

A RESOLUTION TO AMEND SECTIONS 1125.02, 1127.02 AND 1129.02 OF THE CODIFIED ORDINANCES SO AS TO PROVIDE FOR OIL AND GAS USES AS CONDITIONALLY PERMITTED USES IN RESIDENTIAL AREAS.

Be It Resolved by the Council of the Village of Richfield,

Ohio:

Section 1: Section 1125.02 of the Codified Ordinances is amended to read as follows:

1125.02 USES.

(a) Permitted Uses.

- (1) Single-family dwellings containing no less than 1,000 square feet of floor area.
  - (2) Agricultural buildings and uses provided:
    - A. Buildings used to house animals shall be located no less than 200 feet from all property lines.
    - B. Livestock or poultry raising or breeding for commercial purposes shall be permitted only on lots of five acres or more.
  - (3) Roadside stands, offering for sale agricultural products which are produced on the premises, including only one sign advertising such products not exceeding twenty square feet in area may be erected beyond the building line on lands used for agricultural purposes. Such roadside stand and sign shall not be erected nearer than thirty feet from either side lot line. Such stand, sign and required off-street parking shall be located and set back in such manner so as not to create a traffic hazard.
  - (4) Accessory buildings incidental to the principal use which do not include any activity conducted as a business. Private stables shall be located no less than 200 feet from any property line, and have a capacity for no more than two animals both of which are owned by the occupants.
  - (5) Signs as regulated by Chapter 1141.
- (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 1107 referred to below.
- (1) Public and parochial schools subject to Section 1107.04(a)(1), (2), (3), (5), (6), (11).
  - (2) Privately or governmentally owned and/or operated park, playground, or golf course subject to Section 1107.04(a)(1), (2), (3), (4), (5), (17).
  - (3) Cemetery subject to Section 1107.04(a)(3), (7).
  - (4) Church and other buildings for the purpose of religious worship subject to Section 1107.04(a)(1), (3), (7), (11), (14), (17).
  - (5) Governmentally owned and/or operated building or facility subject to Section 1107.04(A)(3), (7), (8), (11).

- (6) Oil and gas wells.
- (7) Home occupation subject to Section 1107.04(a)(19).
- (8) Public Utility rights of way and pertinent structures subject to Section 1107.04(a)(10), (11).

Section 2: Section 1127.02 of the Codified Ordinances is amended to read as follows:

1127.02 USES.

(a) Permitted Uses.

- (1) Single-family residential dwelling.
- (2) Two-family residential dwelling.
- (3) Agricultural buildings and uses provided:

- A. Buildings used to house farm animals shall be located no less than 200 feet from all property lines.
  - B. Livestock or poultry raising or breeding for commercial purposes shall be permitted only on lots of five acres or more.
- (4) 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.

(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 1107 referred to below.

- (1) Public and parochial schools subject to Section 1107.04(a)(1), (2), (3), (5), (6), (11).
- (2) Churches and other buildings for the purpose of religious worship subject to Section 1107.04(a)(1), (3), (7), (11), (14), (17).
- (3) Public Utility rights of way and pertinent structure subject to Section 1107.04(a)(1), (2), (3), (4), (5), (17).
- (4) Governmentally owned and/or operated parks, playgrounds and golf courses (except miniatures) subject to Section 1107.04(a)(1), (2), (3), (4), (5), (17).
- (5) Institutions for human medical care, hospitals, clinics, sanitariums, convalescent homes, nursing homes, homes for the aged and philanthropic institutions subject to Section 1107.04(a)(1), (2), (3), (5), (7), (9), (11), (17).
- (6) Recreational uses other than those governmentally owned and/or operated such as swimming pools, golf courses, tennis clubs, riding academies, subject to Section 1107.04(a)(1), (2), (3), (4), (5), (9), (11), (17).
- (7) Governmentally owned and/or operated buildings and facilities other than those listed above subject to Section 1107.04(a)(3), (7), (8), (11).
- (8) Oil and gas wells.

(9) Planned unit residential developments subject to Section 1107.04 (a) (28).

(10) Institutions for higher education subject to Section 1107.04(a)(1), (2), (3), (4), (5), (7), (11).

(11) Home occupations subject to Section 1107.04(a)(19)

(12) Private stables subject to Section 1107.04(a)(10), (11), (17), (37).

Section 3: Section 1129.02 of the Codified Ordinances is amended to read as follows:

1129.02 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 if uses listed herein subject to the general and specific requirements of Chapter 1107 referred to below

(1) Multi-family dwellings and ancillary personal service activities subject to Section 1107.04 (a) (32).

(2) Churches and other buildings for the purpose of religious worship subject to Section 1107.04 (a) (1), (3), (7), (11), (14), (17).

(3) Governmentally owned and/or operated building or facility subject to Section 1107.04(a) (3), (7), (8), (11).

(4) Governmentally owned park and/or playground, subject to Section 1107.04(a) (1), (2), (3), (4), (5), (17).

(5) Hospital, sanitarium, convalescent home, nursing home, child day care center, and home for the aged subject to Section 1107.04 (a) (1), (2), (3), (5), (7), (9), (11), (17).

(6) Oil and gas wells.

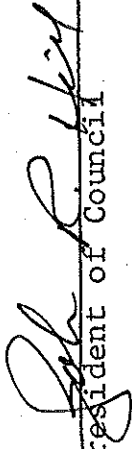
Section 4: The Clerk of Council shall refer this Resolution after the first reading thereof to the Planning and Zoning Commission in accordance with the provisions of Section 1111.04 of the Codified Ordinances.

Section 5: Upon passage by Council and approval by the Mayor, existing Sections 1125.02, 1127.02, and 1129.02 of the Codified Ordinances are repealed.

Section 6: This Resolution shall take effect and be in force from and after the earliest date allowed by law.

Passed:

12/7/82

  
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President of Council

  
\_\_\_\_\_  
Mayor

Dated: 12-7-82

Attest:

  
\_\_\_\_\_  
Clerk of Council