

**NORTH RIDGEVILLE CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING MINUTES
City Hall Council Chambers – 5:45 p.m.
December 2, 2024**

To Order:

Chairman Jason Jacobs called the Committee of the Whole meeting to order at 5:45 p.m.

Pledge of Allegiance:

Led by President Jason Jacobs

Roll Call:

Members present: Councilwoman Holly Swenk, Councilman Bruce Abens, Councilman Clifford Winkel, Councilwoman Georgia Awig, Councilman Martin DeVries, and Chairman Jason Jacobs.

Excused Councilman Eric Shaffer.

Mayor Kevin Corcoran, Planning and Economic Development Director Kim Lieber, and Assistant Clerk of Council Fijabi Gallam were also present.

New Business:

Zoning Code and Subdivision Regulation Diagnosis – Presenter Liz Fields, AICP from McBride Dale.

President Jacobs remarked that the presentation is on North Ridgeville's recently completed zoning code and subdivision diagnosis. This topic arose during the Master Plan meetings, so he asked Director Lieber to provide any background information.

Director Lieber reintroduced Liz Fields, a consultant with McBride Dale Clarion. She remarked that after adopting the 2024 Master Plan, the administration has been working on the current zoning code to identify the key issues the City needs to address and develop a road map for moving forward. She explained that the goal of the presentation is also to inform the City Council of the direction the City hopes to take and get feedback.

Ms. Fields and Director Lieber presented the Zoning Code and Subdivision Regulation Diagnosis presentation. Ms. Fields added that her firm was not part of the Master Plan discussions but partnered with the company that facilitated the Master Plan. She added that a final report with the final four modules would be submitted to the City Council, the Administration, the Steering Committee, and the Stakeholders. *{Clerk Notes: The PowerPoint and outline of the presentation are attached to the minutes.}*

The following is what was discussed during the Q&A.:

- **Zoning Goal:** The goal is to pick a part of the past approvals for cluster subdivisions and identify which subdivisions in North Ridgeville were approved by what mechanism over time. Then, tie those back to the regulations that were in effect when they were approved. Any future cluster subdivision in the R-1 would require rezoning to that cluster.

- Planned Unit Development (PUD): The new process is explicitly created at the time for a specific development only, and there could be multiple PUDs throughout the whole process. For example, a PUD for a subdivision would create the regulations and specifics for a subdivision and could have PUD 2, which is in another part of town with commercial use and other usage.
- Planned Unit Development (PUD): The City will review each PUD application uniquely, ensuring a thorough and fair process that aligns with the City's development goals.
- Developers: Many developers like PUDs because they are stricter and require better materials and landscaping.
- Flexibility: The previous PUD regulations were not as flexible, or there were no regulations and minimum standards to ensure that developments met the City's expectations.
- Private Property Rights: The Administration knows it must undergo a rezoning process following an ordinance and notify the impacted property owners.
- Public Education: The crucial role of public education in rezoning was emphasized. A comprehensive public education piece will need to precede any actual rezoning or legislation before the City Council. This education will ensure that all stakeholders, including property owners, are fully informed about the benefits of rezoning, such as expanding opportunities for uses or improving development standards.
- Rezoning Limits: The rezoning will not limit the uses; it will just update and align them better than they are currently.
- Overlay: The overlay does not need to engage in any rezoning to align properties. It would be a map designation, and the City is not changing anyone's rights.
- Weird Rezoning Cases: In the middle of the Ridgefield Subdivision, there's a B-3 section, a highway commercial district encompassing hundreds of Ridgefield subdivision units.
- Enforcement: The plan is for the previously approved subdivisions, all of which fell under one of just a handful of cluster codes. The City would use those regulations that existed at the time and insert them into the new code, so that they look at the overlay and the indicator to go to the code. Older PUDs are sometimes documented on the community website, or the community has good record-keeping.
- Split-zone: The City should not unsplit a currently split zone; it would definitely involve a rezoning.
- Standard: Good specific use standards, buffering, and landscaping standards for residential and commercial properties in the district.
- HOA Requirements: Many communities do not put HOAs complete requirements in PUDs, but some put maintenance agreements.
- Property Taxes: Zoning does not affect property taxes but is greatly affected in commercial areas based on land use. For example, R-1 land is not more valuable than R-2 land.
- Mixed-used Residential: The administration plans to revisit the City's Charter language with the law department. However, the adopted amendments in the 2022 Charter stated "rezonings to multiple residence districts." The verbiage may allow the City Council to vote on multi-use with commercials without going to the voters. The administration planned to consult with legal advice.
- Steering Committee: The committee consists of staff members who work with the City's code daily. They provide expert advice and ensure the code aligns with the City's needs and goals.
- Timeframe: The drafting process for the zoning code, which involves careful consideration and consultation, is expected to take about eight months. This timeline allows for a thorough review and ensures the code is clear and effective.

