parking and loading requirements shall be as regulated by Chapter 1177.

<sup>1</sup> Except where existing buildings within 200 feet of the lot in question have an average setback lesser or greater than specified. In such cases, the depth of the front yard shall not be less than the average depth of the existing buildings.

<sup>2</sup> Minimum distance between principal buildings in a development site, the Commission may lessen this requirement by up to 50% when the reasonable arrangement of buildings on the site supports a lesser distance.

**1145.15 BUILDING AND SITE DESIGN STANDARDS****(a) Site Development**

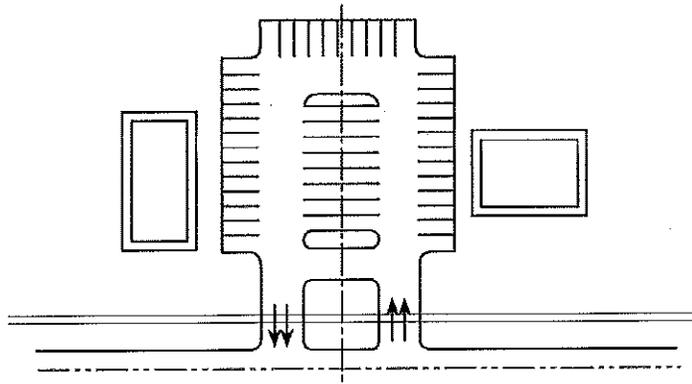
- (1) To the maximum extent feasible, the proposed development shall avoid or minimize land disturbance and grading and preserve the original contours and other natural topographical features of the site and existing trees on the site and shall incorporate measures to minimize soil erosion during all construction phases.
- (2) Parking areas shall be designed to minimize the visual impact of parked cars as viewed from the public right-of-way and adjacent properties through the use of plantings and earth berms.
- (3) Off-street parking shall not occupy any part of any front yard, but may be included in a required side and rear yard within the setbacks required by Section 1145.07. Joint use of parking areas is encouraged. The Commission may permit parking to extend to the side or rear property line in the case of joint parking area.
- (4) Utility services on private property shall be placed underground for all new services.
- (5) Where a sidewalk/bikeway does not exist in the public right-of-way abutting the applicant's property, a five foot wide sidewalk shall be provided by the applicant. A pedestrian/bikeway connection shall occur from the building to the sidewalk/bikeway in the public right-of-way.
- (6) To the maximum extent feasible, provision shall be made in the design of the development for connections with the existing or future pedestrian systems on adjoining properties, including but not limited to connections to existing or planned future sidewalks, bikeways, or trail systems.
- (7) Site features such as service entrances and loading zones shall be screened from adjacent properties and the public right-of-way and located in the side or rear of the lot.
- (8) Mechanical equipment shall be located so as not to be visible from any public ways or adjacent residential areas. Where such limitation is not possible, the facilities shall be screened from public view with materials compatible with those used in the building.
- (9) All trash containers and trash storage areas shall be screened with a six-foot high enclosure on three sides and a solid gate on the front. The enclosure shall be similar to the main structure as to materials and color.
- (10) All storage of materials and equipment shall be within enclosed buildings. All business activity shall be within enclosed buildings, except as permitted by the Commission.
- (11) Decorative fencing such as split rail, wrought iron or wood picket shall be permitted in the front yard and shall not be higher than four feet.
- (12) Security fences shall not be permitted in the front building setback, in front of any building or in the side yard setback on a corner lot. Security fences must be screened from view with trees and shrubs. Chain link fencing shall not be permitted.

(b) Vehicular Circulation and Access

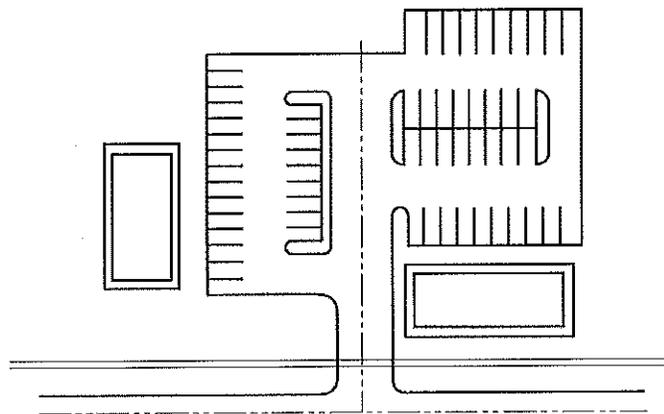
Any development in this District shall:

