

ORDINANCE NO. 63-1989

Offered by Mayor Waszak and
Mr. Stoerkel

AN ORDINANCE ENACTING A NEW SECTIONS 1143.011,
1143.08 AND 1143.09 AND AMENDING EXISTING SECTIONS
1143.02, 1143.03 AND 1143.04 OF THE PLANNING AND
ZONING CODE TO PERMIT CERTAIN USES AND AMEND THE LOT
AND YARD REQUIREMENTS OF THE C-2 COMMERCIAL 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 recommended a number of changes to 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 Section 1143.011 of the Planning and Zoning Code be enacted to read as follows:

"1143.011 USES.

The following uses are hereby determined to be permitted uses in the C-2 District:

- (a) Restaurant (with indoor eating).
- (b) Offices.
- (c) Drug store.
- (d) Food sales.
- (e) Florist/gift shop."

SECTION 2: That Section 1143.02 of the Planning and Zoning Code be amended to read as follows:

"1143.02 CONDITIONALLY PERMITTED USES.

The following uses in the C-2 District shall be conditionally permitted uses. The Planning and Zoning Commission may issue a Conditional Zoning Certificate for uses it considers compatible with the stated purpose of this District subject to the following

requirements of this Ordinance. A list of suggested uses follows:

- (1) Hotels and Motels.
- (2) Refreshment stand or open front store.
- (3) Vehicle repair station.
- (4) Public garage or vehicle service center subject to Chapter 2147.05(A), (8), (10).
- (5) Barber and beauty shop.
- (6) Dry cleaning and laundry agency.
- (7) Preparation and processing of food and drink to be retailed on the premises including bakery, delicatessen, meat market, confectionary, restaurant, ice cream parlor, soda fountain, tavern.
- (8) Tailor and dressmaker.
- (9) Banks and other financial institutions.
- (10) Accessory uses clearly incidental to the uses permitted on the same premises but not in conflict with any variances granted.
- (11) Signs as regulated by Chapter ~~1151~~ 1170.
- (12) Gas and oil wells subject to Chapter 1147.05(A), (13), (14)."

SECTION 3: That Section 1143.03 of the Planning and Zoning Code be amended to read as follows:

"1143.03 LOT REQUIREMENTS.

Lot requirements in the C-2 District shall be as follows:

- (a) Minimum Lot Area: 80,000 square feet.
- (b) Minimum Lot Width and Building Line: 200 feet.
- (c) Minimum Lot Frontage at Street Right-of-Way Line: 200 feet.

- (d) Maximum Building Coverage: ±5% 20%.
- (e) Minimum Landscaping and Planted Area: 50% 30%."

SECTION 4: That Section 1143.04 of the Planning and Zoning Code be amended to read as follows:

"1143.04 YARD REQUIREMENTS.

Yard requirements shall be as follows:

- (a) Minimum Front Yard to Building Line: 100 feet.
- (b) Minimum Side Yard or Rear Yard Set Back: 60 feet to any residential district; 30 feet to any non-residential district.
- (c) Minimum Parking Front Yard Set Back: 50 feet.
- (d) Minimum Parking Side Yard or Rear Yard Adjacent to Residential District: 30 feet; 15 feet to any non-residential district.
- (e) All yard parking areas where no parking is permitted shall be maintained in landscaping or natural vegetation as approved by the Planning and Zoning Commission."

SECTION 5: That new Sections 1143.08 and 1143.09 of the Planning and Zoning Code be enacted to read as follows:

"1143.08 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 of 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.

1143.09 SITE DEVELOPMENT PLANS.

Site Development Plans are required for all development in the C-2 Commercial District in compliance with Chapter 1147."


SECTION 6: That Sections 1143.02, 1143.03 and 1143.04 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 period allowed by law.

Passed: 2/6/90



President of Council



Mayor

Dated: 2/6/90

ATTEST:



Clerk of Council