Lobby session:

Paul Schumann, who lived at 8774 Wakefield Run, expressed that the public needs education as soon as possible. He agreed that many spots in the community are undeveloped and have potential.

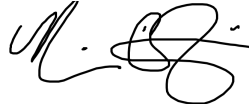
Adjournment:

Chairman Jacobs adjourned the meeting at 6:50 p.m.

Approved on December 16, 2024.



Jason R. Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL

North Ridgeville Planning and Zoning Code Update

Council Committee of the Whole

December 2, 2024



Liz Fields, AICP | Public Planning Manager

Project Purpose

What: We are updating the zoning and subdivision regulations for North Ridgeville.

Why: Our current Planning and Zoning Code . . .

- Was adopted in the 1960s and has been updated periodically since that time.
- City staff are expecting challenges with portions of the code and see room for improvement.
- Doesn't reflect the Ridgeville Ready Master Plan adopted in 2024.
- This is an opportunity to make the code easier to use and navigate.

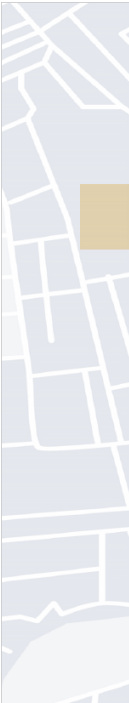
Why: An updated Planning and Zoning Code . . .

- Will give us better tools to achieve our goals.
- Will help us protect the things we value most about North Ridgeville.



Code Diagnosis Process

1. Project kick-off
2. Hold steering committee meeting and stakeholder interviews, take tour of the city
3. Review of the existing code, variance applications, related regulations, and the adopted master plan
4. Public survey
5. Draft diagnosis and outline document
6. Review diagnosis with staff and the steering committee
- 7. Present draft diagnosis to city leadership**
8. Finalize diagnosis based on feedback



Where we are at in the process

1. Initiation
- 2. Code Diagnosis and Outline**
3. Drafting of the Regulations
 - a. Module 1: Uses, Districts, Use Standards
 - b. Module 2: Dimensional Standards, Overlay Districts, Design Standards
 - c. Module 3: Parking, Lighting, Landscaping, Signs
 - d. Module 4: Administration, Procedures, Subdivision, Definitions, Regulations
4. Adoption and Final Production

Planning and Zoning Code Diagnosis

Introduction

- General Recommendations
- Implement the Master Plan
- Public Survey Summary

Analysis of the Existing Code

- Title Two: Planning
- Title Four: Subdivision Regulations
- Title Six: Zoning
- Zoning Map

