

ORDINANCE 61-1989

Offered by Mayor Waszak and
Mr. Stoerkel

AN ORDINANCE ENACTING A NEW SECTION 1161.011, AND AMENDING EXISTING SECTIONS 1161.02, 1161.03 AND 1161.04 AND ENACTING NEW SECTIONS 1161.09 AND 1161.10 OF THE PLANNING AND ZONING CODE TO PERMIT CERTAIN USES AND AMEND THE LOT AND THE YARD REQUIREMENTS OF THE I INDUSTRIAL DISTRICT

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 Section 1161.011 be enacted to read as follows:

"1161.011 PERMITTED USES.

In the I District, the following uses shall be permitted uses:

- (a) Research and development laboratories and testing offices.
- (b) Light manufacturing without outdoor storage
- (c) Office buildings for professional, administrative, financial and public utility organizations."

SECTION 2: That Section 1161.02 be amended to read as follows:

"1161.02 CONDITIONALLY PERMITTED USES.

~~All~~ The following uses in this District shall be conditionally permitted uses. 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. The Commission may seek expert advice on what limitations

should be imposed on the particular operation to reasonably modify any injurious or offensive effects likely to result from such an operation. The cost of such expert assistance shall be borne by the applicant. A list of suggested uses follows:

- (1) Off-street public parking lot and garage.
- (2) Warehousing, storage, wholesale jobbing or distributing use only in connection with a permitted industrial or manufacturing building or use and subject to Section 1161.02(6).
- (3) Wholesale establishments, offices and show-rooms.
- (4) The following types of manufacturing, processing, cleaning, servicing, testing or repair activities, which will not be materially injurious or offensive to the occupants of adjacent premises or the community at large by reason of the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic and noxious materials, odors, fire or explosive hazards or glare or heat:
 - (a) Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except fish or meat products, sauerkraut, yeast and rendering or refinishing of fats or oils.
 - (b) Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, metal (except where presses over twenty tons rated capacity are employed), shell, textiles, tobacco, wax, wood (where planing mills are employed within a completely enclosed building), yarns.
 - (c) Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.

- (d) Musical instruments, toys, novelties, rubber or metal stamps, and other small rubber products.
 - (e) Electrical and electric appliances, instruments and devices, television sets, radios, phonographs, household appliances.
 - (f) The manufacture of electric and neon signs, billboards and other commercial advertising structures.
 - (g) Laboratories and processing: experimental, film, or testing, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
- (6) The following uses, provided storage is within an enclosed building or an area enclosed on all sides by a six foot high solid masonry wall, or a minimum six foot high solid painted fence with openings no greater than fifteen percent and screened with landscaping, fencing and mounding so that no stored material is visible from a public street or residential district.
- (a) Building materials, sales yard and lumber yard, including mill work, when within a completely enclosed building.
 - (b) Contractor's equipment storage yard or plant, or storage and rental of equipment commonly used by contractors.
 - (c) Fuel, food and goods distribution station, warehouse, and storage, but excluding coal and coke. Inflammable liquids, underground storage only if located not less than 300 feet from any R District.
 - (d) Public Government-owned storage garage and yards.

- (7) The following uses when conducted no closer than 100 feet of any R District. Where the I District abuts upon but is separated from any R District by a street, the width of the street may be considered as part of the required setback.
- (a) Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
 - (b) Blacksmith, welding or other metal working shop, excluding punch presses, drop hammers and other noise-producing machine-operated tools.
 - (c) Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, painting and other similar establishments.
 - (d) Ice manufacturing and cold storage plant, creamery and bottling plant.
 - (e) Laundry, cleaning and dyeing plant.
 - (f) Repair services for machinery and equipment, including specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repairing sales, vehicle repair station, vehicle service center and service including vulcanizing.
 - (g) Stone or monument works not employing power tools, or, if employing such tools, then within a completely enclosed building.
 - (h) Vehicle service station when clearly incidental to the principal use of the premises.
 - (i) Veterinarian hospital, clinic or kennel.

- (8) Public utility rights-of-way and pertinent structures subject to Section 1163.05(A), (1), (9), (10).
- (9) Governmentally owned and/or operated buildings and facilities subject to Section 1163.05(A), (3), (6), (7), (10).
- (10) Gas and oil wells subject to Section 1163.05(A), (12), (13).
- (11) Truck and transfer terminals subject to Section 1163.05(A), (2), (3), (5), (6), (15).
- (12) Above ground storage of flammable or explosive materials subject to Section 1163.05(A), (16).
- (13) Truck servicing, including the provision of fuel, food and sleeping rooms, subject to Section 1163.05(A), (14).
- (14) Accessory uses clearly incidental to the uses permitted on the same premises.
- (15) Signs and regulated by Chapter ~~1167~~ 1170.
- ~~(16) Other uses similar to but not specifically listed in the permitted uses herein."~~

SECTION 3: That Section 1161.03 be amended to read as follows:

"1161.03 LOT REQUIREMENTS.

Lot requirements shall be as follows:

- (a) Minimum Lot Area: 4 3 Acres.
- (b) Minimum Lot Width at Building Line: 300 feet.
- (c) Minimum Lot Frontage at Street: 300 feet.
- (d) Maximum Building Coverage: 20% 35%.
- (e) Minimum Landscaped and Planted Area: 25%."

SECTION 4: That Section 1161.04 be amended to read as follows:

"1161.04 YARD REQUIREMENTS.

Yard requirements shall be as follows:

(a) through (d) * * *

(e) Minimum Parking, Side or Rear Yard: 50 feet when adjacent to any Residential District, 25 feet when adjacent to any non-Residential District.

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

SECTION 5: That Sections 1161.09 and 1161.10 be enacted to read as follows:

1161.09 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.

(d) 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 from a public street with trees and shrubs.

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

(f) 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.

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

1161.10 SITE DEVELOPMENT PLANS.

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

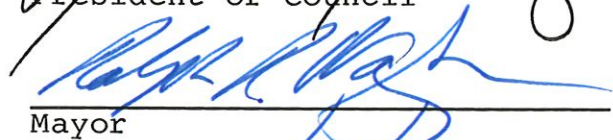
SECTION 6: That Sections 1161.02, 1161.03 and 1161.04 as they existed prior to the effective date of this Ordinance be, and the same hereby are, repealed.

SECTION 7: 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