

ORDINANCE NO. 57-1989

Offered by Mayor Waszak and Mr. Stoerkel

AN ORDINANCE ENACTING A NEW CHAPTER 1146 OF THE PLANNING AND ZONING CODE ESTABLISHING THE I-S INTERCHANGE SERVICE DISTRICT IN THE VILLAGE

WHEREAS, the Planning and Zoning Commission has spent considerable time and effort in studying and investigating the Brecksville Road Richfield Corridor Plan with Municipal Planner Robert Parry; 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 a new Chapter 1146 of the Planning and Zoning Code establishing the I-S Interchange Service District in the Village be enacted to read as follows:

"CHAPTER 1146
I-S INTERCHNAANGE SERVICE DISTRICT

1146.01 PURPOSE.

The I-S Interchange Service District is established to provide for uses, buildings and land use which will be compatible with the freeway interchanges and require large land areas. Where possible, controlled and limited access should be encouraged.

1146.02 PERMITTED USES.

All uses in this district shall be conditionally permitted uses except as listed below as permitted.

(a) Permitted Uses:

- (1) Office buildings
- (2) Banks and savings and loans
- (3) Restaurants with indoor only seating and without drive-in windows

(b) Conditional Uses. The Planning and Zoning Commission may issue a Conditional Certificate for uses provided for in the following list of suggested uses:

- (1) Banks-and-savings-and-loans Convenience stores without gasoline sales
- (2) Supermarkets
- (3) Department stores
- (4) Automobile repair garages
- (5) Restaurants and drive-in restaurants
- (6) Automobile service stations
- (7) Theaters and playhouses
- (8) Wholesale club sales
- (9) Showrooms
- (10) Shopping centers
- (11) Automobile dealerships
- (12) Hotels and motels
- (13) Conference centers
- (14) Public buildings and uses
- (15) Recreational vehicle showrooms & sales
- (16) Recreation businesses
- (17) Hospitals, medical clinics and nursing homes

1146.03 LOT REQUIREMENTS.

Lot requirements are as follows:

- (a) Minimum lot area: 100,000 square feet
- (b) Minimum lot width: 200 feet
- (c) Maximum building coverage: 25%
- (d) Minimum landscaped and planted areas: 25%

1146.04 YARD REQUIREMENTS.

Yard requirements are as follows:

(a) Minimum building front yard: ~~±50~~ 100 feet except for properties fronting on Brecksville Road which shall be 150 feet.

(b) Minimum parking front setback: 75 feet except for properties fronting on Brecksville Road, which shall be 100 feet.

(c) Minimum building side or rear yard: 50 feet to Residential district; 25 feet to any non-residential district.

(d) Minimum parking side or rear yard: 50 feet adjacent to residential district; 15 feet to non-residential.

(e) Yard areas where no parking is permitted shall be maintained in landscaping or natural vegetation.

1146.05 BUILDING HEIGHT

No structure shall ^{metals} exceed 35 feet or three (3) stories except for hotels and office buildings which shall not be higher than 50 feet or five (5) stories.

1146.06 SIGN REGULATIONS.

As regulated by Chapter 1170 Commercial Sign Regulations.

1146.07 PARKING AND LOADING REQUIREMENTS.

As regulated by Chapter 1149 Commercial Parking and Loading.

1146.08 BUILDING AND SITE DESIGN STANDARDS.

(a) Accessory buildings shall be compatible in design and material to the main structure.

(b) Front yards shall be landscaped and maintained with grass, trees and shrubs. Any parking in front of the building shall be screened with shrubs, trees or landscaped earthen mounds.

(c) All drives and parking areas shall be paved in concrete or bituminous concrete and curbed.

(d) All storage of materials and equipment shall be within enclosed buildings. All business activity shall be within enclosed buildings except as permitted by the Planning and Zoning Commission for accessory outdoor eating areas or merchandise display.

(e) Security fences, i.e., chain link fencing, shall not be permitted in the front building setback, in front of any building or in the side yard setback on a corner lot. Security fences must be screened from view with trees and shrubs.

(f) All mechanical equipment, roof vents or other appurtenances shall be screened with materials compatible with the building facade.

(g) All trash containers and trash storage areas shall be screened with a six foot high masonry enclosure on three sides and a solid gate on the front.

(h) Buildings adjacent to interstate highways shall be designed and landscaped to be visually attractive as seen from the Interstate Highway.

1146.09 SITE DEVELOPMENT PLANS.

Site Development Plans are required for all development in the I-S District in compliance with Chapter 1147."

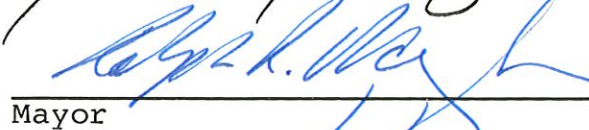
SECTION 2: That all resolutions and ordinances inconsistent herewith be, and the same hereby are, repealed.

SECTION 3: This Ordinance shall take effect and be in force from and after the earliest date provided by law.

Passed: 2/6/90



President of Council



Mayor

ATTEST:


Clerk of Council

Dated: 2/6/90