

A RESOLUTION REFERRING CERTAIN LAND USE REGULATIONS GOVERNING SIGNS AND NON-RESIDENTIAL DRIVEWAY WIDTHS IN THE VILLAGE TO THE PLANNING COMMISSION AND DECLARING AN EMERGENCY

WHEREAS, Charter Section 9.06 and Section 1109.07 of the Planning and Zoning Code require regulations controlling the use or development of land in the Village to be referred to the Planning Commission for approval, disapproval, or for recommended modifications; and

WHEREAS, the Village Administration has prepared proposed regulations of signs and non-residential driveway widths which will require amendments to certain sections of the Planning and Zoning Code;

WHEREAS, Council wishes to refer the proposed amendments to the Planning and Zoning Code to the Planning Commission for approval, disapproval, or for recommended modifications.

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

SECTION 1. The text amendments to the Planning and Zoning Code, as set forth in the attached Exhibit A, is referred to the Planning Commission approval, disapproval, or for recommended modifications on the proposed zoning amendment.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and 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 3. This Resolution is hereby declared to be an emergency measure for the immediate preservation of the public health, safety, and welfare and for the further reason that it is necessary to refer the proposed amendments to the Planning and Zoning Code to the Planning Commission for its evaluation and recommendation as soon as possible; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 12-3-2023

Joe A. Milgipin
President of Council

Michael Wheeler
Mayor

Dated: 12/7/2023

ATTEST:
Jeffrey [Signature]
Clerk of Council

Memorandum

TO: Michael Wheeler, Mayor
and Richfield Village Council

FROM: Brian M. Frantz, AICP

SUBJECT: Proposed Zoning Text Amendment – Sign Code and Off-Street Parking

DATE: December 4, 2023

The Planning Commission is requesting the proposed zoning text amendment be referred back to them for recommendation pursuant to Section 1109.07 of the Planning and Zoning Code. The purposes of the proposed amendments are: 1) to address the treatment of temporary signs; and 2) to increase the width of non-residential driveways to ensure proper turning movements for larger vehicles. The proposed amendments being requested are below (in red text):

1163.15 SIGNS FOR RESIDENTIAL USES AND SIGNS IN RESIDENTIAL DISTRICT.

(c) Supplementary Regulations for Temporary Signs.

- (1) Temporary signs for residential uses and temporary window signs for non-residential uses may be erected for an unspecified time.
 - A. Temporary signs must be installed so they do not create a safety hazard.
 - B. Temporary signs must be made of durable materials and shall be well-maintained.
 - C. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- (2) For non-residential uses, one temporary ground sign that does not exceed ~~six-squaresix square~~ feet may be erected for an unspecified time. All other temporary ground signs and temporary banner signs shall be permitted for not more than 60 days per calendar year.
- (3) Vacant parcels in residential districts shall be permitted one temporary sign. The maximum permitted sign area shall be not more than six square feet for every 200 feet of lot frontage or fraction thereof, provided the sign shall not exceed 16 square feet.
- (4) Temporary signs that are erected in order to announce or advertise a specific event shall be removed within seven days after the close of such event.

(d) Illumination. Permanent signs may be illuminated as provided in Section 1163.21(a) of this Chapter.

~~(e) Instructional Signs. Instructional signs that are clearly intended for instructional purposes shall be permitted as needed on a lot in a residential district when the lot is devoted to a multifamily or non-residential use.
(Ord. 25-2011. Passed 9-20-11.)~~

(e) Signs Not Legible from the Right-of-Way or Adjoining Properties. Signs displaying non-commercial messages that are not legible from the right-of-way or adjoining

properties, including messages intended for instructional purposes, shall be permitted on a lot in a residential district when the lot is devoted to a multi-family or non-residential use.

1163.17 SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS.

(f) Temporary Signs. Temporary signs in Commercial and Industrial Districts may be permitted in addition to the permanent signs as regulated in Sections 1163.17(a) through (e) provided:

- (1) Temporary signs may be ground signs, window signs, A-frame signs, or banner signs.
 - A. A-frame ground signs are permitted to have changeable copy and shall be located within 20 feet of the front door of the premises which the sign advertises but may not be located in any dedicated off-street parking lot.
- (2) The area of a temporary window sign shall not exceed 25% of the total transparent glass area of the window in which the sign is placed.
- (3) Temporary ground and temporary banner signs are permitted in commercial and industrial districts provided:
 - A. There shall be no more than one temporary or banner signs each not more than 30 square feet; and Each property in a Commercial and Industrial District may display one temporary ground sign that does not exceed six square feet for an unspecified time;
 - B. Each sign shall have a maximum height of six feet above grade; and In addition to the temporary sign allowed in "A" above, each property in a Commercial and Industrial District may display one additional temporary sign not to exceed 32 square feet for a maximum of 60 days each calendar year;
 - C. Each sign shall not be less than 15 feet from a road right-of-way except the Commission may permit signs less than 15 feet from a road right-of-way in CH-I and CH-II districts; and Each sign listed above shall have a maximum height of six feet above grade; and
 - D. Signs shall be permitted for a maximum of 60 days each calendar year. Each sign listed above shall not be less than 15 feet from a right-of-way except the Commission may permit signs less than 15 feet from a road right-of-way in CH-I and CH-II districts.
- (4) Temporary signs that are created in order to announce a specific event shall be removed within seven days after the close of such event.
- (5) Signs Not Legible from the Right-of-Way or Adjoining Properties. Signs displaying non-commercial messages that are not legible from the right-of-way or adjoining properties, including messages intended for instructional purposes, shall be permitted on a lot in a non-residential district.

(g) Illumination. Permanent signs may be illuminated as provided in Section 1163.21(a).

(h) Instructional Signs. Instructional signs that are clearly intended for instructional purposes shall be permitted as needed and as approved by the Commission. Instructional signs shall not exceed four square feet.

1177.03 GENERAL REGULATIONS.

(d) Driveways.

(1) Non-residential driveways shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at street intersections. Generally, there shall be not more than two driveways (whether residential or non-residential) on to one street from each parcel of property. Minimum and maximum driveway widths shall be as follows:

Number of Lanes In Non-Residential Driveways	Minimum Width of Driveway (ft.)	Maximum Width of Driveway (ft.)*
One (A)	10	12
Two	20	24
Three	30	36
Four	40(B)	48(B)

* based on demonstrated engineering data, the maximum width for non-residential driveways can be increased by the Village Engineer without approval of the Planning Commission.

