

AN ORDINANCE AMENDING SECTIONS 1163.02(b), 1163.03-(a), 1163.04, 1163.05 AND 1163.09(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 O/LI OFFICE AND LIGHT INDUSTRY DISTRICT

WHEREAS, the Planning Commission and the Village Planner have recommended amendments to Sections 1163.02(a), 1163.03(a), 1163.04, 1163.05 and 1163.09(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 O/LI Office and Light Industry District; and

WHEREAS, this Council, after public hearing, wishes to adopted 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 1163.02(b), 1163.03(a), 1163.04, 1163.05 and 1163.09(i) and (j) be amended to read as follows:

"1163.02 USES.

(a) \* \* \*

(b)(1)-(7) \* \* \*

(8) Office Buildings exceeding 35 feet in height.

1163.03 LOT REQUIREMENTS.

Lot requirements shall be as follows:

(a) Minimum Lot Area. Four acres for all buildings with a height of 35 feet or less, Four acres for office buildings exceeding 35 feet in height.

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

1163.04 YARD REQUIREMENTS.

Yard requirements shall be as follows:

(a) Minimum Front Yard Depth. 100 feet for buildings except for properties fronting on Brecksville Road, which shall be 150

feet, plus 3 feet additional setback for each 1 foot of additional building height permitted over 35 feet.

- (b) Minimum Parking Front Setback. Seventy-five feet for parking and drives, except for properties fronting on Brecksville Road, which shall be 100 feet.
- (c) Minimum Rear Yard Depth. Fifty feet for buildings and ten feet for parking, except where abutting any Residential District, where the rear yard shall be at least 100 feet for buildings and 50 feet for parking. Two feet of additional parking setback for each 1 foot of building height over 35 feet in height for all minimum rear yard depths.
- (d) Minimum Side Yard Width. Twenty-five feet for buildings and ten feet for parking and drives, except where abutting any Residential District, where the side yard shall be at least fifty feet for the building or parking. Two feet of additional setback for each 1 foot of building height permitted over 35 feet for all minimum side yard widths.
- (e) Minimum Yard Buffer. The minimum yard buffer between any O/LI District use and any residential use shall be at least fifty feet. Such buffer area shall be landscaped and maintained to effectively screen the O/LI District use from the adjacent residential use. The Commission may require evergreen trees, shrubs, fencing, walls, mounding or the retention of existing vegetation to provide visual buffering.

#### 1163.05 MAXIMUM HEIGHT REGULATIONS.

No structure shall exceed thirty-five feet, except office buildings, which shall not exceed the maximum height of five stores but not greater than sixty feet except as otherwise permitted in Chapter 1179.

#### 1163.09 BUILDING AND SITE DESIGN STANDARDS.

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

- (i) Buildings and/or building roofs shall not be outlined in lighting 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 1163.02(b), 1163.03(a), 1163.04, 1163.05 and 1163.09(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

  
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President of Council

  
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Mayor

Dated: 5/5/92

ATTEST:

  
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Clerk of Council