

ORDINANCE NO.

82-2011

Offered by All of Council & P&Z Committee

AN ORDINANCE AMENDING SECTION 1124.07, "YARD REQUIREMENTS," OF THE PLANNING AND ZONING CODE TO CHANGE THE MINIMUM SIDE YARD SETBACK FOR MAIN AND ACCESSORY STRUCTURES IN THE R-1 ZONING DISTRICT

WHEREAS, the Planning Commission has recommended that existing Section 1124.07 be amended to change the minimum side yard setback for main and accessory structures in the R-1 zoning District from forty (40) feet to twenty-five (25) feet; and

WHEREAS, the Planning and Zoning Commission held an informal hearing and informational meeting regarding the change and has sent its recommendation for approval to Council; and

WHEREAS, this Council believes it is in the best interest of the Village and its residents to approve the Planning Commission's recommendation to amend Section 1124.07.

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

SECTION 1. That existing Section 1124.07 of the Planning and Zoning Code, "Yard Requirements," be amended to read as follows:

"1124.07 YARD REQUIREMENTS.

- (a) Minimum Front Yard Depth: 100 feet
- (b) Minimum Rear Yard Depth: 100 feet.
- (c) Minimum Side Yard Width on each side: ~~40~~ 25 feet, except on corner lots, where the side yard on the side street shall be not less than 85 feet.
- (d) Accessory buildings: the minimum front yard shall not be less than required for the main building provided that an accessory building shall not be located closer to the street right-of-way than the main building. The minimum side yard is ~~40~~ 25 feet, increased by one foot for each foot of building facing the side yard that exceeds ~~40~~ 25 feet in length or, twice the building height whichever is greater but not to exceed a 100 foot side yard requirement. The minimum rear yard is 60 feet, increased by one foot for each foot of building facing the rear yard that exceeds 60 feet in length or, twice the building height, whichever is greater, but not to exceed a 100 feet rear year requirement."

SECTION 2. That Section 1124.07, "Yard Requirements," of the Planning and Zoning Code, as it existed prior to the effective date of this Ordinance be, and the same hereby is, repealed.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 12-6-2011

Bobbie Boston
President of Council

Michael Kiper
Mayor

Dated: 12/9/2011

ATTEST:

Cawlyn E Sullivan
Clerk of Council