

ORDINANCE NO. 83-1990

Offered by Mayor Waszak and
Mr. StoerkelAN ORDINANCE AMENDING SECTIONS 1123.01, 1123.03(b)
AND 1123.04(a) AND (c) TO UPGRADE THE STANDARDS OF
THE R-1 RURAL RESIDENTIAL DISTRICT

WHEREAS, Village Planner Robert M. Parry has studied the standards of the R-1 Rural Residential District and has recommended various changes to upgrade the standards therein; and

WHEREAS, the Planning Commission has approved the recommended changes; and

WHEREAS, this Council, after public hearing, finds and determines that the upgrading of the standards of R-1 Rural Residential District as set forth in this Ordinance will protect the health, safety and welfare of the community.

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

SECTION 1: That Section 1123.01 be amended to read as follows:

"1123.01 PURPOSE.

The purpose of the R-1 District is to accommodate residential development which will protect the health, safety and welfare of the community through encouraging large lots and low density development, preservation of open space, reduced impact on drainage, water and sewer systems, reducing the need to alter natural topography, discouraging overcrowding and minimizing the impact on existing and future services. The established density is intended to maintain the rural character of the District."

SECTION 2: That Section 1123.03(b) be amended to read as follows:

"1123.03 LOT REQUIREMENTS.

Lot requirements are as follows:

(a) * * *

(b) Minimum Lot Width: 200 feet at the building line."

SECTION 3: That Section 1123.04(a) and (c) be amended to read as follows:

"1123.04 YARD REQUIREMENTS.

Yard requirements are as follows:

(a) Minimum Front Yard Depth: Eighty-five feet One hundred feet.

(b) * * *

(c) Minimum Side Yard Width on Each Side: Twenty feet Twenty-five (25) feet except on corner lots where the side yard on the side street shall be not less than eighty-five (85) feet.

SECTION 4: That Sections 1123.01, 1123.03(b) and 1123.04(a) and (c) as they existed prior to the effective date of this Ordinance be, and the same hereby are, repealed.

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

Passed: 11/6/90

[Signature]
President of Council

[Signature]
Mayor

Dated 11/6/90

ATTEST:
[Signature]
Clerk of Council