

ORDINANCE NO. 80 -2013

Offered by All of Council

AN ORDINANCE TO AMEND SECTION 1157.03 OF THE PLANNING AND ZONING CODE TO ADD FLEX SPACE AS A CONDITIONAL USE IN THE OFFICE AND LIMITED INDUSTRIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Director has recommended and the Planning and Zoning Commission has moved for an amendment to Section 1157.03 of the Planning and Zoning Code in order to permit offices with warehousing of products in an enclosed building (i.e., flex space) as a conditional use in the Office and Limited Industrial District.

WHEREAS, Section 1109.07 provides that this Council shall refer a text or copy of the text amendment to the Planning and Zoning Code together with maps or copies thereof to the Planning and Zoning Commission; and

WHEREAS, Section 1109.07 provides that the Planning and Zoning Commission shall be allowed a reasonable period of time, not more than sixty days, for consideration and report to Council, unless Council shall provide a different period of time.

WHEREAS, the Planning and Zoning Commission held an informal public hearing and informational meeting regarding the proposed changes, and has sent its recommendation for approval to Council; and

WHEREAS, this Council conducted a public hearing on the proposed changes on December 3, 2013; and

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

SECTION 1. That Section 1157.03 of the Planning and Zoning Code be amended to include a new subsection 1157.03(b)(8), to read as follows:

1157.03 USES.

* * *

(b) Conditional Uses.

* * *

(8) Offices with warehousing of products in an enclosed building (flex space) provided the sales office shall not be less than one-third of the total floor area of the use.

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SECTION 2. That Section 1157.03 the Planning and Zoning Code, to the extent not amended herein, shall remain in full force and effect.

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 all 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: December 3, 2013


President of Council


Mayor

Dated: 12/3/13

ATTEST:


Clerk of Council