

AN ORDINANCE TO AMEND ORDINANCE 32-1969, AS AMENDED, AND TO PROVIDE FOR DIVIDING THE TERRITORY OF THE VILLAGE OF RICHFIELD, SUMMIT COUNTY, OHIO, INTO ZONE DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION, USE, HEIGHT, BULK, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE AMOUNT OF LOT AREA WHICH MAY BE OCCUPIED, BUILDING SETBACK LINES, SIZES OF YARDS, COURTS AND OTHER OPEN SPACES, AND THE DENSITY OF POPULATION; TO PROVIDE FOR MAKING AMENDMENTS OR SUPPLEMENTS TO SUCH REGULATIONS AND BOUNDARIES OF THE ZONE DISTRICTS; TO PROVIDE FOR A BOARD OF ZONING AND BUILDING CODE APPEALS AND PLANNING AND ZONING COMMISSION; TO AUTHORIZE CONDITIONAL ZONING CERTIFICATES; TO PROVIDE FOR ZONING OF NEWLY ANNEXED AREAS (CIHLAR-ELLIS) BY A CHANGE OF THE ZONING MAP; TO PROVIDE FOR ADMINISTRATION OF ENFORCEMENT OF AND TO PROVIDE PENALTIES FOR VIOLATIONS OF THE PROVISIONS OF THIS ORDINANCE AND TO REPEAL INCONSISTENT ORDINANCES.

WHEREAS, the question of amendments to the Zoning Ordinance of the Village of Richfield has been referred to the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission on December 2, 1985 has by its report recommended certain amendments to Ordinance 32-1969, as amended, by reason of the annexation of certain lands annexed to the Village known as the Cihlar-Ellis lands; and

WHEREAS, the text and map of the Zoning Ordinance as amended together with the Report of the Planning and Zoning Commission have been on file for public examination in the office of the Clerk of Council for more than thirty (30) days after notice of hearing; and

WHEREAS, Council did on the 21st day of January, 1986, conduct a public hearing on the proposed amendments after notice as provided by law; and

WHEREAS, Council desires to amend Ordinance 32-1969, as amended, in accordance with the report and recommendation of the Planning and Zoning Commission.

Now, Therefore, Be It Ordained by the Council of the Village of Richfield, Ohio:

Section 1: Ordinance 32-1969, as amended, is amended so that the text of the proposed Zoning Ordinance of the Village of Richfield as that text and map has appeared and been on file for more than thirty (30) days in the office of the Clerk of Council and which has recommended and approved by the Planning and Zoning Commission is approved, adopted and ordained to be an amendment to the Zoning Ordinance of the Village of Richfield, Ohio.

Section 2: The full and complete text and map of the proposed amendments are incorporated herein by reference as though fully and completely reproduced herein.

Section 3: The zoning district boundaries of Ordinance No. 32-1969, as amended, are amended as follows:

1. Cihlar-Ellis Lands - Township R-1 to Village R-1

with respect to the lands situated and the map attached hereto and made a part hereof.

Section 4: The Zoning District map referred to in Section 301-2 of Ordinance No. 32-1969, as amended, is amended and shall be redrawn and published in accordance with the boundaries established by Section 3 hereof.

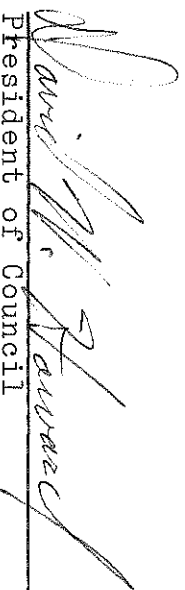
Section 5: The clerk is authorized and directed to publish and to make available copies of this Zoning Ordinance as amended for a cost not to exceed the actual printing cost.

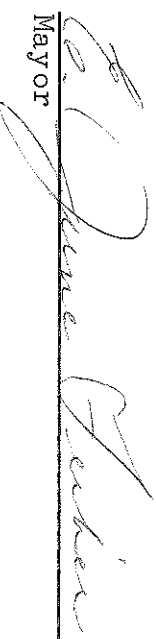
Section 6: Ordinance 32-1969, as amended, and other existing Ordinances or parts or sections thereof which are not consistent with the terms and provisions of this amending Zoning Ordinance No. 70-1985 are repealed. In all other respects Ordinance 32-1969, as amended, is not repealed.

Section 7: This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

Passed:

1/21/86

  
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President of Council

  
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Mayor

Dated: 1-21-86

Attest:

  
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Clerk of Council