

AN ORDINANCE AMENDING THE VILLAGE'S PLANNING AND ZONING CODE TO LIMIT THE USE OF PROPERTY AS A VEHICLE FUEL STATION, TO PROHIBIT THE USE OF PROPERTY AS A TRAVEL PLAZA, AND DECLARING AN EMERGENCY

WHEREAS, the Council enacted Ordinance Nos. 27-2024 and 31-2024 imposing a moratorium on a number of uses in the Village, including automotive service stations, truck service stations, gas stations, and convenience stores operated in connection with any of the foregoing; and

WHEREAS, subsequent to passage of Ordinance No. 27-2024, Council worked diligently to study and examine the uses subject to the moratorium and to assess the best methods for regulating the same in the Village;

WHEREAS, the Council passed Ordinance No. 57-2024 to extend the moratorium through April 2, 2025 or until legislation created as a result of the moratorium takes effect, whichever occurs first;

WHEREAS, Council completed its study and passed Ordinance No. 67-2024, which referred to the Planning Commission the question of whether the Village should ban or impose other limits on gas stations and truck plazas in the Village;

WHEREAS, Planning Commission conducted its own study of the referral; and ultimately returned a recommendation to Council that the Village: (a) limit the number of gas stations in the Village to two (2); and (b) prohibit property in the Village from use as a truck plaza;

WHEREAS, Council received Planning Commission's recommendation and has conducted further study on the best method for regulating said land uses in the Village;

WHEREAS, Council finds that the use of property as travel plaza significantly drains municipal resources and compromises the health, safety, and welfare of the Village by, among other things, commanding considerable attention from law enforcement, serving as location for other criminal activity, serving as a location for vehicles to idle for long periods of time thereby causing noise and air pollution, and creating traffic disturbances that affect the free flow of vehicular and pedestrian traffic;

WHEREAS, Council finds that the use of property as a vehicle fuel station similarly drains municipal resources and compromises the health, safety, and welfare of the Village;

WHEREAS, Council finds that it is necessary to protect against the proliferation and concentration of vehicle fuel stations in the Village;

WHEREAS, Council finds that imposing limitations on the number vehicle fuel stations and prohibiting travel plazas is necessary in order to preserve the health, safety, and welfare of the Village;

WHEREAS, Council concurs with the recommendation of the Planning Commission and desires to make text amendments to the Planning and Zoning Code consistent with those recommendations;

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

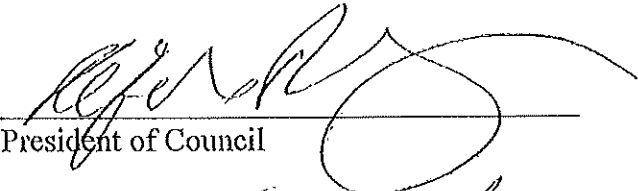
Section 1. That the provisions of the Planning and Zoning Code set forth in the attached Exhibit A be and hereby are amended consistent with the amendments included in Exhibit A.

Section 2. All ordinances or parts thereof in effect at the time of passage of this ordinance that are in conflict with the foregoing provisions are hereby repealed to the extent of the conflict.


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 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: 4-15-25



President of Council



Mayor



Council Clerk

Dated: 4/15/2025

EXHIBIT A

CHAPTER 1103

Definitions

1103.03 GENERAL TERMS.

(a) Definitions used in this Zoning Code:

~~(7) Automotive Service Station or Vehicular Service Station means a place where gasoline or any other engine fuel (stored only in underground tanks), kerosene, motor oil, lubricants, or grease are retailed directly to the public on premises including the sale of minor accessories and servicing of motor vehicles.~~

(100) Vehicle Service Center means an establishment in which the retail sale of accessories and services for automobiles is provided as the primary use, ~~including the customary space and facilities for the installation of such commodities on or in such vehicles, but not including the space for facilities for major storage, repair, painting or refinishing.~~

(101) Vehicular Repair Station or Truck Servicing Station means a place where, along with the sale of engine fuels and accessories the following services may be carried out: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service such as body, frame, or fender straightening and repair, and painting and undercoating of automobiles. .

(XXX) Vehicle Fuel Station. A facility used for the retail sale of vehicle fuels, engine oils, or accessories, which can include but is not limited to gasoline, diesel, electric, natural gas or any other commercially available fuel source for vehicles.

