

ORDINANCE NO. 25 -2011

Offered by All of Council

AN ORDINANCE ADOPTING A NEW PART ELEVEN – PLANNING AND ZONING CODE

WHEREAS, pursuant to Section 1107.02 of the Planning and Zoning Code, the Planning and Zoning Commission has proposed revising and updating Part Eleven – Planning and Zoning Code, being new Chapters 1101 through 1189 of the Richfield Planning and Zoning Code; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the proposed revisions pursuant to Section 1107.05 of the Planning and Zoning Code; and

WHEREAS, on the 2nd day of August, 2011, the Planning and Zoning Commission recommended adoption of the new Part Eleven – Planning and Zoning Code of the Village of Richfield; and

WHEREAS, pursuant to Section 1107.06, this Council conducted a public hearing on the proposed revisions on the 6th day of Sept., 2011.

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

SECTION 1. That this Council does hereby adopt a new Part Eleven – Planning and Zoning Code, being Chapters 1101 through 1189, as recommended by the Planning and Zoning Commission, a copy of which Part Eleven – Planning and Zoning Code is attached hereto as Exhibit “A” and incorporated herein fully as if by reference.

SECTION 2. That pursuant to Section 1109.03, this Council does hereby adopt the revisions to the Zoning District Maps of Richfield Village, Summit County, Ohio, as recommended by the Planning Commission and that the Zoning Inspector be, and hereby is, authorized and directed to make the changes to the official Zoning Map of Richfield.

SECTION 3. That existing Part Eleven – Planning and Zoning Code and the existing Zoning District Map created pursuant to Section 1109.03 of the Zoning Code be, and the same hereby are, repealed and replaced by the new Part Eleven – Planning and Zoning Code attached hereto as Exhibit “A” and the new Zoning Map attached hereto as Exhibit “B.”

SECTION 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: Sep 20, 2011

Bohler Barbara
President of Council

ATTEST:
Credon E. Sullivan
Clerk of Council

Mayor

Dated: 9/20/11

THIS . . . OUTLINE IS PROVIDED FOR INFORMATIONAL PURPOSES
A COMPLETE "RED LINED" COPY IS AVAILABLE IN COUNCIL CLERK'S
OFFICE

Village of Richfield

A Guide to Comparing Major Provisions of the Proposed Zoning Code to Existing Regulations.

Kenneth L. Crandall AICP
February 2, 2010

OUTLINE

GENERAL COMMENTS

USE DISTRICTS

CONSOLIDATION

STANDARD FORMAT

SPECIFIC DIFFERENCES

Administrative Provisions

DISTRICT REGULATIONS

Conservation District

Residential Districts

Business Districts

Industrial Districts

COMPARISON OF PERMITTED USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS

Historic Commercial District

C-1 Local Retail District

C-2 General Retail

C-3 Special Commercial District

PCD Planned Commerce District

OL Office-Laboratory District

OLI Office/Limited Industrial District

I Industrial

A. GENERAL COMMENTS

The proposed code is organized similarly to the existing code beginning with Administrative Provision, Use District Regulations and General Regulations. Several existing Chapters are not recommended to be change. These include:

- Sexually Oriented Business
- Oil and Gas Production
- Grades
- Erosion Control Plans
- Wireless Telephone Facilities
- Riparian Setbacks

Fifteen existing Chapters have been revised and five Chapters are new.

B. USE DISTRICTS

Two new Use Districts are proposed:

- Rural Residential District with a minimum lot area of 5 acres
- Office-Laboratory District which is more restrictive as to uses than the Office/Limited Industrial District.

C. CONSOLIDATION OF CHAPTERS

The existing code has Chapters on Definitions, Conditional Uses, and Off-street Parking for the Residential, Business and Industrial Use Districts. This duplication has resulted in some confusion and inconsistencies. It is proposed there be one Chapter for all use districts so there are three Chapters instead of nine.

