

ORDINANCE NO. 18-2008

Offered by All of Council

AN ORDINANCE AMENDING SECTION 1163.02 OF THE PLANNING AND ZONING CODE, AMENDING PERMITTED USES, CONDITIONAL USES AND ACCESSORY USES IN THE O/LI OFFICE AND LIGHT INDUSTRY DISTRICT

WHEREAS, the Planning and Zoning Commission has studied the O/LI District;
and

WHEREAS, the Planning and Zoning Commission, at its meeting on March 11, 2008, the Commission made the affirmative motion to recommend to Council proposed changes to permitted uses, conditional uses and accessory uses in the O/LI District; and

WHEREAS, this Council held a public hearing on these proposed changes on May 20, 2008.

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

SECTION 1. That Section 1163.02 of the Planning and Zoning Code be amended to read as follows:

“1163.02 USES.

All uses proposed and buildings developed in this District shall be presented to the Planning and Zoning Commission for approval as per Chapter 1131. The Planning and Zoning Commission may issue zoning certificates for uses consistent with the purpose of this District, subject to the requirements of this chapter. All uses and activities in this District must be wholly enclosed and conducted within approved buildings with no outside storage or use.

(a) Permitted Uses.

- (1) Administrative, professional, financial, governmental, public utility and medical offices.
- (2) Bank and other financial institutions.
- (3) Research and development, laboratories and testing offices.
- (4) Medical centers including physical rehabilitation facilities.

(b) Conditional Uses.

- (1) Child and adult day care center.
- (2) Religious institutions.
- (3) Business services including duplication, copy center, office supplies, mailing services.
- (4) Public and private educational facilities and indoor training schools.
- (5) Wholesale offices and showrooms provided that less than 50 percent of the building floor area is dedicated to warehouse.

- (6) Manufacturing, processing, assembly, servicing and testing that will not emit objectionable disturbance or hazard beyond the confines of the main building or property, including, but not limited to noise, fire, smoke or toxic or noxious fumes, heat or glare, vibration, or radioactive emission:
 - (A) Bakery goods, candies, cosmetics, pharmaceuticals, or packaging of food products.
 - (B) Fabrication, assembly, finishing and packaging of small durable and non-durable goods from previously produced materials, including musical instruments, toys, textile and plastic products, medical and scientific equipment, electronic and computer equipment, electrical appliances, jewelry and photo graphic equipment.
 - (C) Printing, publishing or engraving.

(c) Accessory Uses.

- (1) Off-street parking and loading as provided in Chapter 1167.
- (2) Signs as provided in Chapter 1171.
- (3) Personal services limited to beauty, barber, restaurant, snack bar, florist or copy center, all of which are incidental to and are a part of a main permitted use.
- (4) Recreational uses may be permitted as an accessory use to medical centers including physical rehabilitation centers provided that less than 50% of the gross floor area of the building is dedicated to such uses.”

SECTION 2. That Section 1163.02 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 period allowed by law.

PASSED: 5/20/08

Brian V. Hudak
 VICE President of Council

Michael J. [Signature]
 Mayor

Dated: May 20, 2008

ATTEST:
Candice E. Sullivan
 Clerk of Council