(XXX) Travel Center. A use involving the sale of vehicle fuels, the sale of accessories or equipment for over-the-road trucks and similar commercial vehicles, the provision of extended or overnight accommodations, the provision of extended or overnight parking (this includes the provision of parking spaces for a fee and the operation of off-street parking lots), showers, vehicle scales, restaurant facilities, game rooms, and/or other services and diversions intended mainly for use by truck drivers and interregional travelers. Travel centers include such commonly used terms as truck plaza, truck stop, travel plaza.

CHAPTER 1149

C-2 General Business District

1149.03 USES.

(a) Permitted Uses.

- (1) Offices: professional, financial, government and sales
- (2) Retail sales in enclosed buildings as permitted in the C-1 District
- (3) Personal services as permitted in the C-1 District
- (4) Churches and other buildings for the purpose of religious worship
- (5) Hotels, motels, residence inns

- (b) Conditionally Permitted Uses.
- (1) Drive-through eating facilities
 - (2) Sale of nursery stock; garden supplies
 - (3) Nursing home and assisted living facilities
 - (4) Day care center
 - (5) ~~Automotive service station~~ Vehicle Service Center
 - (6) Mortuary
 - (7) Movie Theater
 - (8) Party center
 - (9) Public utility rights-of-way and pertinent structures subject to Section 1173.15(b).
 - (10) Wireless communication facilities as provided in Chapter 1175.
 - (11) Financial, services, or sales establishments providing drive-thru or pick-up facilities including but not limited to a bank, pharmacy, or dry cleaning agency subject to Section 1173.13(b).
 - (12) Sales Office 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.
 - (13) Car wash facilities subject to Section 1173.13 (b)(11).
- (c) Accessory Uses.
- (1) Off-street parking and loading as regulated in Chapter 1177.
 - (2) Signs as regulated in Chapter 1163.
 - (3) Other accessory uses customarily associated with the main use and that are clearly incidental to the main use.

CHAPTER 1157
O/LI Office and Limited Industrial District

1157.03 USES.

(a) Permitted Uses.

- (1) Administrative, professional, financial, governmental, public utility, and medical offices
- (2) Banks and other financial institutions
- (3) Research and development, laboratories and testing offices
- (4) Medical centers including physical rehabilitation facilities
- (5) Public and private educational facilities and indoor training schools

(b) Conditional Uses.

- (1) Licensed child and adult day care center
- (2) Business services including duplication, copy center, office supplies, mailing services
- (3) Wholesale offices and showrooms provided that less than 50% of the building floor area is dedicated to warehouse
- (4) Manufacturing, processing, assembly, servicing and testing that will not emit objectionable disturbance or hazard beyond the confines of the main building or property, including, but not limited to noise, fire, smoke or toxic or noxious fumes, heat or glare, vibration, or radioactive emission
- ~~(5) Off street parking lot and private parking garage~~
- (6) (5) Churches and other buildings for the purpose of religious worship
- (7) (6) Public utility and pertinent structures subject to Section 1173.15 (b)

(8) ~~(7)~~ 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.

(c) Accessory Uses.

(1) Off-street parking and loading as provided in Chapter 1177

(2) Signs as permitted in Chapter 1163

(3) Personal services limited to beauty, barber, restaurant, snack bar, florist or copy center, all of which are incidental to and are a part of a main permitted use

(4) Recreational uses may be permitted as an accessory use to medical centers including physical rehabilitation centers provided that less than 50% of the gross floor area of the building is dedicated to such uses

CHAPTER 1159
I Industrial District

1159.03 USES.

(a) Permitted Uses.

(1) Research and development laboratories and testing offices

(2) Light manufacturing without outdoor storage

(3) Office buildings for professional, administrative, financial and public utility organizations

(4) Warehousing, storage, wholesale jobbing or distributing uses in enclosed buildings and only in connection with a permitted industrial or manufacturing building or use

(5) Wholesale establishments, offices, and showrooms

(6) Manufacturing, processing, cleaning, servicing, testing that will not emit objectionable disturbance or hazard beyond the confines of the main building or property, including, but not limited to noise, fire, smoke or toxic or noxious fumes, heat or glare, vibration, or radioactive emission