- (1) Minimize the number of vehicular turning movements by limiting access points to one. Points of ingress and egress shall be clearly defined and promote the safe movement of traffic.
- (2) Provide for the safe and functional movement of vehicles and pedestrians both on and off-site.
- (3) Give consideration to the location of existing access points, adjacent to and directly across the street from the site.
- (4) Not use driveways as points of ingress and egress for individual parking spaces. Driveway placement should be such that loading and unloading activities will not hinder vehicular ingress and egress.
- (5) Be designed so the plants and structures on the site do not interfere with the safe movement of motor vehicle traffic, bicycles or pedestrians.
- (6) Encourage vehicular circulation between parcels. Where legally possible, provisions for circulation between adjacent parcels shall be provided through coordinated or joint parking systems to minimize curb cuts along the street. (See following examples)

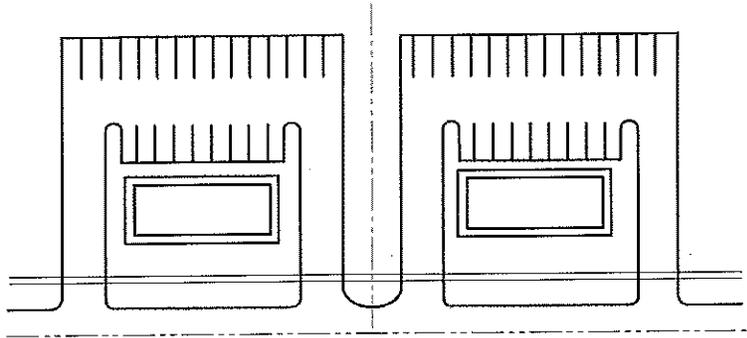
Shared Parking Example Preferred



Shared Access Example Preferred



### Avoid Separate Parking and Access Example



- (7) Give priority to pedestrian safety and residential character issues when evaluating access design elements.
- (8) Maintain curb definitions and prohibit continuous access along the frontage of the site.
- (9) Pave all drives and parking areas with concrete, bituminous concrete, brick, or paving blocks.

#### (c) Landscaping

- (1) Landscaping shall be used as a transition between uses, and to screen areas from public view and to improve the appearance of developed areas. All yard areas not used for accessory structures and uses shall be landscaped and maintained with grass, trees, and shrubs.
- (2) Plant materials should be chosen which are indigenous, moderately fast growing, and require minimal maintenance. The landscape design should incorporate the entire site and consist of a palette of plants with year round appeal, which may include: annuals, perennials, shrubs or trees.
- (3) Landscaping shall be compatible with the Village's Historic Streetscape Plan.
- (4) Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade, energy conservation, sound absorption, dust abatement, reduction of glare and screening.
- (5) Where landscaping is used as screening it shall be opaque year round.
- (6) Landscape screening shall be of a height and density so that it provides the full desired affect within three years growing time.
- (7) Landscaping, walls, planters or similar means shall be used to screen parked cars. Whenever structures such as walls or fences are used to create a screen, plants shall be located on the sides of the structure which can be seen from the surrounding streets, walks and other properties which are used by the public. Landscape plans shall be approved by the Commission.
- (8) All parking areas shall be landscaped with trees, shrubs and fences to provide an effective buffer for any adjacent residential property and public street right-of-ways. Within the interior of the parking areas there should be landscaping to break up large areas of parking.
- (9) New and remodeled buildings shall include landscaping in the form of street trees and/or shrubbery along the public right-of-way, low shrubbery around the

buildings themselves to soften the appearance and landscaping between and along site boundary lines. All street trees shall be at least 3 1/2 inch caliper and shall be spaced a minimum of 25-30 feet apart.

(10) Tree species should be hardy city types and approved by the Commission.

(d) Lighting

- (1) All exterior lighting shall be an integrated part of the architectural and landscape design concept and compatible with the Village Historic Streetscape Plan.
- (2) All lighting shall be so directed so as not to produce glare and unnecessary diffusion onto adjoining properties.

