

AN ORDINANCE AMENDING SECTIONS 1149.02(b), 1149.03-(a), 1149.04, 1149.05 AND 1149.08(i) AND (j) OF THE PLANNING AND ZONING CODE PERTAINING TO CONDITIONAL USES, LOT REQUIREMENTS, YARD REQUIREMENTS, HEIGHT REQUIREMENTS AND BUILDING AND SITE DESIGN STANDARDS FOR THE I-S INTERCHANGE SERVICE DISTRICT

WHEREAS, the Planning Commission and the Village Planner have recommended amendments to Sections 1149.02(b), 1149.03(a), 1149.04, 1149.05 and 1149.08(i) and (j) of the Planning and Zoning Code pertaining to conditionally permitted uses, lot requirements, yard requirements, height requirements and building and site design standards for the I-S Interchange Service District; and

WHEREAS, this Council, after public hearing, wishes to adopt the recommendations of the Planning Commission and the Village Planning Consultant.

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

SECTION 1. That Sections 1149.02(b), 1149.03(a), 1149.04, 1149.05 and 1149.08(i) and (j) be amended to read as follows:

"1149.02 USES.

(a) \* \* \*

(b) (1)-(17) \* \* \*

(18) Motels, Hotels and Office Buildings exceeding 35 feet in height.

1149.03 LOT REQUIREMENTS.

Lot requirements are as follows:

(a) Minimum Lot Area. 100,000 square feet for all buildings with a height of 35 feet or less, 100,000 square feet for motels, hotels and office buildings exceeding 35 feet in height.

(b) through (d) \* \* \*

1149.04 YARD REQUIREMENTS.

Yard requirements are as follows:

(a) Minimum Building Front Yard. 100 feet, except for properties fronting on Brecks-

ville Road, which shall be 150 feet, plus 3 additional feet setback for each 1 foot of additional building height permitted over 35 feet.

- (b) Minimum Parking Front Setback. Seventy-five feet, except for properties fronting on Brecksville Road, which shall be 100 feet.
- (c) Minimum Building Side or Rear Yard. Fifty feet to a Residential District, twenty-five feet to any nonresidential district, plus two feet additional setback for each 1 foot of building height permitted over 35 feet.
- (d) Minimum Parking Side or Rear Yard. Fifty feet adjacent to Residential District, fifteen feet to nonresidential district, plus two feet of additional parking setback for each 1 foot of building height over 35 feet in height.
- (e) Yard Areas Where No Parking is Permitted. Yards areas where no parking is permitted shall be maintained in landscaping or natural vegetation.

1149.05 BUILDING HEIGHT.

No structure shall exceed ~~thirty feet~~ <sup>THIRTY-FIVE FEET</sup> or three stories, except for hotels, motels and office buildings which shall not exceed the maximum height of five stories but not greater than sixty feet except as otherwise permitted in Chapter 1179.

1149.08 BUILDING AND SITE DESIGN STANDARDS.

(a) through (h) \* \* \*

- (i) Buildings and/or building roofs shall not be outlined in lighting or in any way. Floodlights and area lights shall be no greater than 25 feet in height, directed and shielded so as not to glare off the premises. No lighting of buildings shall create glare or indirect illumination towards any Residential District.
- (j) Buildings should have clear and unobstructed Fire Lanes near the building as approved by the Fire Department."

SECTION 2. That Sections 1149.02(b), 1149.03(a), 1149.04, 1149.05 and 1149.08(i) and (j) as they existed prior to the effective date of this Ordinance be, and the same hereby are, repealed.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 5-5-92

*[Signature]*  
President of Council

*[Signature]*  
Mayor

Dated 5/5/92

ATTEST:  
*[Signature]*  
Clerk of Council