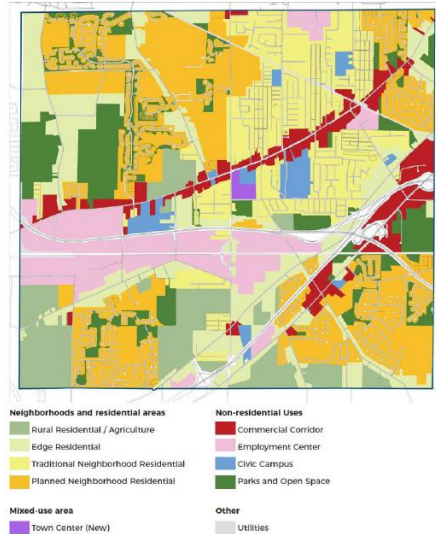
Code Organization

- Existing Code Format
- Proposed Code Format

Implement the Master Plan

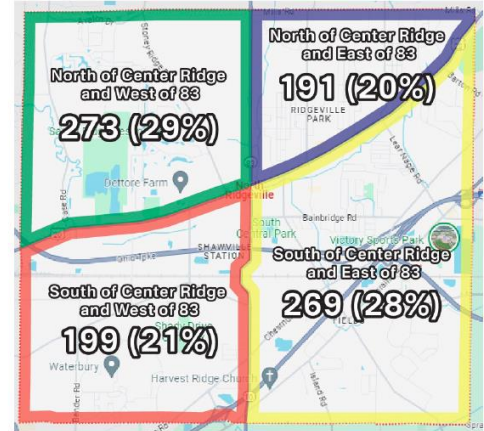
- The Ridgeville Ready Master Plan includes recommendations for ways the Planning and Zoning Code could be updated to align with the plan's vision.
- These recommendations are included and organized by the following chapters in which they were located:
 - Land Use
 - Economy
 - Housing
 - Mobility and Physical Infrastructure
 - Town Center

Future Land Use



Public Survey Summary

- A public survey was open from May 20 to June 26 as part of the diagnosis process which received **962** responses.
- The highest priorities for the update included:
 - Address access management and traffic circulation
 - Protect residential properties
 - Limit undesirable/outdated business uses



Proposed Changes

- Remove much of the **subdivision design standards** and locate them in a separate subdivision manual to allow for updates as needed without going through the full amendment process.
- Clarify **Board of Zoning and Building Appeals (BZA)** review criteria and applicability.
 - Change BZA review criteria to the Duncan Standards which are the seven criteria the Ohio Supreme Court laid out for granting an area variance.
 - Clarify what can be granted a variance – everything in the code or only certain dimensional standards?

Proposed Changes

Uses and Use Regulations

- Create a permitted use table and review and update all uses.
- Create use standards for uses that have specific regulation requirements.
- Clarify that accessory structures are not permitted without a principal structure.

TABLE 1103.03-1: USE TABLE

	SF-DH	D-H	A-H	MF-PD	R-B	G-B	L-I	G-I	PF	PO	Section
Residential Uses											
Dwelling, Live/Work			PS	PS	PS						1103.05(c)
Dwelling, Multifamily Large-Scale			P	P		PS					1103.05(d)
Dwelling, Multifamily Small-Scale			P	P	PS	PS					1103.05(d)
Dwelling, Single-Family Attached		P	P	P	PS						
Dwelling, Single-Family Detached	P	P	P	P							
Dwelling, Two-Family		P	P	P							
Residential Facility, Large			P	P			C	P			1103.05(f)
Residential Facility, Small	P	P	P	P							1103.05(f)
Residential Treatment Facility, Large			P	P				C			1103.05(g)
Residential Treatment Facility, Small	P	P	P	P				C			1103.05(g)
Public or Institutional Uses											
Cemetery	C	C	C	C				P	P		
Education Facility, College, University or Trade School						C	C				
Education Facility, Public or Private	C	C	C	C	C	C			P		
Governmental Facility					C	C	C	C	P		
Library	C	C	C	C	C	C			P		
Museum	C	C	C	C	C	C			P		

Proposed Changes

Dimensional and Design Regulations

- Create tables that illustrate the setback and dimensional standards.
- Add in requirements for parking lot setbacks, impervious surface area, and other dimensional standards as appropriate.
- Create general architectural design, form, and massing regulations to be applicable citywide.

