

ORDINANCE NO. 58-1989

Offered by Mayor Waszak and Mr. Stoerkel

AN ORDINANCE ENACTING A NEW CHAPTER 1162 OF THE PLANNING AND ZONING CODE ESTABLISHING THE O/LI OFFICE AND LIGHT INDUSTRY 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 1162 of the Planning and Zoning Code establishing the O/LI Office and Light Industry District in the Village be enacted to read as follows:

"CHAPTER 1162
O/LI - OFFICE & LIGHT INDUSTRY

1162.01 PURPOSE.

The O/LI District is established to preserve areas for office buildings and light industries that do not detract from the residential character of the Village, do not permit outdoor storage of materials or trucks, wherein all activity is conducted wholly in enclosed buildings, which provide a buffer between more intensive uses and residential areas, and which provide attractive buildings and landscaped yards.

1162.02 USES.

All uses in this District shall be conditionally permitted uses except for office buildings which shall be permitted by right. All uses proposed and buildings developed in this District shall be presented to the Planning and Zoning Commission for approval as per Chapter 1129. The Planning and Zoning Commission may issue Zoning Certificates for uses

consistent with the purpose of this district subject to the requirements of this Ordinance. All uses and activity in this District must be conducted wholly enclosed within approved buildings with no outside storage or use.

(a) Permitted Uses.

- (1) Office buildings for professional, administrative, financial, governmental and public utility.

(b) Conditional Uses:

- (1) Off-street public parking lot and garage.
- (2) Research and development laboratories and testing offices.
- (3) Wholesale offices and showrooms.
- (4) Manufacturing, processing, assembly, servicing and testing which will not emit objectional disturbance or hazard beyond the confines of the main building or property including, but not limited to noise, fire, smoke, toxic or noxious fumes, heat or glare, vibration or radioactive emission:
 - (a) bakery goods, candies, cosmetics, pharmaceuticals, or packaging of food products.
 - (b) Fabrication, assembly, finishing and packaging of small durable and non-durable goods from previously produced materials including: musical instruments, toys, textile and plastic products, medical and scientific equipment, electronic and computer equipment, electrical appliances, jewelry, photographic equipment.
 - (c) Printing, publishing or engraving.
- (5) Gas and oil wells subject to Chapter 1163.

(6) Accessory use including:

- (a) On-site parking lot and garage for the tenants of the main building and as regulated in Chapter 1165.
- (b) Drug store, beauty shop, barber, restaurant, snack bar, florist or copy center which are incidental to main office building.
- (c) Storage and maintenance facilities wholly enclosed in an approved structure.
- (d) Signs as regulated in Chapter ~~1167~~ 1170.

(7) Other similar uses as determined and approved by the Commission and Council.

1162.03 LOT REQUIREMENTS.

Lot requirements shall be as follows:

- (a) Minimum Lot Area: 4 acres.
- (b) Minimum Lot Width at building line: 300 feet; at street line: 200 feet.
- (c) Maximum Building coverage: 20% for a multi-story building, 30% for a one-story building.
- (d) Minimum Landscaped Area: 25% of the entire lot.

1162.04 YARD REQUIREMENTS.

Yard requirements shall be as follows:

- (a) Minimum Front Yard Depth: ~~150~~ 100 feet for buildings except for properties fronting on Brecksville Road which shall be 150 feet.
- (b) Minimum Parking Front Setback: 75 feet for parking and drives except for properties fronting on Brecksville Road which shall be 100 feet.

(bc) Minimum Rear Yard Depth: 50 feet for buildings and 10 feet for parking, except where abutting any residential district where the rear yard shall be at least 100 feet for buildings and 50 feet for parking.

(ed) Minimum Side Yard Width: 25 feet for buildings and 10 feet for parking and drives, except where abutting any residential district where the side yard shall be at least 50 feet for the building or parking.

(de) Minimum Yard Buffer: The minimum yard buffer between any O/LI District use and any Residential use shall be at least 50 feet. Such buffer area shall be landscaped and maintained to effectively screen the O/LI District use from the adjacent residential use. The Commission may require evergreen trees, shrubs, fencing, walls, mounding, or retaining existing vegetation to provide visual buffering.

1162.05 MAXIMUM HEIGHT REGULATIONS.

No structure shall exceed ~~40~~ 35 feet, except office buildings, which shall not exceed 50 feet in height or four stories, whichever is lower, or as otherwise permitted in Chapter 1109.05(b).

1162.06 SIGN REGULATIONS.

As regulated in Chapter 1170, Industrial Sign Regulations.

1162.07 PARKING AND LOADING REQUIREMENTS.

Parking and loading requirements shall be as regulated in Chapter 1165.

1162.08 LANDSCAPING REQUIREMENTS.

All Development Plans and submittals to the Commission shall be accompanied by a Landscaping Plan. Such plan shall show the following items:

(a) Location, name and size of all existing trees on the site with a trunk diameter exceeding six (6) inches.

(b) Common and taxonomic names of all plant material to be installed.

(c) Location of all existing vegetation to remain and all plant material and landscape features to be added.

(d) Existing and proposed grade of the entire site showing two (2) foot contours.

1162.09 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 material and equipment shall be within enclosed buildings. All business activity shall be within enclosed buildings except as permitted by the Planning and Zoning Commission.

(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.

1162.10 SITE DEVELOPMENT PLANS.

Site Development Plans are required for all development in the O/LI District in compliance with Chapter 1163."

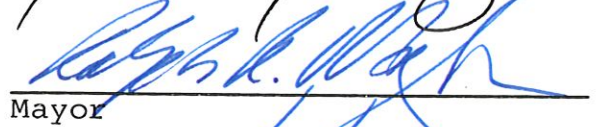
SECTION 2: That all resolutions and ordinances inconsistent herewith be, and the same hereby are, repealed.

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

Dated: 2/6/90

ATTEST:



Clerk of Council