

Revised 1-11-91

ORDINANCE NO. 91-1990

Offered by Mayor Waszak and
Mr. Stoerkel

AN ORDINANCE ENACTING SECTION 1162.11 OF THE ZONING
CODE RELATIVE TO SPECIAL SUBDIVISION REGULATIONS
FOR THE OFFICE/LIGHT INDUSTRIAL DEVELOPMENT ZONE

WHEREAS, this Council enacted Ordinance No. 58-1989
providing for a new Chapter 1162 establishing the Office/Light
Industrial District in the Village; and

WHEREAS, Municipal Planner Robert Parry has spent
considerable time studying and investigating subdivision regula-
tions for the O/LI District and has made various recommendations to
the Planning Commission and Council; and

WHEREAS, the Planning Commission and Council have
reviewed and have concurred with the Municipal Planner's recommen-
dations with respect to special subdivision regulations for the
O/LI District.

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

SECTION 1: That Section 1162.11 be enacted to read as follows:

"1162.11 SPECIAL PLANNED OFFICE/LIGHT
INDUSTRIAL DEVELOPMENT SUBDIVISION
REGULATIONS.

Office or Light Industrial subdivisions devel-
oped with frontage and access on interior office or
industrial park roadways may be permitted as ap-
proved by the Planning Commission and Council under
the following conditions and standards:

(1) The office/light industrial subdivision
shall be initially planned, platted and improved by
one entity, corporation or person.

(2) The total development area within the
subdivision shall be not less than twelve (12)
acres.

(3) Any lot within the development having
frontage and/or access on Brecksville Road shall
meet all of the standards required in the other
Sections of this Chapter.

(4) An interior public roadway shall be con-
structed providing the required frontage, lot
width, lot area as required herein prior to the
sale of individual lots or the construction of
buildings or permitted uses. The construction and

dedication of the roadway may be phased upon approval of the Planning Commission where each phase of the subdivision meets all of the regulations of this Section.

(5) The minimum lot area for any interior office or light industrial lot not having frontage or access on Brecksville Road shall be at least three (3) acres.

(6) The mean lot area of all lots within the subdivision shall not be less than four (4) acres.

(7) The minimum lot frontage and lot width of interior lots in the subdivision shall be not less than two hundred (200) feet except on a cul-de-sac where the minimum lot frontage shall be not less than 100 feet.

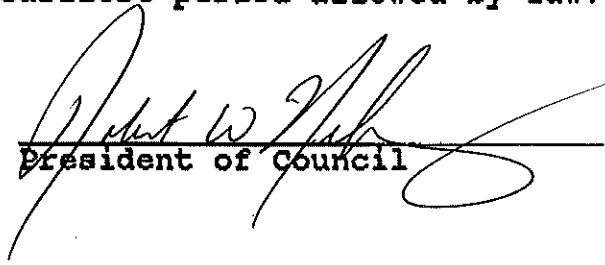
(8) All other standards of the Office/Light Industrial District not listed within this section shall apply including but not limited to permitted uses, yard requirements, height, signs, parking, loading, building and design standards, and Development Plans for each building and site improvement."

(9) Office /Light Industrial subdivisions shall comply with applicable rules and regulations for plats and subdivision of the Village of Richfield.

(10) All lots shall be serviced with central sanitary sewers.

SECTION 2: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 3-5-91


President of Council

Mayor

Dated _____

ATTEST:

Clerk of Council