(b) Conditionally Permitted Uses. The Commission may approve the following uses if the Commission determines the use is consistent with the purpose of this District and meets the requirements of this Chapter. The Commission may seek expert advice on what limitations should be imposed on the particular operation to reasonably modify any injurious or offensive effects likely to result from such an operation. The cost of such expert assistance shall be borne by the applicant. A list of suggested uses follows:

(1) Storage of the following materials provided that storage is within an enclosed building or an area enclosed on all sides by a six-foot high solid masonry wall, or a minimum six-foot high solid painted fence with openings no greater than 15% and screened with landscaping, fencing, and mounding, so that no stored material is visible from a public street or residential district:

A. Building materials, sales yard and lumber yard, including millwork, when within a completely enclosed building.

B. Contractor's equipment storage yard, or a yard used for the storage and rental of equipment commonly used by contractors.

(2) Government owned and/or operated buildings and facilities, subject to Section 1173.15(b).

(3) ~~Repair services for machinery and equipment, including specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repairing and sales, vehicle repair station, vehicle service center.~~ Vehicle Repair Station or Truck Servicing Station.

(4) Veterinarian hospital, clinic or kennel.

(5) Commercial kennel.

- (6) Public utility rights-of-way and pertinent structures, subject to Section 1173.15(b).
- ~~(7) Truck servicing, including the provision of fuel, food and sleeping rooms, subject to Section 1173.15(b)~~
- (8) ~~(7)~~ Truck and transfer terminals, subject to Section 1173.15(b).
- ~~(9) Off-street parking lot.~~
- (10) ~~(8)~~ Wireless communication facility as provided in Chapter 1175.
- ~~(11) Automotive service station.~~
- ~~(12) Public garage.~~
- (13) ~~(9)~~ Indoor shooting range subject to Section 1173.15(b)(14).
- (c) Accessory Uses.
 - (1) Off-street parking and loading as provided in Chapter 1177
 - (2) Signs as permitted in Chapter 1163
 - (3) Other accessory uses customarily associated with the main use that are clearly incidental to the main use

CHAPTER 1173 Conditional Uses

1173.13 REGULATIONS PERTAINING TO CONDITIONALLY PERMITTED USES IN COMMERCIAL DISTRICTS.

(a) Regulations in this section pertain only to those suggested conditionally permitted uses as specifically referenced. The regulations are listed in this section for ease of reference and to avoid duplication as they may apply to more than one use.

(b) During review of a permit application, the Commission may incorporate the regulations listed in this section that it determines appropriate for the proposed use:

- (1) All structures and activity areas should be located at least 100 feet from all property lines.
- (2) Loud speakers, which cause a hazard or annoyance, shall not be permitted.
- (3) All points of entrance or exit should be located no closer than 200 feet from the intersection of two major thoroughfares; or no closer than 100 feet from the intersection of major thoroughfare or local street or collector road.
- (4) No lighting shall constitute a nuisance or in any way impair safe movement of traffic on any street or highway; no lighting shall shine directly on adjacent properties.
- (5) Such development should be located on major thoroughfares or at intersections of major thoroughfare or collector roads.
- (6) Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of intrusion into a residential area.
- (7) Such uses should be properly landscaped to be compatible with surrounding residential uses.
- (8) Such structures should be located adjacent to parks and other nonresidential uses, such as schools and shopping facilities, where use could be made of joint parking facilities.
- (9) ~~Automotive service stations~~ A vehicle fuel station shall not be permitted if there are two or more locations in the Village where vehicle fuel is sold at the time of application for conditional use. This provision is inclusive of any non-conforming travel center. If, however, there are less than two locations where vehicle fuel is sold at the time of application, then a Vehicle Fuel Station may be permitted, subject to under the following conditions:

A. Such facilities shall be located at the extremity of the commercial districts ~~so as not to interfere with pedestrian interchange between stores in the district and so that they will not limit expansion of the pedestrian-oriented facilities.~~

B. All activities, except those required to be performed at fuel pumps shall be carried on conducted inside a wholly enclosed building. ~~If work is performed on a vehicle, such work shall be performed entirely within a building. This prohibition on exterior activities includes but is not limited to the exterior marketing, storage, or retail sale of motor vehicle accessories, ice, and propane tanks.~~

C. Fuel pumps shall not be designed to include video screens, video boards, or other audio or visual components unnecessary for the dispensing of fuel.