D. STANDARD FORMAT

The regulations for each use district are generally in the same sequence as follows:

- Purpose
- Uses
- Lot Requirements
- Yard Requirements
- Maximum Building Height
- Maximum Lot Coverage
- Minimum Dwelling Unit Area (Residential Districts only)
- Sign Regulations (Business and Industrial Districts only)
- Off-Street Parking and Loading Requirements (Business and Industrial Districts only)
- Building and Site Design Standards
- Development Plans

E. SPECIFIC DIFFERENCES

(1) Administrative Programs

- (a) Board of Zoning Appeals: This has been completely rewritten to reflect recent court decisions relating to the granting of variances from the code.
- (b) Development Plans: This new Chapter combines regulations from several Chapters and requires specific information on Preliminary and Final Plans
- (c) Conditional Uses: This one Chapter combines three existing Chapters but distinguishes among residential, business, and industrial districts.
- (d) Definitions: Existing Chapter 1135, 1155, and 1169 are combined into one Chapter 1115.

F. DISTRICT REGULATIONS

(1) Conservation District

Existing

Does not list any specific uses

Proposed

Lists permitted, conditional and accessory uses
No minimum lot area or width
Requires P & Z Commission approval and
Development Plans

(2) Residential Districts

Existing

R-1 Rural Residential
R-2
R-3A
R-3

Proposed

RR Rural Residential (minimum 5 acre lot)
R-1
R-2
R-3
R-4

Lot Area
Lot Width
Yards

No change
(R-1-R-4)
No change – except rear yard for accessory buildings
in R-1 and R-2

Maximum lot coverage

RR, R-1 10%, R-2 15%

(3) Business District

Existing Districts

C-1 Local/Commercial
C-2 Highway Commercial
CH Historic Commercial I & II
IS Interchange Service
PCD Planned Commerce

Proposed Districts

CH Historic Commercial I & II
C-1 Local Retail
C-2 General Business
C-3 Special Commercial
PCD Planned Commerce

Districts are proposed to be listed from most restrictive (Historic Commercial) to least restrictive (Planned Commerce).

Permitted Uses
Yards

Expanded to reflect current retail sales and services
No change

(4) Industrial Districts

Existing

Industrial
Office and Light Industry

Proposed

Office-Laboratory
Office and Limited Industrial
Industrial

New district Office-Laboratory created for areas adjacent to residential districts and lot size is 3 acres with 200-foot minimum width.

Yards

Yard requirements listed in a table per each district

Landscaping required only
in O/LI District

Landscaping required in all districts.

G. COMPARISON OF PERMITTED USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS

(1) Historic Commercial Districts

Existing

Permitted Uses

Proposed

Permitted Uses

Add-One family dwelling
Add-Tailor or dressmaker

Conditional Uses

Conditional Uses

Add- Financial office
Add-Office buildings
Pharmacy
Public utility R.O.W. and structure

Accessory Uses

Customarily associated with main use

Accessory Uses

Off-Street parking and load
Signs
Other uses incidental to main use.

(2) C-1 Local Retail District (formerly Local Commercial District)

Existing

Proposed

Permitted Uses

Permitted Uses

Barber /beauty shop
Drug Store
Drug Store
Dry Cleaners
Florist/gift shop
Banks
Churches

Offices
Retail sales in enclosed buildings such as:
all general merchandise, wearing apparel,
household hardware, paint, wallpaper
furniture, appliances, floor coverings,
pharmaceuticals, flowers, gifts, jewelry,
photographic and computer and personal
electronic equipment, places serving food
and drinks
Personal Services: beauty and barbershop,
laundry and dry cleaning agencies, media,
TV, computer, telephone, camera, video
sales, repair and service
Office supplies
Physical fitness centers
Places of worship

Conditional Use

Proposed

Conditional Uses

Conditional Uses

Food sales including supermarket
Preparation & processing of food/drink

Drive-thru eating facilities
Sale of nursery stock/garden supplies

Preparation & processing of food/drink
(retail on premises)
Tailor and dressmaker
Signs
Public utility R.O.W and structures
Planned shopping center
Offices
Gas and oil wells