TABLE 1104.02-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

	SF-DH	D-H	A-H
Minimum Front Yard Setback (see D)	25 feet	20 feet (see F)	20 feet
	5 feet with combined total of 15 feet	5 feet or 0 feet for single-family attached (see F)	5 feet total or 0 feet for single-family attached
Minimum Side Yard Setback	15 feet	35 feet	35 feet
Minimum Rear Yard Setback	35 feet	35 feet	35 feet
Minimum Lot Width (as measured at the building line)	65 feet	65 feet or 20 feet for single-family attached	65 feet or 20 feet for single-family attached
		6,000 sq. ft. per DU or 3,000 sq. ft. per DU for two-family and single-family attached	6,000 sq. ft. per DU or 3,000 sq. ft. per DU for two-family and single-family attached
Minimum Lot Area	7,500 sq. ft. per DU		
Maximum Density	N/A	N/A	N/A
			700 sq. ft. per dwelling unit
Minimum Floor Area	1,000 sq. ft. per dwelling unit	1,000 sq. ft. per dwelling unit	1,000 sq. ft. per dwelling unit
Maximum Lot Coverage of the Principal Structure(s)	25%	25% or 75% for single-family attached	25% or 75% for single-family attached
Maximum Impervious Surface (see E)	60% in the rear yard and 30% in the front yard	N/A	N/A



Proposed Changes

- Restore R-1 Residence District to original intended purpose of low density residential development.
- Since 1966, cluster developments have been approved “by right” in the R-1 District. The method of approval creates confusion as cluster developments are not designated on the zoning map, so it is visually unclear to identify the applicable regulations.
- Require rezoning to future residential cluster district (PUD), giving Planning Commission and Council more control over development.
- Establish single lot area and width requirement in R-1, subject to prior approval of Lorain County Public Health where home sewage treatment is proposed.

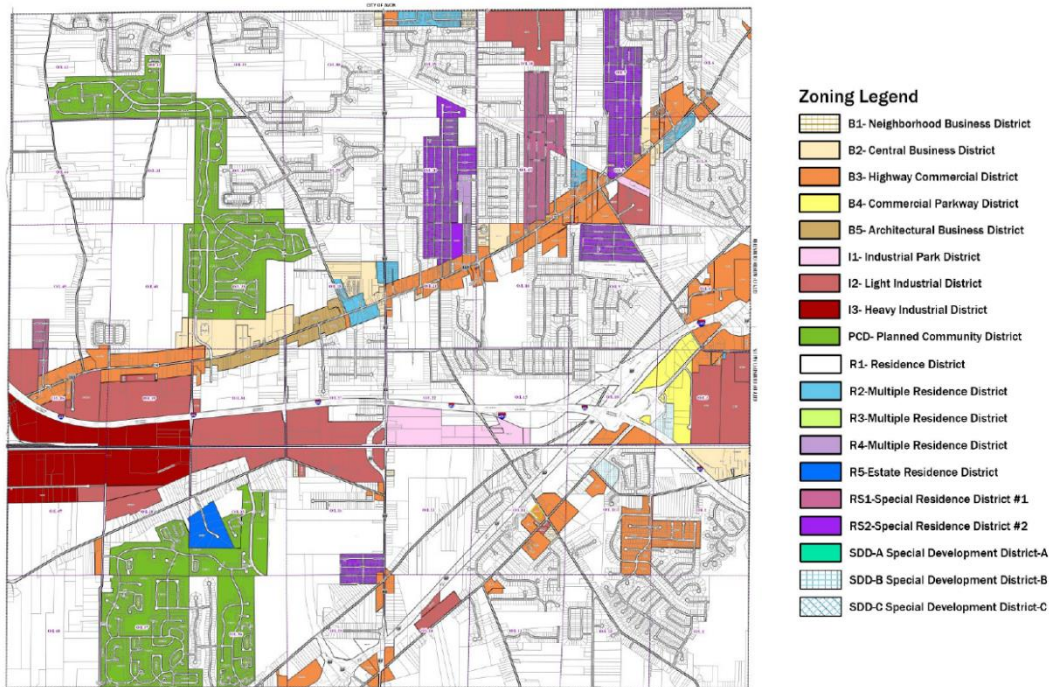


Proposed Changes

- Clarify standards applicable to existing cluster developments in the R-1 District.
- Existing cluster developments will be annotated with an **overlay** on the zoning map and within the zoning code.
- The overlay will establish the applicable setbacks, lot width, lot size, and other similar information based on past code requirements.
- This will increase usability and clarify the development standards for these properties moving forward.