D. Fuel pumps and any related canopy system shall not contain signs as defined by the Planning and Zoning Code.

E. No more than two driveway approaches shall be permitted directly from any street or thoroughfare and they shall not exceed 30 feet in width at the property line.

~~DF.~~ If the property fronts on two or more streets, primary access shall be from the secondary street, the maximum number of driveways shall be three (3), and all driveways shall be located in compliance with the State Highway Access Management Manual. ~~the driveways shall be located as far from the street intersections as is practical.~~

(10) Establishments offering "drive-thru" or "pick up" services shall provide a separate vehicle lane separated from the parking area by a curb not less than five inches in height.

(11) Car wash facilities subject to the following:

A. No more than one access driveway from a public street shall be permitted. If a parcel to be developed with a car wash facility has frontage on two public streets, a second access drive is permitted. However, the location of both driveways must be approved by the Planning Commission. Depending upon the spaces of neighboring driveway locations, the Commission can require limited access (right in/right out only) to either driveway based on consultation with the Village's Planning Director and Engineer.

B. Queuing lanes shall be provided to accommodate a minimum of six vehicles per lane (non-automated) and three vehicles per automated lane. Vehicles cannot que in the public street, within the public right-of-way or over a public sidewalk.

C. The site shall be designed to provide off-street parking. For fully automated car washes, two spaces are required for each wash lane/stall. For car wash facilities that utilize employees involved in the washing process (e.g., hand drying, waxing, pre-rinse, etc.), one parking space per employee is required in addition to the two spaces per wash lane stall.

D. All washing, waxing, machine drying and related activities and operations shall be conducted entirely within an enclosed service building, except vacuuming stations and areas designated for hand drying of vehicles.

E. Entrances/exits from the car wash facility cannot face residentially zoned properties without extensive landscape screening and/or board-on-board fencing.

F. Car wash facilities shall be located a minimum of 200 feet from an adjacent residential structure or be oriented to sufficiently direct sound away from an adjacent residential district.

G. Car wash facilities shall be designed for, and restricted to, personal automobiles and shall exclude commercial motor vehicles.

H. There shall be no outdoor loudspeakers, public-address systems or menu board speakers associated with the car wash facility.

I. Exterior lighting shall contain the Fixed Seal of Approval provided by the International Dark-Sky Association. Lighting without this designation shall not be permitted.

J. Car wash facilities must comply with all applicable local, county, state and federal rules and regulations.

K. Car wash facilities shall be connected to the Village's public water and sanitary sewer system.

L. Any violation of these regulations for an approved permit shall constitute a nuisance and as such a blighting condition on the property and/or the surrounding neighborhood. Any violation of these standards may result in the conditional zoning approval being revoked after a hearing by the Planning Commission.

M. A site plan illustrating compliance with the standards shall be provided to the Village in connection with a conditional use permit application. The site plan shall be drawn to an acceptable scale such as one-inch equals 50 feet.

(12) When an accessory building or accessory use is proposed to be established on a lot with an established main use in a Commercial District that is adjacent to another lot in the same ownership, the following additional conditions shall be applied to and/or placed on any conditional use approval by the Commission:

A. The accessory building or accessory use shall comply with all setback, square footage, height, and impervious surface coverage regulations of the zoning district in which the accessory building or accessory use is to be located;

B. The accessory building or accessory use may be permitted on an adjacent lot in the same ownership that is in an Industrial District if the Commission finds that: (i) it is an accessory building or use that would be customarily used with, and clearly incidental and subordinate to, the main use of land or building on the lot in the Industrial District; and (ii) it is compatible with the main use of land and/or building on that lot;

C. The accessory building or accessory use shall not be located on any adjacent lot in a Residential District; and

D. The accessory building shall be compatible in design and materials with the main building on the lot.

1173.15 REGULATIONS PERTAINING TO CONDITIONALLY PERMITTED USES IN INDUSTRIAL DISTRICTS.

(a) Regulations in this section pertain only to those suggested conditionally permitted uses as specifically referenced. The regulations are listed in this section for ease of reference and to avoid duplication as they may apply to more than one use.

(b) During review of a permit application, the Commission may incorporate the regulations listed in this section that it determines appropriate for the proposed use:

(1) All structures and activity areas should be located at least 100 feet from all property lines.