Accessory Uses

None listed

Nursing homes/assisted living facilities
Public utility R.O.W and structure
Financial services or sales establishments
providing drive-thru or pick-up facilities

Accessory Uses

Off-street parking and loading
Signs
Other accessory uses incidental to main use

(3) C-2 General Business District (formerly Highway Commercial District)

Existing

Permitted Uses

Restaurant (indoor seating)
Offices
Drug Store
Food Sales
Florist/gift shop

Conditional Uses

Hotels, motels
Refreshment stand/open front store
Vehicle repair station
Public garage or vehicle service center
Barber & beauty shop
Dry cleaning & laundry agency
Preparation & Processing of food/drink
(sale on premises)
Tailor and dressmaker
Banks & other financial institutions
Accessory uses incidental to main use
Gas & oil wells
Motel, hotels, office buildings
exceeding 35 feet

Proposed

Permitted Uses

Offices
Retail sales in enclosed buildings permitted
in C-1 District
Personal services as permitted in C-1 District
Places of worship
Hotels, motels, residence inns

Conditional Uses

Drive-thru eating facilities
Sale of nursery stock/garden supplies
Nursing home/assisted living facilities
Day care center
Automotive service station
Mortuary
Movie theater
Party center
Public utility R.O.W. and structure
Wireless communication facility
Financial, services or sales establishment with
drive-thru or pick-up facilities

Accessory Uses

None

Accessory Uses

Off-street parking & loading
Signs
Other accessory uses incidental to main use

(4) C-3 Special Commercial District (Formerly Interchange Services District)

Existing

Interchange Services

Proposed

Special Commercial

Permitted Uses

Office Buildings
Banks and savings and loans
Restaurants (only indoor seating)

Permitted Uses

Office: professional, financial, governmental, *medical*
and sales
Research and testing labs
Public & private educational facilities &
Indoor training schools
Hotels, motels and residence inns
Conference & meeting centers
Religious facilities

Conditional Uses

Convenience stores without gas sales
Supermarkets
Automobile service garages
Restaurants and drive-in restaurants
Automobile service stations
Theaters and playhouse
Wholesale club sales
Showrooms
Shopping centers
Automobile dealerships
Hotels and motels
Conference centers
Public buildings and uses
Recreational vehicle showrooms and sales
Recreation business
Hospitals, medical clinics and nursing homes
Motels, hotels and office buildings exceeding 35 ft. high

Conditional Uses

Day care center
Places serving food/drinks including
drive-thru eating places
Public utility R.O.W. and structures

Accessory Uses

None

(5) Planned Commerce District

Existing

Permitted Use

NO CHANGE

Conditional Uses

(1) thru (7) NO CHANGE

Accessory Uses

Parking garages
Parking lots
Landscaped yards
Recreation facilities
Signs
Lighting
Buffer areas
Water retention areas

(6) Office/Laboratory District

This is a new use district

Accessory Uses

Off-street parking and loading
Signs
Other uses incidental to main use

Proposed

Permitted Use

NO CHANGE

Conditional Uses

(1) thru (7) NO CHANGE
(8) Financial services or sales establishments
providing drive-thru or pick-up facilities

Accessory Uses

Off-street parking *parking garages*
Signs
Other uses incidental to measure

Proposed

Permitted Uses

Offices: professional, financial, governmental,
administrative and sales
Research laboratories
Public and private educational facilities and
indoor training schools
Public buildings

Library, museum, art gallery
Hospital, medical arts
Public or parochial primary or secondary schools; public or private college or community college

Conditional Uses

Public park, playground or public recreation facility
Licensed child or adult day care
Nursing homes, assisted living facilities
Public utilities and structures

