

ORDINANCE NO.

53-2013

Offered by All of Council

AN ORDINANCE AMENDING SECTION 1163.15, "SIGNS FOR RESIDENTIAL USES AND SIGNS IN RESIDENTIAL DISTRICT," OF THE PLANNING AND ZONING CODE. BY ADDING A NEW SUBSECTION (7) TO PERMIT THE PLANNING COMMISSION TO AUTHORIZE SIGNS TO BE LOCATED LESS THAN THE REQUIRED DISTANCE FROM THE RIGHT-OF-WAY IN CERTAIN CIRCUMSTANCES

WHEREAS, the Planning Commission has initiated and recommends an amendment to Section 1163.15, "Signs for Residential Uses and Signs in Residential District," of the Planning and Zoning Code to grant the Planning Commission the authority to reduce the required setback from the public right-of-way for ground signs in residential districts; and

WHEREAS, this Council believes that the proposed amendment to Section 1163.15, "Signs for Residential Uses and Signs in Residential District," of the Planning and Zoning Code is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Village of Richfield, County of Summit, State of Ohio:

SECTION 1. That Section 1163.15, "Signs for Residential Uses and Signs in Residential District," of the Planning and Zoning Code be amended by adding a new subsection (7) to read as follows:

"1163.15 SIGNS FOR RESIDENTIAL USES AND SIGNS IN RESIDENTIAL DISTRICT.

Supplementary Regulations for Ground Signs.

- 1) Ground signs that exceed four square feet in area shall be erected with a minimum of two supporting posts or on a solid base.
- 2) Ground signs shall be erected in a landscaped setting.
- 3) No part of a ground sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.
- 4) For residential subdivisions, the ground sign shall have a maximum of two sign faces per entrance, and be either a double-faced ground sign or two single-sided sign faces attached to walls or entry features located one on each side of the street entrance.
- 5) For non-residential uses a maximum of 75% of the permitted ground sign area may be devoted to changeable copy.
- 6) Ground signs shall contain the street address in numerals not exceeding seven inches in height.
- 7) The Commission may approve the location of a ground sign less than the required distance from a road right-of-way if it finds that the sign will not interfere with traffic site lines and that the

required setback is unreasonable because of existing site conditions; provided, however, that no ground sign or part thereof shall be permitted in the road right-of-way."

SECTION 2. That existing Section 1163.15, "Signs for Residential Use and Signs in Residential District," of the Planning and Zoning Code, be and the same hereby is, repealed.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 11/5/13

Tim Hudok
President of Council

Bobbi Basler
Mayor

Dated: 11-5-13

ATTEST:

Lisa Spraggins
Clerk of Council

Public Hearing Posting Information

I, Lisa Spraggins, Clerk of Council of the Village of Richfield, Summit County, Ohio, do hereby certify that **Public Meeting Notice for 0532013** was duly posted by the Council of the Village of Richfield, Summit County, Ohio on the 4 day of October, 2013. In addition to publication in Akron Beacon Journal, it has been posted in at least five (5) of the most public places in said Village as therefore determined by Council. Additionally it has been posted on the Village web site.

Most public places are:

- 1) Richfield Town Hall, 4410 Streetsboro Road
- 2) Richfield Police Department, 4410 West Streetsboro Road
- 3) United States Post Office, 3900 Broadview Road
- 4) Giant Eagle, 4428 Broadview Road
- 5) Richfield Senior Center, 4400 West Streetsboro Road
- 6) Richfield Library, 3761 S. Grant Street

Each posting is for a period of fifteen (15) days commencing on the 24 day of October, 2013.



Lisa Spraggins, Clerk of Council

**CERTIFICATION OF PUBLIC HEARINGS
PURSUANT TO SECTION 715.75 OF THE OHIO REVISED CODE**

State of Ohio)
) ss:
County of Summit)

On this 6 day of November, 2013, I Lisa Spraggins as the Clerk of Council for the Village of Richfield, Ohio, hereby certify that a public hearing was held on 11/5/2013 regarding the proposed Planning and Zoning Changes in accordance with the requirement of Section 715.75 of the Revised Code. Notice of the public hearings was published in the Akron Beacon Journal, a newspaper of general circulation in Summit County, Ohio. The Affidavits of Publication for the newspaper notices are attached as Exhibit A.

I also certify that during the thirty-day period prior to the public hearing, all of the following documents were available for public inspection in the Office of the Clerk of Council for the Village of Richfield, Ohio: 1)

Lisa Spraggins
Lisa Spraggins, Clerk of Council
Village of Richfield

Village of Richfield

4410 W. STREETSBORO ROAD
P.O. BOX 387
RICHFIELD, OHIO 44286-0387
330-659-9201

BOBBIE BESHARA, Mayor
RICK HUDAK, Council President

SANDY TURK, Finance Director
MELANIE A. BAKER, Service Director

Memorandum

TO: Lisa Spraggins, Council Clerk
FROM: Brian M. Frantz, AICP, Planning and Zoning Director
SUBJECT: Zoning Text Amendment - Signs — *Ordinance 53-2013*
DATE: September 17, 2013

The Planning Commission recommended approval to amend Section 1163.15 (b) of the Planning and Zoning Code to provide flexibility in the Code to permit signs in residential zoning districts to be located closer to the public right-of-way than the required 25 foot setback.

Per the Planning and Zoning Code, the recommendation of Planning Commission is to be forwarded to Village Council for action but a public hearing at a Council meeting must first be conducted within 60 days of the notification to Council of the Planning Commission's action. After conducting the public hearing, Council is required to take formal action on the request within 90 days of the hearing date. Therefore, I am respectfully requesting that the attached memorandum regarding the amendment be forwarded to Village Council and a public hearing be placed on an upcoming Council agenda sometime in the next 60 days.

Village of Richfield

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BOBBIE BESHARA, Mayor
RICK HUDAK, Council President

SANDY TURK, Finance Director
MELANIE A. BAKER, Service Director

Memorandum

TO: Bobbie Beshara, Mayor
and Richfield Planning and Zoning Commission

FROM: Brian M. Frantz, AICP, Planning and Zoning Director

SUBJECT: Chapter 1163 Sign - Zoning Text Amendment

DATE: August 15, 2013

Per our discussion at the previous meeting, the following amendment to the Sign Ordinance is being proposed. The red text represents the language to be added:

1163.15 SIGNS FOR RESIDENTIAL USES AND SIGNS IN RESIDENTIAL DISTRICT

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