(2) Loudspeakers, which cause a hazard or annoyance, shall not be permitted.

(3) All points of entrance or exit should be located no closer than 200 feet from the intersection of two major thoroughfares, or no closer than 100 feet from the intersection of a major thoroughfare and a local street or collector road.

(4) No lighting shall constitute a nuisance or in any way impair safe movement of traffic on any street or highway; no lighting shall shine directly on adjacent properties.

(5) Such development should be located on major thoroughfares or at intersections of major thoroughfares and/or collector streets.

(6) Such development should be located adjacent to non-residential uses, such as places of worship, parks or industrial or commercial districts.

(7) Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into a residential area.

(8) Such uses should be properly landscaped to be compatible with surrounding residential uses.

(9) Truck routes shall be established for movement in and out of the development in such a way that it will minimize the wear on public streets and proven hazards and damage to other properties in the community.

(10) No site shall be used for the storage of trucks, vehicles, trailers, or anything else capable of moving on a public roadway.

~~(11) Truck parking areas, maneuvering~~ Maneuvering lanes and access ways to public streets shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on and adjacent to the site. ~~The site shall not be used for the storage of trucks, and truck parking shall be limited to a time not to exceed 24 hours.~~

~~(11)~~ (12) Trucking terminals shall be permitted in the Industrial District only upon compliance with the following provisions of this section and conditions deemed by the Commission to be necessary for the promotion of the public health, safety, morals and general welfare, and the approval by the Commission of a site plan of the proposed development:

A. Every portion of the property used for buildings shall be located no closer than 100 feet to any R-District; at least 50 feet (nearest the residential zone) of the 100 feet shall be landscaped in an orderly fashion and a solid board fence, masonry wall or other type of fence approved by the Commission shall be constructed along the interior line of the required landscaped area to a height of six feet, effectively screening truck loading, unloading and maneuvering activities from the view of any abutting R-District.

B. Access for motor freight vehicles shall be by way of streets of adequate width, construction and existing or planned function according to the Land Use and Thoroughfare Plan.

C. In addition to adequate area within the site for docking, manipulation and maneuvering of motor freight vehicles waiting to be loaded or unloaded, additional space shall be provided at the rate of parking space sufficient to park a motor freight vehicle for every four loading docks.

D. The site shall be designed in such a manner as to permit foreword movement of all vehicles both upon entering and upon leaving the site.

E. The number, location and width of entrances to and exits from the site shall be determined by the Commission, which may obtain expert opinion on the specific site proposal.

~~(12)~~ (13) All above ground storage of flammable materials shall be located not less than 100 feet from the nearest property line; a fence at least six feet in height with a gate that locks shall be constructed completely surrounding the storage facilities and the site shall be graded and ditches shall be provided to prevent the possible spread of flammable liquids beyond the site should leakage occur.

~~(13)~~ (14) Vehicle Repair Station or Truck Servicing Station shall be permitted under the following conditions:

A. All activities shall be conducted inside a wholly enclosed building. This prohibition on exterior activities includes but is not limited to the exterior marketing, storage, or retail sale of any good or service.

B. All vehicles, inventory, parts, equipment, tools, and every other item shall be stored or kept inside a wholly enclosed building, except when said items are temporarily stored or kept outdoors for the purposes of customer drop-off or pick-up.

C. Exterior areas designated for temporary outdoor drop-off or pick-up shall be paved and screened from public view in accordance with the requirements of the Planning and Zoning Code.

D. Exterior areas designated for temporary outdoor drop-off or pick-up shall not disrupt or impede the off-street parking facilities required by the Planning and Zoning Code. Automotive service stations shall be permitted under the following conditions:

~~— A. All activities, except those required to be performed at fuel pumps, shall be carried on inside a building. If work is performed on a vehicle, such work shall be performed entirely within a building.~~

~~— B. No more than two driveway approaches shall be permitted directly from any thoroughfare and they shall not exceed 30 feet in width at the street right-of-way.~~

~~— C. If the property fronts on two or more streets, the driveways shall be located as far from the street intersections as is practical.~~

(14) (15) Shooting range (indoor) subject to the following:

A. The proposed use shall not generate excessive noise beyond the premises. Planning Commission may require noise reduction measures to assure that the level of noise is no more than the prevailing noise levels of permitted uses in the District. Acceptable levels of noise or sound can be found in the most recent edition of "The NRA Range Source Book".