Accessory Uses

Off-street parking and loading
Signs
Personal services incidental to main use

(7) Office/Limited Industrial District

Existing

Permitted Uses

Office buildings for professional administration, financial, governmental and public utility uses

Conditional Uses

Off-street parking lot & garage
Research & Development laboratories & testing
Wholesale offices and showrooms
Manufacturing: bakery, cosmetics, etc. fabrication, assembly, printing, publishing, engraving

Proposed

Permitted Uses

Administrative professional, financial, governmental, public utility & medical offices
Banks and other financial institutions
Research and development laboratories and testing offices
Medical centers including proposed rehabilitation facilities
Public and private educational facilities and indoor training schools

Conditional Uses

Child & adult day care center
Business services including duplication, copy center, office supplies, mailing services
Wholesale offices and showrooms
Manufacturing
Off-street parking lot
Places of worship

Gas & oil wells
Existing

Accessory Uses

Including On-site parking lot and garage
Drug store, beauty shop, barber, restaurant,
florist, copy center incidental to main use
Signs
Other similar uses as determined by
Commission and Council
Office building over 35' high

Public utility structures
Proposed

Accessory Uses

Off-street parking & loading
Signs
Personal services incidental to main use
Recreational uses in connection with a
rehabilitation center.

(8) Industrial District

Existing

Permitted Uses

Research & development
laboratories & testing offices
Light manufacturing without
outdoor storage
Office buildings for professional,
administrative, financial & public
utility organizations

Proposed

Permitted Uses

Research & development laboratories
and testing offices
Light manufacturing without outdoor
storage
Office buildings for professional,
administrative, financial & public utility
organizations.
Warehousing, storage, distribution etc.
Wholesale establishments
Manufacturing

Conditional Uses

Off-street parking lot & garage
Warehousing, storage, distribution
Wholesale establishments
Manufacturing
Storage facilities
Blacksmith, welding, etc.
Carpenter, cabinet, upholstering
sheet metal, plumbing, etc.
Ice manufacturing
Laundry cleaners & dyeing
Repair services for machinery
and equipment

