

AN ORDINANCE AMENDING SECTIONS 1143.02(b), 1143.03-(a), 1143.04, 1143.05 AND 1143.08(i) AND (j) OF THE PLANNING AND ZONING CODE PERTAINING TO LOT REQUIREMENTS, YARD REQUIREMENTS, HEIGHT REQUIREMENTS AND BUILDING AND SITE DESIGN STANDARDS FOR THE C-2 HIGHWAY COMMERCIAL DISTRICT

WHEREAS, the Planning Commission and the Village Planner have recommended amendments to Sections 1143.02(b), 1143.03(a), 1143.04, 1143.05 and 1143.08(i) and (j) of the Planning and Zoning Code pertaining to conditionally permitted uses, lot requirements, yard requirements, height requirements and building and site design standards for the C-2 Highway Commercial District; and

WHEREAS, this Council, after public hearing, wishes to adopt the recommendations of the Planning Commission and Village Planning Consultant.

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

SECTION 1. That Sections 1143.02(b), 1143.03(a), 1143.04, 1143.05 and 1143.08(i) and (j) be amended to read as follows:

"1143.02 USES.

(a) \* \* \*

(b) (1)-(12) \* \* \*

(13) Motels, Hotels and Office Buildings exceeding 35 feet in height.

1143.03 LOT REQUIREMENTS.

Lot requirements in the C-2 District shall be as follows:

(a) Minimum Lot Area: 80,000 square feet for all buildings with a height of 35 feet or less; 100,000 square feet for Motels, Hotels and Office Buildings exceeding 35 feet in height.

(b) through (e) \* \* \*

1143.04 YARD REQUIREMENTS.

Yard requirements shall be as follows:

- (a) Minimum Front Yard to Building Line: 100 feet plus three (3) feet additional setback for each one (1) foot of additional building height permitted over 35 feet.
- (b) Minimum Side Yard or Rear Yard Set Back: 30 feet to any non-residential area; 60 feet to any residential area plus two (2) feet additional setback for each one (1) foot of building height permitted over 35 feet.
- (c) Minimum Parking Front Yard Set Back: 50 feet.
- (d) Minimum Parking Side or Rear Yard Set Back: adjacent to any Residential District 30 feet plus two (2) feet of additional parking setback for each one (1) foot of building height over 35 feet in height; 15 feet to any non-residential district.
- (e) All yard areas where no parking is permitted shall be maintained in landscaping or natural vegetation as approved by the Planning and Zoning Commission. The Planning and Zoning Commission may require additional fencing, screening and landscape buffering where any business or commercial building and/or use abuts any Residential District.

1143.05 MAXIMUM HEIGHT REQUIREMENT.

No structure shall exceed 35 feet in height, except for Motels, Hotels and Office Buildings which shall not exceed the maximum height of 5 stories but not greater than 60 feet, except as otherwise provided in Chapter 1179.

1143.08 BUILDING AND SITE DESIGN STANDARDS.

- (a) through (h) \* \* \*
- (i) Buildings and/or building roofs shall not be outlined in lighting in any way. Floodlights and area lights shall be no

greater than 25 feet in height, directed and shielded so as not to glare off the premises. No lighting of buildings shall create glare or indirect illumination towards any Residential District.

(j) Buildings should have clear and unobstructed Fire Lanes near the building as approved by the Fire Department."

SECTION 2. That Sections 1143.02(b), 1143.03(a), 1143.04, 1143.05 and 1143.08(i) and (j) as they existed prior to the effective date of this Ordinance be, and the same hereby are, repealed.

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

Passed: April 7, 1992

  
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President of Council

  
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Mayor

Dated 4/7/92

ATTEST:  
  
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Clerk of Council