

ORDINANCE NO. 55-1989

Offered by Mayor Waszak and Mr. Stoerkel

AN ORDINANCE AMENDING CHAPTER 1128 OF THE PLANNING AND ZONING CODE

WHEREAS, the Planning and Zoning Commission has spent considerable time and effort in studying and investigating the ~~Breeksville~~ Richfield 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 1128 of the Planning and Zoning Code be amended to read as follows:

"CHAPTER 1128
R-3A CLUSTER RESIDENTIAL DISTRICT

1128.01 PURPOSE.

The purpose of the R-3A District is to encourage detached single family and attached single family dwelling in areas that may be reasonably expected to be developed with such facilities in the future. The regulations are intended to restrict the overcrowding of land and to encourage the provision of amenities of urban living in areas offering unique advantages. The stipulated densities are intended to maintain the residential character of the community in areas where central sewers and water are available.

1128.02 USES.

(a) Permitted Uses:

- (1) Single family dwelling as regulated by the R-1 and R-2 District regulations.
- (2) Detached single family residential dwellings on separate 1/2 acre lots where central sewer and water service are provided.

(b) Conditional Uses where central sewer and water service are provided:

- (1) Detached single family cluster dwelling units on separate lots or as a condominium development.
- (2) Attached single family dwellings containing condominium units of $3 \frac{2}{3}$ or more residential dwellings subject to Section 1129.05(a)(16).

(c) Accessory uses provided such uses are incidental to the principal use and do not include any activity conducted as a business. Such uses must be situated on the same lot with the principal building.

- (1) Signs as regulated by Chapter 1170.
- (2) Home occupation subject to the following conditions:
 - (a) Such use shall be conducted entirely within and/or from the dwelling and no use of any accessory building or yard space shall be permitted.
 - (b) Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes.
 - (c) Such use shall be conducted only by persons residing in the dwelling unit.
 - (d) The use shall not involve the use of more than $33\frac{1}{3}\%$ of the floor area of the dwelling.
 - (e) Such uses shall not create a nuisance by reason of noise, odor, dust, vibration, fumes, smoke, electrical interference or other causes.
- (3) Parking areas for residents of the dwellings as regulated in Chapter 1133.

- (4) Private recreational facilities for the residents of the dwellings.

1128.03 LOT REQUIREMENTS.

(a) Standard single family detached residential dwellings. The minimum lot area shall be not less than one-half acre.

(b) Single family detached cluster dwellings. The maximum overall density shall be one single family dwelling per one-half acre. All land not included in lots or public roadways shall be preserved as common open space. If cluster dwellings are developed on recorded lots and not as a condominium, the minimum lot area shall be one-third acre with an average lot area of one-half acre for all lots in the entire subdivision.

(c) Attached single family dwellings. The maximum density shall be 3 family units per acre.

1128.04 YARD REQUIREMENTS.

(a) Minimum Front Yard Depth: 60 feet to a public street; 40 feet to a private street or drive.

(b) Minimum Rear Yard Depth: 50 feet to a R-1 or R-2 District; 40 feet to any other district.

(c) Minimum Side Yard Width on Each Side: 15 feet; within a cluster development: 20 feet between buildings and 40 feet to any other district.

(d) Maximum Lot Coverage: 25%.

(e) Minimum Undeveloped Open Space: the minimum usable undeveloped open space shall be fifty percent (50%) of the lot area.

(f) Minimum distance between buildings on the same lot: 20 feet.

(g) Parking Buildings, when having no part of the building use for residence purposes directly above them, shall not be considered in computing maximum lot coverage.

(h) Accessory buildings shall be located in the side or rear yard not less than 10 feet from a side lot line and 15 feet from a rear lot line.

1128.05 PARKING REGULATIONS.

Parking shall be as regulated by Chapter 1133.

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

(b) Single family residential dwellings: One 2-car garage is required for each single family residential dwelling.

1128.06 BUILDING HEIGHT.

The maximum height for a main building shall not be greater than 2-1/2 stories or 35 feet. Accessory buildings shall not be greater than 1 story or 15 feet in height.

1128.07 SUPPLEMENTAL REGULATIONS.

(a) Attached dwellings shall be limited to six dwelling units per building.

(b) Attached units shall have a variety of wall planes and setbacks so that no wall is longer than 60 40 feet without a change in horizontal plane of at least 2 feet.

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

(d) Attached dwellings shall have gable-type roofs and be constructed with residential type finish materials to provide a residential character compatible with single family homes in the Village.

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

(f) 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.

(g) Buffering and landscaping of sufficient size, type and density shall be planned and installed to visually separate R-3A developments from other zoning districts and uses.


1128.08 DEVELOPMENT PLAN

A Development Plan is required for all cluster and attached single family developments in the R-3A Cluster District. Development Plans shall be reviewed and approved by the Planning Commission."


SECTION 2: That Chapter 1128 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