B. Buildings in which indoor shooting ranges are provided shall be located a minimum of 200 feet from an adjacent residential structure or be oriented to sufficiently direct sound away from an adjacent residential district.

C. The hours of operation may be limited by the Commission but in no case shall such uses operate any earlier than 7:00 a.m. and no later than 11:00 p.m.

D. A readable sign subject to the Village's sign regulations shall be displayed at the main entrance identifying the establishment as an indoor shooting range.

E. A safety plan shall be submitted to the Commission and conditioned with any approved application. At a minimum, the safety plan must include gun handling rules, general and specific range rules, and administrative rules and regulations. Approved firearms safety rules shall be prominently displayed in the shooting area and range personnel must be responsible for enforcing the rules.

F. The shooting range shall comply with all applicable federal and state rules and regulations. Moreover, the use and building shall conform with all applicable Ohio Environmental Protection Agency and OSHA standards for indoor ventilation, emissions into the atmosphere, indoor sound levels, lead containment and outside noise standards.

G. The design and construction of the shooting range shall completely confine all fired projectiles within the building and in a controlled manner.

H. The design of the shooting range shall be certified by a professional engineer and/or architect registered in the state. The certified plans shall include the specifications and construction of the bullet traps, ceilings, exterior and interior walls, and floors. The certified plans shall state what type and caliber of ammunition the range is designed to completely confine. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the firing range.

I. If retail sale and repair of weapons and/or ammunition is conducted on the premises, the management shall comply with all licensing and operations requirements of the Federal Bureau of Alcohol, Tobacco, and Firearms. Retail sales of weapons, ammunition and food/drinks shall not exceed 10% of the gross floor area dedicated to the indoor shooting range use.

J. The permittee shall be required to carry a minimum of \$1,000,000 of liability insurance. Such insurance shall name the Village of Richfield as an additional insured party and shall save and hold Richfield Village, its elected and appointed officials, and employees acting within the scope of their duties harmless from and against all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or group's members or employees or third parties on account of any property damage or personal injury arising out of the

acts or omissions of the permittee, his/her group, club, or its agents or representatives. The range owner shall provide a copy of the certificate of insurance yearly to the Planning and Zoning Department and notify the Village Finance Director and Mayor in writing of any policy changes or lapses in coverage.

K. The Planning Commission and Village Council reserve the right to review or modify the performance standards for the shooting range.

L. Any violation of these regulations for an approved permit shall constitute a nuisance and as such a blighting condition on the property and/or the surrounding neighborhood. Any violation of these standards may result in the conditional zoning approval being revoked after a hearing by the Planning Commission.

M. Outdoor lighting, off-street parking and landscaping shall comply with all applicable Village ordinances.

N. A site plan illustrating compliance with the standards shall be provided to the Village in connection with a conditional use permit application. The site plan shall be drawn to an acceptable scale such as one-inch equals 50 feet.

(Res. 28-2018. Passed 6-26-18.)

~~(15)~~ **(16)** When an accessory building or accessory is proposed to be established on a lot with an established main use in an Industrial District that is adjacent to another lot in the same ownership, the following additional conditions shall be applied to and/or placed on any conditional use approval by the Commission:

A. The accessory building or accessory use shall comply with all setback, square footage, height, and imperious surface coverage regulations of the zoning district in which the accessory building or accessory use is to be located;

B. The accessory building or accessory use may be permitted on an adjacent lot in the same ownership that is in a Commercial District if the Commission finds that: (i) it is an accessory building or use that would be customarily used with, and clearly incidental and subordinate to, the main use of land or building on the lot in the Industrial District; and (ii) is compatible with the main use of land and/or building on that lot;

C. The accessory building or accessory use shall not be located on any adjacent lot in a Residential District; and

D. The accessory building shall be compatible in design and materials with the main building on the lot.

CHAPTER 1185
Prohibition of Travel Centers

1185.01 PROHIBITED ACTIVITIES.

All travel centers, including any in existence at the time of the passage of Chapter 1185 are prohibited in all zoning districts in the Village. The expansion of an existing travel center, except for vehicular fuel sales, shall be subject to the provisions of the Planning and Zoning Code governing non-conformities.