

ORDINANCE NO. 62-1989

Offered by Mayor Waszak and
Mr. Stoerkel

AN ORDINANCE ENACTING NEW SECTIONS 1141.011, 1141.08
AND 1141.09 AND AMENDING EXISTING SECTIONS 1141.02,
1141.03, 1141.04 AND 1141.05 OF THE PLANNING AND
ZONING CODE TO PERMIT CERTAIN USES AND AMEND THE LOT,
YARD AND HEIGHTS REQUIREMENTS OF THE C-1 COMMERCIAL
DISTRICT

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 a number of the following changes to in the Village or 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 or of Richfield.

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

SECTION 1: That Section 1141.011 be enacted to read as follows:

"1141.011 PERMITTED USES.

In the C-1 District, the following uses shall be permitted uses:

- (a) Barber-Beauty Shop
- (b) Drug Store
- (c) Dry Cleaner
- (d) ~~Floor~~ Florist/Gift Shop
- (e) Banks
- (f) Churches"

SECTION 2: That Section 1141.02 be amended to read as follows:

"1141.02 CONDITIONALLY PERMITTED USES.

All uses set forth in this Section shall be conditionally permitted uses in the C-1 District. The Planning Commission may issue Zoning Certificates for uses consistent with the purpose of this District, subject to the requirements of this ~~Ordinance~~ ordinance. A list of suggested uses follows:

- (1) Food sales including supermarket.
- (2) Preparation and processing of food and drink to be retailed on premises including bakery, delicatessen, meat market, confectionery, restaurant, ice cream parlor, soda fountain, tavern.
- (3) Tailor and dressmaker.
- (4) Accessory uses clearly incidental to the uses permitted on the same premises.
- (5) Signs as regulated by Chapter ~~1161~~ 1170.
- (6) Public utility right-of-ways and pertinent structures subject to Chapter 1147.05(A), (1), (7), (8).
- (7) Governmentally owned and/or operated buildings and facilities subject to Chapter 1147.05(A), (1), (2), (3), (4), (5), (10).
- (8) Planned integrated commercial developments subject to Chapter 1147.05(A), (12).
- (9) Offices subject to Chapter 1147.05(A), (8), (10).
- (10) Gas and oil wells subject to Chapter 1147.05(A), (13) and (14).

SECTION 3: That Section 1141.03 be amended to read as follows:

"1141.03 LOT REQUIREMENTS.

Lot requirements in the C-1 District are as follows:

- (a) Minimum Lot Area: 40,000 square feet.

- (b) Minimum Lot Width at Building Line: 150 feet.
- (c) Minimum Lot Width at Street: 150 feet.
- (d) Maximum Building Coverage: ~~15~~ 20 percent.
- (e) Minimum Landscape and Planted Area: ~~50~~ 30 percent.

SECTION 4: That Section 1141.04 be amended to read as follows:

"1141.04 YARD REQUIREMENTS.

Yard requirements in the C-1 District are as follows:

- (a) Minimum Front Yard Depth: 100 feet.
- (b) Minimum Side Yard or Rear Yard: 50 feet when adjacent to a residential district and on the side adjacent to the residential district only; 20 feet when adjacent to any non-residential district.
- (c) Minimum Parking Front Setback: 50 feet.
- (d) Minimum Parking Side or Rear Yard: ~~25~~ 50 feet when adjacent to a residential district; ~~50~~ 15 feet when adjacent to any non-residential district.
- (e) All yard areas where no parking is permitted shall be maintained with landscaping or natural vegetation, as approved by the Planning Commission."

SECTION 5: That Section 1141.05 be amended to read as follows:

"1141.05 MAXIMUM BUILDING HEIGHT.

No structure shall exceed 25 feet in height."

SECTION 6: That Sections 1141.08 and 1141.09 be enacted to read as follows:

"1141.08 BUILDING AND SITE DESIGN STANDARDS.

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

(b) 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.

(c) All drives and parking areas shall be paved in concrete or bituminous concrete and curbed.

(d) 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 or merchandise display.

(e) 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. Security fences must be screened from view with trees and shrubs.

(f) All mechanical equipment, roof vents or other appurtenances shall be screened with materials compatible with the building facade.

(g) All trash containers and trash storage areas shall be screened with a six foot high masonry enclosure on three sides and a solid gate on the front.

(h) Buildings adjacent to interstate highways shall be designed and landscaped to be visually attractive as seen from the Interstate Highway.

141.09 SITE DEVELOPMENT PLANS.

Site Development Plans are required for all development in the C-1 District in compliance with Chapter 1147."

SECTION 7: That Sections 1141.02, 1141.03, 1141.04 and 1141.05 as they existed prior to the effective date of this Ordinance be, and the same hereby are, repealed.

SECTION 8: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 2/6/90



President of Council



Mayor

Dated: 2/6/90

ATTEST:



Clerk of Council