

ORDINANCE NO. 37-2017

Offered by All of Council

AN ORDINANCE AMENDING SECTION 1155.03 OF THE PLANNING AND ZONING CODE TO PERMIT OFFICES WITH WAREHOUSING OF PRODUCTS IN AN ENCLOSED BUILDING AS A CONDITIONAL USE IN THE OFFICE LABORATORY DISTRICT

WHEREAS, Village Council has determined that it is in the best interest of the Village and its residents and promotes the public health, safety and welfare of the Village to amend Section 1155.03 of the Planning and Zoning Code to permit offices with warehousing of products in an enclosed building as a conditional use in the Office Laboratory District as long as the office space is not less than one-third of the total floor area of the use; and

WHEREAS, Section 1109.07 of the Planning and Zoning Code provides that the Clerk of Council shall refer such proposed text amendment to the Planning and Zoning Commission; and

WHEREAS, Section 1109.07 provides that the Planning and Zoning Commission shall be allowed a reasonable period of time, not more than sixty days unless Council shall provide a different period of time, for consideration and report back to Council.

WHEREAS, this Council referred this Ordinance to the Planning and Zoning Commission on May 16, 2017; and

WHEREAS, the Planning and Zoning Commission held an informal public hearing and informational meeting regarding the proposed change on _____, 2017, and sent a recommendation for approval of the proposed amendment to Council; and

WHEREAS, this Council conducted a public hearing on the proposed change on _____, 2017.

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

SECTION 1. That Section 1155.03 of the Planning and Zoning Code be amended, specifically by adding new subsection 1155.03(b)(6) to read as follows:

“1155.03 USES.

* * *

(b) Conditional Uses.

* * *

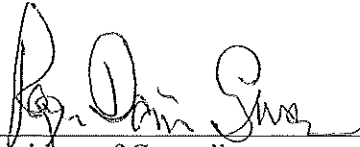
(6) Offices with warehousing of products in an enclosed building (flex space) provided the sales office shall not be less than one-third of the total floor area of the use.

* * *”

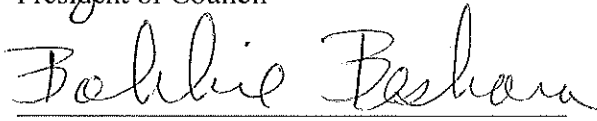
SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

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

PASSED: 7-18-17



President of Council



Mayor

Dated: 7-18-17

ATTEST:



Clerk of Council