

ORDINANCE NO. 54-1990

Offered by Mayor Waszak and
Mr. Stoerkel

AN ORDINANCE AMENDING SECTIONS 1125.03 AND 1125.04(a) AND (c) OF THE ZONING CODE TO AMEND THE MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM FRONT YARD DEPTH AND MINIMUM SIDE YARD WIDTH OF THE R-2 RESIDENTIAL DISTRICT

WHEREAS, Municipal Planner Robert Parry has studied and investigated the lot and yard requirements in the Richfield Planning and Zoning Code and has made various recommendations to the Planning Commission and Council; and

WHEREAS, the Planning and Zoning Commission has by motion recommended the following changes in the Village of Richfield's Planning and Zoning Code for the harmonious development of property within the Village of Richfield and for the protection of property values within the Village of Richfield.

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

SECTION 1: That Section 1125.03 of the Planning and Zoning Code be amended to read as follows:

"1125.03 LOT REQUIREMENTS.

(a) Minimum Lot Area: 2 acres per dwelling unit, without centralized sewer and city water. One acre per dwelling unit with centralized sewer and city water.

(b) Minimum Lot Width: 200 feet at the building line for two acres, 125 feet at the building line for one acre."

SECTION 2: That Section 1125.04(a) and (c) of the Planning and Zoning Code be amended to read as follows:

"1125.04 YARD REQUIREMENTS.

Yard requirements are as follows:

(a) Minimum Front Yard Depth: Sixty One hundred feet.

(b) Minimum Rear Yard Depth: Fifty feet.

(c) Minimum Side Yard Width: Fifteen Twenty feet.

If the lot is a corner lot, the side yard on the street side shall be set by the Planning and Zoning Commission but in no event shall it be less than fifty feet."

SECTION 3: That Sections 1125.03 and 1125.04(a) and (c) as they existed prior to the effective date of this Ordinance be, and the same hereby are, repealed.

SECTION 4: This Ordinance shall take effect and be in force from and after the earliest date provided by law.

Passed: 8/7/90

[Signature]
President of Council

[Signature]
Mayor

Dated: 8/2/90

ATTEST:

[Signature]
Clerk of Council