

AN ORDINANCE ENACTING SECTION 1161.11 OF THE ZONING
CODE RELATIVE TO INDUSTRIAL SUBDIVISION REGULATIONS

WHEREAS, this Council enacted Ordinance No. 61-1989
which made extensive revisions and amendments to Chapter 1161 of
the Zoning Code relative to the Industrial District; and

WHEREAS, Municipal Planner Robert Parry has spent
considerable time and effort in studying and investigating subdivi-
sion regulations for the Industrial District and has made various
recommendations to the Planning Commission and Council; and

WHEREAS, the Planning Commission has reviewed and
has concurred with the Municipal Planner's recommendations with
respect to subdivision regulations in the Industrial District and
has recommended the following changes in the Village's Zoning Code
to Council.

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

SECTION 1: That Section 1161.11 of the Planning and Zoning
Code be enacted to read as follows:

"1161.11 SPECIAL PLANNED INDUSTRIAL SUBDIVI-
SION REGULATIONS.

Industrial subdivisions developed with front-
age and access on interior industrial roadways may
be permitted as approved by the Planning Commission
and Council under the following conditions and
standards:

(1) The industrial subdivision shall be ini-
tially planned, platted and improved by one entity,
corporation or person.

(2) The total development within the subdivi-
sion 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 industrial roadway
shall be constructed providing the required front-
age, 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 industrial lot not having frontage or access on Brecksville Road shall be at least two (2) acres.

(6) The mean lot area of all industrial lots within the subdivision shall not be less than three (3) acres.

(7) The minimum lot frontage and lot width of interior industrial lots 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.

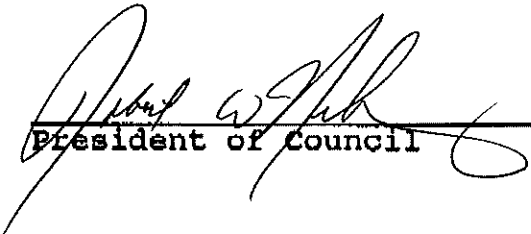
(8) All other standards of the Industrial District not listed within this section shall apply including but not limited to permitted uses, yard requirements, height, signs, parking, loading, building and design standards, and Development Plans for each building and site improvement."

(9) Industrial subdivisions shall comply with applicable rules and regulations for plats and subdivisions 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