(e) Location, Orientation, Size and Shape of Buildings

- (1) No building shall exceed 5,000 square feet of gross floor area on the ground floor. The 5,000 maximum square foot limitation set forth above shall not be varied by the Board Planning Commission except upon a demonstration by the applicant by clear and convincing evidence that a particular difficulty exists as a result of the application of such standard and that the property cannot be put to any viable economic use without the variance exception. The decision to grant any variance exception to such 5,000 square foot limitation shall be forwarded by the Board Planning Commission to Council for its review. Council shall have 30 days from its receipt of the decision of the Board Planning Commission to confirm, deny, or modify said decision. In the event Council does not act upon the decision of the Board Planning Commission within said 30 days, the decision of the Board Planning Commission shall be deemed to be confirmed.
- (2) Linear continuity of buildings shall be preserved by placing primary facades parallel to the street.
- (3) New and remodeled buildings shall be compatible with their surroundings. Architectural style, bulk, shape, massing, height, scale and form of new and remodeled buildings and the shape between and around buildings shall be consistent with the character of the area and be in harmony with neighboring buildings. Building design and materials shall also be compatible with the historic residential structures in the Village and include gable roofs and residential-type windows and doors.
- (4) Buildings with a facade in excess of 55 feet shall be divided into modules not exceeding 50 feet in width. Each module may have a separate entry, display windows, and/or other architectural features to distinguish it from adjacent modules.

(f) ~~Exterior Renovation or Alteration of Existing Historic Structures~~

- ~~(1) The distinguishing original qualities of an historic building or structure shall not be destroyed. The removal or alteration of any historic materials or distinctive architectural features shall not occur whenever possible.~~
- ~~(2) Existing houses which are converted to commercial uses shall retain the residential character and general construction design of the period of the structure.~~
- ~~(3) Architectural elements shall be sensitively designed to reflect detailing associated with the particular style of the building.~~
- ~~(4) The design elements of a building addition shall match the design elements of the principal structure, in particular, building materials and color, rooflines and shapes, and window proportions and alignment.~~
- ~~(5) The scale of an addition shall be compatible with the principal structure and surrounding structures and context.~~
- ~~(6) The original pattern of window and door openings and their shape and configuration shall not be altered unless approved by the Commission. Window and door openings should not be reduced, enlarged or filled in on the street facade. Replacement windows and doors should match the original size, shape and design as closely as possible.~~
- ~~(7) Original materials shall be repaired, restored and reused whenever possible. Original materials shall not be removed or covered whenever possible. Where necessary, missing or deteriorated materials shall be replaced with appropriate recycled or new materials, which match the original as closely as possible.~~
- ~~(8) Renovations or additions shall follow the guidelines of the Ohio Historical Society.~~

(g) ~~Building Materials and Appurtenances~~

- ~~(1) The architectural character and exterior building materials of new and remodeled buildings shall be harmonious with nearby historic buildings in color and texture, materials, proportion, scale, patterns and opening sizes and shapes. Vinyl and aluminum siding are not permitted.~~
- ~~(2) Construction materials and colors for walls and fences that are visible from the street shall be uniform and compatible with the architectural style, color and building material of the building and its surroundings.~~
- ~~(3) Accessory buildings shall be compatible in design and material with the main structure.~~

**CERTIFICATION OF PUBLIC HEARINGS  
PURSUANT TO SECTION 715.75 OF THE OHIO REVISED CODE**

State of Ohio            )  
                                  ) ss:  
County of Summit        )

On this 18<sup>th</sup> day of November, 2015, I Carolyn Sullivan as the Clerk of Council for the Village of Richfield, Ohio, hereby certify that a public hearing was held on November 17, 2015 regarding the proposed Ordinance 73-2015 in accordance with the requirement of Section 715.75 of the Revised Code. Notice of the public hearings was published in the Akron Beacon Journal, a newspaper of general circulation in Summit County, Ohio. The Affidavits of Publication for the newspaper notices are attached as Exhibit A.

I also certify that during the thirty-day period prior to the public hearing, all of the following documents were available for public inspection in the Office of the Clerk of Council for the Village of Richfield, Ohio: 1) Complete contents of Ordinance 73-2015.

