

ORDINANCE NO. 54-1989

Offered by Mayor Waszak and Mr.
Stoerkel

AN ORDINANCE AMENDING CHAPTER 1127 OF THE PLANNING
AND ZONING CODE

WHEREAS, the Planning and Zoning Commission has spent considerable time and effort in studying and investigating the ~~Brecksville-Road~~ Richfield Corridor Plan with Municipal Planner Robert Parry; and

WHEREAS, the Planning and Zoning Commission has by Motion recommended the following changes in the Village of Richfield's Planning and Zoning Code for the harmonious development of property within the Village of Richfield and for the protection of property values within the Village of Richfield.

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

SECTION 1: That Chapter 1127 of the Planning and Zoning Code be amended to read as follows:

"CHAPTER 1127
R-3 MULTIFAMILY RESIDENTIAL DISTRICT

1127.01 PURPOSE.

The purpose of the R-3 District is to regulate multifamily development that will maintain the residential character of the Village. The regulations are intended to restrict the overcrowding of land and to encourage the provision of amenities of urban living in areas offering unique regional transportation advantages.

1127.02 USES.

(a) Principal Permitted Uses.

- (1) Any use permitted in the R-2 Residential District.

(b) Conditionally Permitted Uses. The Planning and Zoning Commission may issue Conditional Zoning Certificates for uses listed herein subject to the general and specific requirements of Chapter 1129 referred to below:

- (1) Multi-family dwellings and ancillary personal service activities where central sewer and water are available and subject to Section 1129.05(a)(16).
- (2) Churches and other buildings for the purpose of religious worship subject to Section 1129.05(a)(1), (3), (5), (7), (11), (12), (13).
- (3) Governmentally owned and/or operated building or facility subject to Section 1129.05(a)(3), (5), (7), (8), (11).
- (4) Governmentally owned park and/or playground subject to Section 1129.05(a)(1), (2), (3), (4); (5), (13).
- (5) Any use permitted in the R-3A Cluster Residential District and as regulated by Chapter 1128.

(c) Accessory Buildings and Uses. The following buildings and uses may be permitted by the Commission if they are incidental and customary to a permitted use:

- (1) Parking facilities
- (2) Recreation facilities including: swimming pools, club houses, tennis courts, walkways, etc.
- (3) Storage and maintenance buildings
- (4) Signs as regulated by Chapter 1170.

1127.03 LOT REQUIREMENTS.

MINIMUM LOT AREA	
Number of Dwelling Units	Acres
1	1/2
2	1
3	1-1/2
4	2

One additional dwelling unit of two bedrooms or less may be constructed for each additional 5,500 square feet of lot area over two acres. Dwelling units with more than two bedrooms may be constructed provided that an additional ~~1,7000~~ 2,000 square feet of lot area in addition to the 5,500 square feet per unit required above.

1127.04 YARD REQUIREMENTS.

(a) Minimum Front Yard Depth. Sixty feet plus one foot for each one foot of building height in excess of twenty-five feet.

(b) Minimum Rear Yard Depth. Fifty feet plus one foot for each one foot of building height in excess of twenty-five feet.

(c) Minimum Side Yard Width on Each Side. Fifteen feet for any permitted R-2 use and twenty-five feet for any multifamily buildings plus two feet for each one foot of building height in excess of twenty-five feet.

(d) Minimum Yards for Accessory Uses. Accessory uses shall be located in side and rear yards and setback from side or rear lot lines equal to the minimum yard setbacks above unless otherwise approved by the Planning Commission but shall in no case be less than twenty (20) feet.

(e) Minimum Distance Between Buildings on the Same Lot. Separate buildings shall be no closer than the height of the highest adjacent exterior wall except in no case shall the distance be less than twenty feet.

(f) Where multifamily dwellings are developed adjacent to existing single family homes, a minimum fifty (50) feet setback shall be provided.

1127.05 LOT STANDARDS.

(a) Maximum lot coverage shall be as follows:

Stories	Percent
1 to 2 Stories	25%
3 Stories	20%

(b) ~~Parking-buildings~~ Garages, when having no part of the building used for residence purposes directly above them, shall not be considered in computing maximum lot coverage.

