

ORDINANCE NO. 65-1989

Offered by Mayor Waszak and  
Mr. Stoerkel

AN ORDINANCE ENACTING SECTIONS 1145.011, 1145.08 AND 1145.09 AND AMENDING SECTIONS 1145.02, 1145.03, 1145.04, AND 1145.05 OF THE PLANNING AND ZONING CODE TO PERMIT CERTAIN USES AND AMEND THE LOT AND YARD REQUIREMENTS OF THE C-3 COMMERCIAL DISTRICT

WHEREAS, the Planning and Zoning Commission has spent considerable time and effort in studying and investigating the ~~Breeksville 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 Section 1145.011 of the Planning and Zoning Code be enacted to read as follows:

"1145.011 PERMITTED USES.

The following uses are hereby determined to be permitted uses in the C-3 Commercial District:

- (a) Antique shop.
- (b) Gift/florist shop.
- (c) Bakery shop, candy shop, ice cream parlor, donut shop.
- (d) Personal services including: barber shop, beauty shop.
- (e) Business services including: insurance, legal or real estate.
- (f) Pharmacy.
- (g) Churches."

SECTION 2: That Section 1145.02 of the Planning and Zoning Code be amended to read as follows:

"1145.02 CONDITIONALLY PERMITTED USES.

The following uses shall be conditionally permitted uses in the C-3 Commercial District. 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 requirements of this Ordinance. The list of suggested compatible uses is as follows:

- (1) Personal services shops, such as dry cleaning, restaurant.
- (2) Public utility right-of-ways and pertinent structures ~~subject to~~ to Section 1147.05(A), (1), (7), (8).
- (3) Governmentally owned and/or operated buildings and facilities subject to Chapter 1147.05(A), (1), (2), (3), (4), (5), (10).
- (4) Planned integrated commercial developments subject to Chapter 1147.05(A), (12).
- (5) Offices subject to Chapter 1147.05(A), (8), (10).
- (6) Accessory uses clearly incidental to the uses permitted on the same premises.
- (7) Signs as regulated by Chapter ~~1151~~ 1170.
- (8) Other uses similar in character to those listed in this Chapter.
- (9) Gas and oil wells subject to Chapter 1147.05(A), (13), (14).
- (10) Churches and other buildings for the purpose of religious worship subject to Chapter 1147.05(A), (1), (3), (6), (8), (9), (10)."

SECTION 3: That Section 1145.03 of the Planning and Zoning Code be amended to read as follows:

"1145.03 LOT REQUIREMENTS.

Lot requirements are as follows:

- (a) Minimum Lot Area: 20,000 square feet.
- (b) Minimum Lot Width at Building Line: 100 feet.
- (c) Minimum Lot Frontage at Street: 100 feet.
- (d) Maximum Building Coverage: ~~15%~~ 20%.
- (e) Minimum Landscape and Planted Area: ~~50%~~ 30%."

SECTION 4: That Section 1145.04 of the Planning and Zoning Code be amended to read as follow:

"1145.04 YARD REQUIREMENTS.

Yard requirements in the C-3 Commercial District are as follows:

- (a) Minimum Front Yard Depth: 50 feet, except where the average depth of the existing buildings within 200 feet of the lot in question have a set back less or greater than 50 feet. In such cases, the depth of the front yard shall be not less than the average depth of the existing buildings.
- (b) Minimum Side Yard Width: 50 feet when adjacent to a residential district and on the side adjacent to a residential district only, 25 feet when adjacent to any non-residential district.
- (c) Minimum Rear Yard Depth: 50 feet when adjacent to any residential district, 25 feet when adjacent to any non-residential district.
- (d) Minimum Parking Front Set Back: 50 feet.
- (e) Minimum Parking Side or Rear Yard Set Back Adjacent to a Residential District: 25 feet; adjacent to a non-residential district: 15 feet.

(f) Yard areas where no parking is permitted shall be maintained in landscaping or natural vegetation as permitted by the Planning Commission."

SECTION 5: That Section 1145.05 of the Planning and Zoning Code be amended to read as follows:

"1145.05 MAXIMUM BUILDING HEIGHT.

No structure shall exceed 25 feet in height."

SECTION 6: That Sections 1145.08 and 1145.09 of the Planning and Zoning Code be enacted to read as follows:

"1145.08 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.

1145.09 SITE DEVELOPMENT PLANS.

Site Development Plans are required for all development in the C-3 Commercial District in compliance with Chapter 1147."

SECTION 7: That Sections 1145.02, 1145.03, 1145.04 and 1145.05 as they existed prior to the effective date of this Ordinance be, and the same hereby are, repealed.

SECTION 8: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 2/6/90

*Robert W. Fisher*  
President of Council

*Ray L. [Signature]*  
Mayor

Dated: 2/6/90

ATTEST:

*Mary L. Hegley*  
Clerk of Council