

ORDINANCE NO. 56-1989

Offered by Mayor Waszak and Mr. Stoerkel

AN ORDINANCE ENACTING A NEW CHAPTER 1144 OF THE PLANNING AND ZONING CODE ESTABLISHING THE C-S SPECIAL COMMERCIAL DISTRICT IN THE VILLAGE

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 a new Chapter 1144 of the Planning and Zoning Code establishing the C-S Special Commercial District in the Village be enacted to read as follows:

"CHAPTER 1144
C-S SPECIAL COMMERCIAL DISTRICT

1144.01 PURPOSE.

The C-S District is established to provide for uses, buildings and land use which will be compatible with the rural-residential character of the center of Richfield Village. The purpose is to preserve the existing character while providing for limited commercial development and conversion of existing structures.

1144.02 PERMITTED USES.

(a) Permitted Uses

- (1) Antique shop
- (2) Gift and florist shop
- (3) Bakery, candy shop, ice cream parlor, donut shop
- (4) Personal services including barber and beauty shop

- (5) Pharmacy
- (6) Bank or savings and loan
- (7) Churches

(b) Conditional Uses. The Planning and Zoning Commission may issue a Conditional Certificate for uses provided for in the following list of suggested uses:

- (1) Insurance office, attorney office, real estate office
- (2) Tailor or dress maker
- (3) Produce or health food store
- (4) Convenience or mini-market (not selling gasoline)
- (5) Home occupations
- (6) Home business
- (7) Residential uses regulated in the R-1 zoning district
- (8) Signs as regulated herein
- (9) Public buildings and uses
- (10) Hardware and home furnishing shops
- (11) Tourist homes and bed & breakfast inns
- (12) Office buildings
- (13) Medical offices including doctors and dentists

1144.03 LOT REQUIREMENTS.

Lot requirements are as follows:

- (a) Minimum lot area: 40,000 sq. ft.
- (b) Minimum lot width: 100 feet
- (c) Maximum building coverage: 15%
- (d) Minimum landscaped and planted areas: 50%

1144.04 YARD REQUIREMENTS.

Yard requirements are as follows:

- (a) Minimum building front yard: 100 ft.
- (b) Minimum parking front setback: 75 ft.
- (c) Minimum building side or rear yard: 50 feet to Residential district; 25 feet to any non-residential district.
- (d) Minimum parking side or rear yard: 50 feet adjacent to residential district; 15 feet to non-residential.
- (e) Yard areas where no parking is permitted shall be maintained in landscaping or natural vegetation.

1144.05 BUILDING HEIGHT.

No structure shall exceed 25 feet or two (2) stories.

1144.06 SIGN REGULATIONS.

As regulated by Chapter 1170 Commercial Sign Regulations except for the alternate or additional standards below:

- (a) Real estate signs shall be no greater than four (4) square feet in area, shall be non-illuminated and shall not be closer than 20 feet from the right of way.
- (b) No temporary signs shall be permitted.
- (c) Any free-standing sign shall be limited to one ground sign not exceeding six (6) feet in height and not exceeding 40 square feet per side.
- (d) Free standing pole signs are prohibited.
- (e) All signs if lighted shall be externally illuminated.
- (f) The maximum area of all wall signs shall be 100 square feet.

1144.07 PARKING AND LOADING REQUIREMENTS.

As regulated by Chapter 1149 Commercial Parking and Loading.

1144.08 BUILDING AND SITE DESIGN STANDARDS.

(a) All buildings in the C-S district shall incorporate building design and materials to be compatible with residential structures in the Village.

(b) Building design shall include gable roofs and residential type windows and doors in order to be compatible with residential structures in the Village.

(c) Existing houses which are converted to commercial uses shall retain the residential character and general construction design of the period of the structure. Any additions shall be compatible to the design and material of the original structure.

(d) Accessory buildings shall be compatible in design and material to the main structure.

(e) Front yards shall be landscaped and maintained with grass, trees and shrubs. Any parking in front of the building shall be screened with shrubs, trees or landscaped earthen mounds.

(f) Decorative fencing such as split rail, wrought iron or wood picket shall be permitted in the front yard but not closer than 50 feet to the right of way and shall not be higher than 4 feet.

(g) All drives and parking areas shall be paved in concrete, bituminous concrete, brick or paving blocks.

(h) Driveways shall be not less than 12 feet more more than 24 feet in width. The paved apron width shall not be greater than 40 feet at the street edge.

(i) All storage of materials and equipment shall be within enclosed buildings. All business activity shall be within enclosed buildings except as permitted by the Planning and Zoning Commission for accessory outdoor eating areas, produce sales or merchandise display.

(j) Security fences, i.e., chain link fencing, shall not be permitted in the front building setback, in front of any building or in the side yard setback on a corner lot. All security fencing which is parallel to a public street line must be screened from view with trees and shrubs.

1144.09 SITE DEVELOPMENT PLANS.

Site Development Plans are required for all development in the C-S District in compliance with Chapter 1147."

SECTION 2: That all resolutions and ordinances inconsistent herewith be, and the same hereby are, repealed.

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

Passed: 2/6/98



President of Council



Mayor

Dated: 2/6/98

ATTEST:



Clerk of Council