  
\_\_\_\_\_  
Carolyn Sullivan, Clerk of Council  
Village of Richfield

## **NOTICE OF PUBLIC HEARING VILLAGE OF RICHFIELD**

A public hearing has been scheduled for discussion of Ordinance No. 73-2015 on Tuesday, November 17, 2015 at 7:45 pm in the Richfield Council Chambers, 4410 West Streetsboro Road.

**AN ORDINANCE ENACTING NEW SECTION 1181.29 OF THE VILLAGE'S ZONING CODE, ENTITLED "HISTORIC OVERLAY DISTRICT," AND AMENDING CERTAIN SECTIONS OF CHAPTER 1145 OF THE VILLAGE'S ZONING CODE TO FACILITATE THE ADOPTION OF AND TO BE CONSISTENT WITH NEW SECTION 1181.29.**

Any person interested will be afforded an opportunity to be heard.

Carolyn Sullivan  
Clerk of Council

Village of Richfield  
4410 Streetsboro Rd  
P.O. Box 387  
Richfield, Ohio 44286-0387

Clerk of Council  
330 659-9201 Ext. 228  
330 659-2564 (Fax)

FAX TRANSMITTAL COVER

Company Name: Akron Beacon Journal, Legal Notices

Contact Name: Sue Robinson  
330 996 3349

Fax Number: 330 996 3074

Sender: Carolyn Sullivan  
Clerk of Council  
Fax: 330 659-2564

Description: Please publish this Public Hearing Notice in the Beacon on  
Saturday, October 17, 2015.

Number of pages 1  
(not including  
cover):

Date & Time Sent: ~~11/2/2015 3:00 p.m.~~  
10/15/2015 1:31 p.m.

If there are any Problems with this transmission, please call: Carolyn Sullivan at (330)  
659-9201 Ext. 228 immediately

\* \* \* Communication Result Report ( Oct. 15. 2015 1:36PM ) \* \* \*

1) Village of Richfield Council  
2)

Date/Time: Oct. 15. 2015 1:36PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
0033 Memory TX	Beacon Journal	P. 2	OK	

Reason for error

- M. 1) Hang up or line fail
- M. 3) No answer
- M. 5) Exceeded max. E-mail size

- E. 2) Busy
- E. 4) No facsimile connection
- E. 6) Destination does not support IP-Fax

Village of Richfield  
 4410 Streetsboro Rd  
 P.O. Box 387  
 Richfield, Ohio 44286-0387

Clerk of Council  
 330 659-9201 Ext. 228  
 330 659-2564 (Fax)

FAX TRANSMITTAL COVER

Company Name: Akron Beacon Journal, Legal Notices  
 Contact Name: Sue Robinson  
 330 996 3349  
 Fax Number: 330 996 3074

Sender: Carolyn Sullivan  
 Clerk of Council  
 Fax: 330 659-2564

Description: Please publish this Public Hearing Notice in the Beacon on Saturday, October 17, 2015.

Number of pages 1  
 (not including cover):  
 Date & Time Sent: 10/15/2015 1:31 pm.  
 11/2/2015 3:00 pm.

If there are any Problems with this transmission, please call: Carolyn Sullivan at (330) 659-9201 Ext. 228 immediately

## Public Hearing Posting Information

I, Carolyn Sullivan, of the Village of Richfield, Summit County, Ohio, do hereby certify that **Public Meeting Notice for 73-2015 Proposed changes to the Commercial Historic District of the Village of Richfield** was duly posted by the Council of the Village of Richfield, Summit County, Ohio on the Tuesday of November 17, 2015. In addition to publication in Akron Beacon Journal on Saturday, October 17, it has been posted in at least five (5) of the most public places in said Village as therefore determined by Council. Additionally it has been posted on the Village web site.

Most public places are:

- 1) Richfield Town Hall, 4410 Streetsboro Road
- 2) Richfield Police Department, 4410 West Streetsboro Road
- 3) United States Post Office, 3900 Broadview Road
- 4) Giant Eagle, 4428 Broadview Road
- 5) Richfield Senior Center, 4400 West Streetsboro Road
- 6) Richfield Library, 3761 S. Grant Street

Each posting is for a period of fifteen (15) days commencing on the 16<sup>th</sup> day of October, 2015.

  
\_\_\_\_\_  
Carolyn E. Sullivan, Clerk of Council