

ORDINANCE NO. 21-1996

Offered by Mr. Waszak

AN ORDINANCE AMENDING SECTIONS 1135.01(41), 1155.01(33) AND 1169.01(33) AND ENACTING SECTION 1179.29 OF THE PLANNING AND ZONING CODE DEFINING THE MEANING OF THE WORD "LOT" THEREBY PERMITTING THE PLANNING AND ZONING COMMISSION TO ALLOW ONE OR MORE SEPARATE BUILDINGS ON ONE LOT IN THE COMMERCIAL OR INDUSTRIAL DISTRICT

BE IT ORDAINED by the Council of the Village of Richfield, State of Ohio:

SECTION 1. That Sections 1135.01(41), 1155.01(33) and 1169.01(33) of the Planning and Zoning Code be amended to read as follows:

"LOT" A division of land separated from other divisions of land by description on a recorded subdivision plat, recorded survey map, or by metes and bounds for the purposes of sale, lease, or separate use."

SECTION 2. That a new Section 1179.29 of the Planning and Zoning Code be enacted to read as follows:

"1179.29 NUMBER OF COMMERCIAL AND INDUSTRIAL BUILDINGS PERMITTED ON A LOT.

More than one permitted main use and/or permitted conditional use occupying one or more buildings may be permitted on a lot in a Commercial or Industrial District provided that the uses shall be planned as an integral unit, provided that all required zoning regulations shall be met, and that the lot shall remain under one ownership.

SECTION 3. For the purpose of this Chapter, "Integral Unit" shall be defined as follows: the term 'integral unit' shall mean that the access, utilities, water, sewer, traffic, parking, lighting and all other design elements shall be designed as to serve the parcel as a single unit and the location, relative size and design of the buildings shall be planned to be compatible and harmonious, with the understanding that the parcel shall not be subdivided."

SECTION 4. That Sections 1135.01(41), 1155.01(33) and 1169.01(33) of the Planning and Zoning Code as they existed prior to the effective date of this Ordinance be, and the same hereby are, repealed.

SECTION 5. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: July 2, 1996

[Signature]
President of Council

[Signature]
Mayor

Dated: 8/7/96

ATTEST:

[Signature]
Clerk of Council