(c) Each development lot shall have frontage and access on a public street. More than one building or multifamily dwellings may be located on a single lot. In a condominium development, lots for

mortgage purposes coterminus with the building foundation may be permitted if the entire site is maintained in common ownership by the condominium association.

(d) The minimum lot width shall be 100 feet.

1127.06 MINIMUM OPEN SPACE.

(a) The minimum usable undeveloped open space shall be forty percent (40%) of the lot area. Open space shall be developed and maintained as landscaped yards unless left in a natural wooded state.

(b) Where an R-3 District abuts any R-1, R-2, Business or Industrial District or use, a landscaped or natural wooded buffer shall be provided of not less than twenty-five (25) feet in depth. The Planning Commission may require additional evergreen landscaping or decorative fence to adequately separate adjacent districts or use.

1127.07 PARKING REGULATIONS.

(a) Unless set forth differently in this section, parking shall be as regulated by Chapter 1133.

(b) Two parking spaces shall be provided for each dwelling unit in a multifamily development, at least one of which shall be in an enclosed garage.

~~(a) Enclosed Parking: At least one parking facility required in Section 1133.02(d) shall be in an enclosed parking building.~~

~~(bc) An additional one open parking space shall be provided for each two dwelling unit in a multifamily development for guest parking.~~

1127.08 BUILDING AND SITE DESIGN.

(a) No Buildings shall be erected to a height in excess of the lesser of no greater than 35 feet in height nor greater than or 3 stories.

(b) Buildings shall be designed to be residential in character and materials.

(c) Multifamily dwellings shall be limited to attached single family, condominiums, townhouses, and garden apartments.

(d) All dwellings units shall have minimum floor areas as defined for "dwelling, single family" (1,000 square feet) plus 200 square feet for each additional bedroom over one.

(e) All multifamily developments shall provide safe, accessible and well-lighted driveways, parking areas, sidewalks, recreation areas, stairs and entranceways.

(f) Multistory apartment buildings shall contain no more than twelve (12) dwelling units per building. Attached single family and townhouse type buildings shall contain no more than eight (8) dwelling units per building.

(g) All buildings shall be setback from an internal private drive at least twenty (20) feet. Garage entrances shall be setback from driveways at least twenty (20) feet to allow automobiles to backup without extending into the driveway. Driveway areas providing access to parking spaces or garage spaces shall not be counted as required parking.

(h) Open parking spaces shall be no closer than ten feet to any building.

(i) All trash storage shall be enclosed in a four-sided enclosure and screened from view.

1127.09 SUPPLEMENTAL REGULATIONS.

(a) All required parking which is to be enclosed shall be enclosed in garages with permanent roof, continuous foundation, concrete floor and exterior walls pierced only by windows and doors.

(b) Multifamily buildings shall have a variety of wall planes and gable type roofs to provide a residential character to the buildings compatible with single family homes in the Village.

(c) All roof eaves shall be provided gutters and downspouts which are connected to an approved storm sewer, drain or ditch.

(d) All driveways and parking areas shall be paved in bituminous or concrete and designed and improved with catch basins, positive drainage, and curbing where serving more than four dwelling units.

(e) Buffering and landscaping of sufficient size, type and density shall be planned and installed to visually separate multifamily developments from other zoning districts and uses.

1127.10 DEVELOPMENT PLAN.

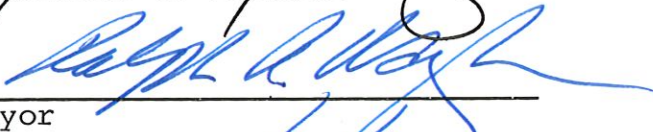
Development plans are required for all development in the R-3 District in compliance with Chapter 1147."

SECTION 2: That Chapter 1127 of the Planning and Zoning Code as it existed prior to the effective date of this Ordinance be, and the same hereby is, repealed.

SECTION 3: This Ordinance shall take effect and be in force from and after the earliest date provided by law.

Passed: 2/6/90


President of Council


Mayor

Dated: 2/6/90

ATTEST:


Clerk of Council