

**AN ORDINANCE AMENDING SECTIONS 1163.03, 1163.15, 1163.17, and 1177.03 OF THE PLANNING AND ZONING CODE TO REGULATE SIGNS AND NON-RESIDENTIAL DRIVEWAY WIDTHS IN THE VILLAGE.**

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 has referred the proposed amendments to the Planning and Zoning Code to the Planning Commission for approval, disapproval, or for recommended modifications;

WHEREAS, the Planning Commission has approved the recommended amendments to regulate signs and non-residential driveway widths in the Village;

WHEREAS, the Council has conducted a public hearing regarding the proposed amendments to regulate signs and non-residential driveway widths in the Village;

WHEREAS, the Council desires to enact the amendments to regulate signs and non-residential driveway widths in the Village.

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

SECTION 1. Section 1163.03, "Definitions" of the Planning and Zoning Code of the Codified Ordinances of the Village of Richfield is hereby amended as follows:

**" 1163.03 DEFINITIONS**

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~~(q) Ideological Sign shall mean any temporary sign announcing an idea, opinion or position on a social or political issue and containing no commercial message.~~

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**(v) Non-Commercial Message Sign shall mean a sign which: (i) does not advertise a product, good, business, or services; (ii) expresses one or more multiple messages on one or more issues; (iii) promotes any candidate, party, issue, levy, referendum, or other matter eligible to be voted upon in any general, primary or special election.**

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SECTION 2. That any ordinances or resolutions in conflict with the foregoing are hereby repealed.

SECTION 3. Section 1163.15, "Signs for Residential uses and Signs in Residential District" of the Planning and Zoning Code of the Codified Ordinances of the Village of Richfield is hereby amended as follows:

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

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- (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) Each property in a Residential District may display one temporary Non-Commercial Message sign that does not exceed six square feet for an unspecified time. For non-residential uses, one temporary ground sign that does not exceed six 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. In addition to the temporary sign allowed in "2" above, each property in a Residential District may display one additional temporary sign not to exceed 12 square feet for a maximum of 60 days each calendar year (registered with the Planning and Zoning Department).
  - (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.~~ 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."

SECTION 4. That any ordinances or resolutions in conflict with the foregoing are hereby repealed.

SECTION 5. Section 1163.17, "Signs in Commercial and Industrial Districts" of the Planning and Zoning Code of the Codified Ordinances of the Village of Richfield is hereby amended as follows:

**"1163.17 SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS.**

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- (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.~~ Each property in a Commercial and Industrial District may display one temporary Non-Commercial Message 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~~ 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 12 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~~ 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.**

SECTION 6. That any ordinances or resolutions in conflict with the foregoing are hereby repealed.

SECTION 7. Section 1177.03, "General Regulations" of the Planning and Zoning Code of the Codified Ordinances of the Village of Richfield is hereby amended as follows:

**"1177.03 GENERAL REGULATIONS.**

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- (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:

<b>Number of Lanes In Non-Residential Driveways</b>	<b>Minimum Width of Driveway (ft.)</b>	<b>Maximum Width of Driveway (ft.)*</b>
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.**

A. Permitted where there are 10 or less parking spaces served provided there shall be two lanes having a minimum width of not less than twenty feet from the pavement of the road for a distance of not less than 20 feet.

B. Plus a minimum six-foot island or traffic divider.

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SECTION 8 That any ordinances or resolutions in conflict with the foregoing are hereby repealed.

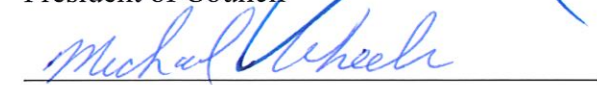
SECTION 9. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees or subcommittees that resulted in such formal action, were in meetings open to the

public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 10. This Ordinance shall be in full force and effect after the earliest period allowed by law.

PASSED: 3-19-2024

  
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President of Council

  
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Mayor

Dated: 3/19/2024

ATTEST:  
  
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Clerk of Council