Conditional Uses

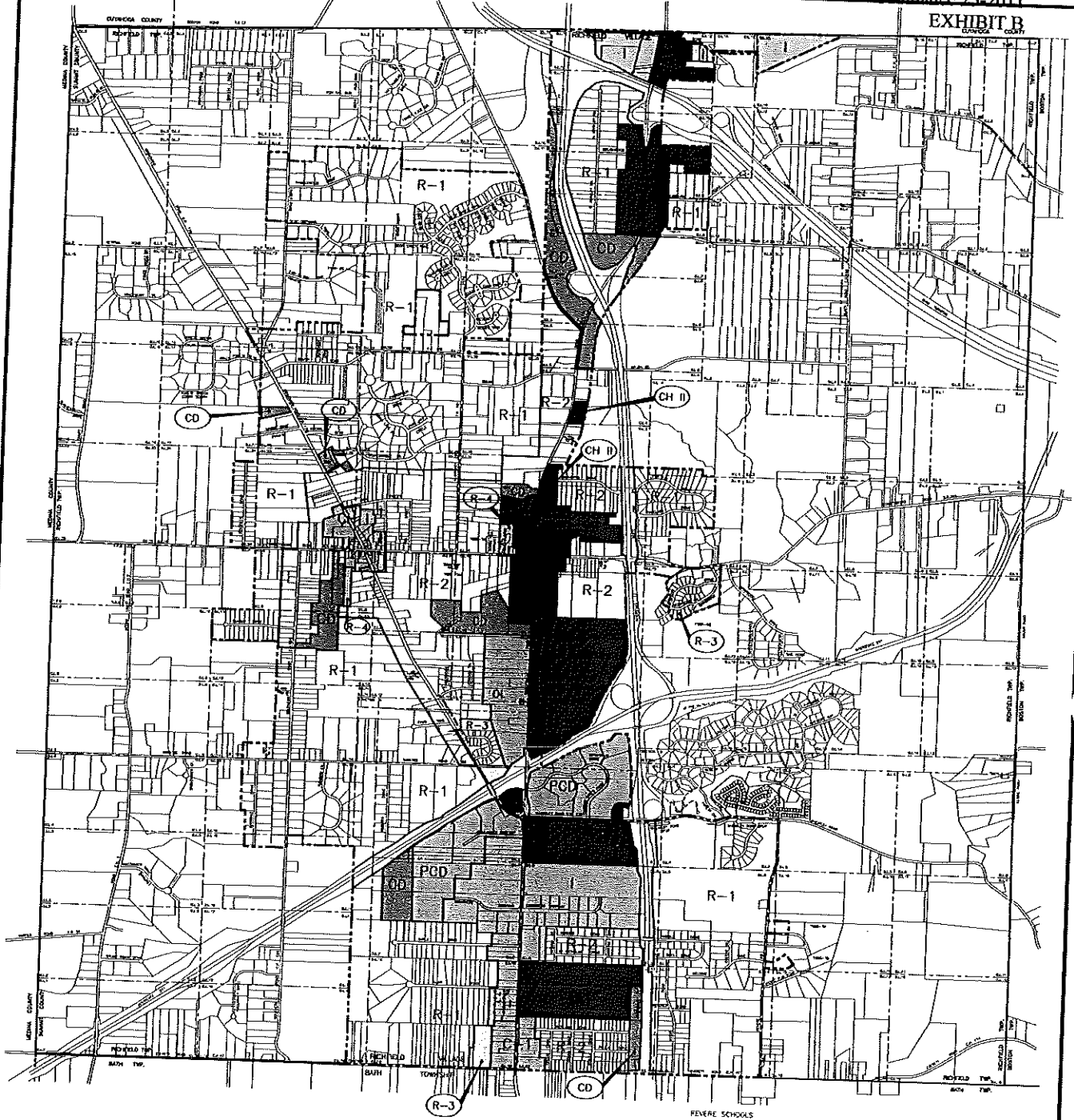
Storage of building materials
Contractor's equipment storage
Governmental buildings & facilities
Repair services for machinery & equipment
Veterinarian hospital, clinic or kennel
Public utility R.O.W. and structure
Truck servicing, etc.
Off-street parking lot
Wireless communication facility
Automotive service station
Public garage

Stone or monument work
Veterinarian hospital, clinic or kennel
Vehicle service station
Public utility R.O.W. and structure
Governmental buildings and facilities
Gas and oil wells
Truck and transfer terminal
Above ground storage of flammable or
explosive materials
Truck servicing
Accessory uses incidental to main use
Signs

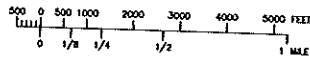
Accessory Uses

Accessory Uses

Off-street parking and loading
Signs
Other uses incidental to main use.



ZONING DISTRICTS MAP
 OF RICHFIELD VILLAGE, SUMMIT COUNTY OHIO
 ORD. _____ 2011



- CH-I - HISTORIC COMMERCIAL DISTRICT
- CH-II - HISTORIC COMMERCIAL DISTRICT
- C-1 - LOCAL RETAIL DISTRICT
- C-2 - GENERAL BUSINESS DISTRICT
- C-3 - SPECIAL COMMERCIAL DISTRICT
- PCD - PLANNED COMMERCE DISTRICT
- OL - OFFICE LABORATORY DISTRICT
- OLI - OFFICE AND LIMITED INDUSTRY DISTRICT
- I - INDUSTRIAL DISTRICT

- CD - CONSERVATION DISTRICT
- RR - SINGLE FAMILY RURAL RESIDENTIAL DISTRICT
- R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT
- R-3 - SINGLE FAMILY CONSERVATION DISTRICT
- R-3 - CLUSTER RESIDENTIAL DISTRICT
- R-4 - MULTI-FAMILY RESIDENTIAL DISTRICT