Proposed Changes

- Remove the Special Development District process and replace it with a new **Planned Unit Development (PUD)** process.
- The PUD approval process will include a rezoning of the property along with a concept/preliminary plan.
- Design standards will be added to ensure new residential developments meet the standards of the city.
- PUDs will be available to both residential and non-residential uses – design standards can be customized for each as applicable.





Proposed Changes

- Other residential district recommendations:
 - **Revise R-2** into a Mixed Residence district to allow for single family and low-intensity multi-family uses (townhomes, duplexes, three-family units, etc.). Review dimensional standards to better reflect existing conditions.
 - **Combine R-3 and R-4** districts as a Multiple Residence district and update uses and regulations – consider allowing mixed-use developments, senior housing, and other similar uses.
- A new **Town Center District** will be created per the recommendations of the Master Plan.
 - The new district will be customized to ensure the uses and development standards reflect the vision.



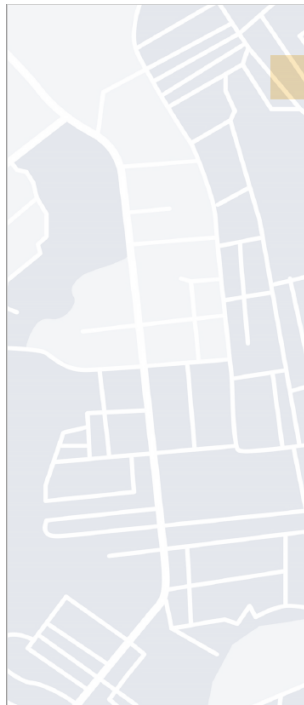
Proposed Changes

- Business district recommendations:
 - **Eliminate B-1** district, which is in limited use, and rezone existing B-1 properties to an appropriate business district.
 - **Combine B-2 and B-5** districts and update uses and regulations – proposed to provide mixed-use developments at a neighborhood appropriate scale.
 - **Revise B-3** district and update uses and regulations – proposed to allow for larger scale retail, office and auto-oriented developments that would be out of character in the combined B-2/B-5 district.
 - **Revise B-4** district and update uses and regulations – proposed to be located and serve the areas in the vicinity of the interchanges.



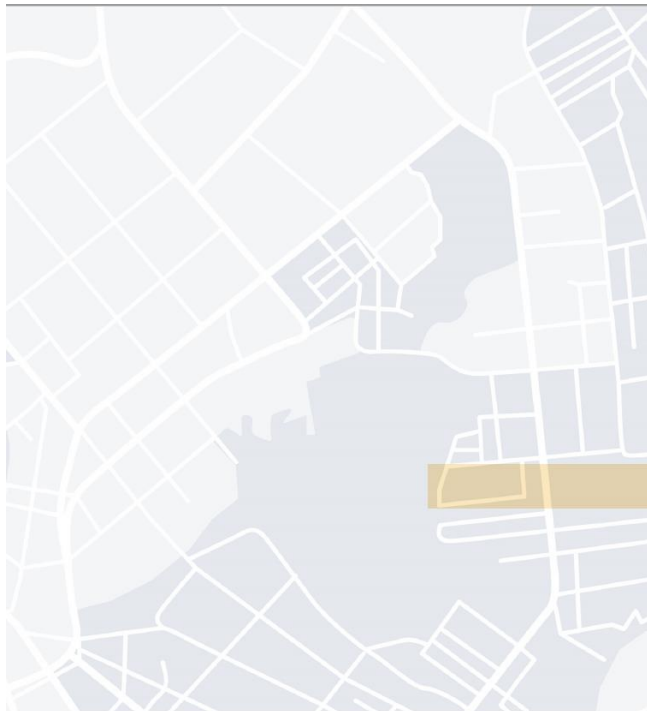
Proposed Changes

- Industrial district recommendations:
 - **Combine I-1 and I-2** districts and update uses and regulations – one district can be sufficient to accommodate the light industrial uses that the city wants to allow, while also providing necessary protections to adjacent land uses.
 - **Revise I-3** district and update uses and regulations – include appropriate buffering and siting standards for heavy industrial uses as well as heightened architectural and design standards for sites that are visible from high volume roadways and residential areas.



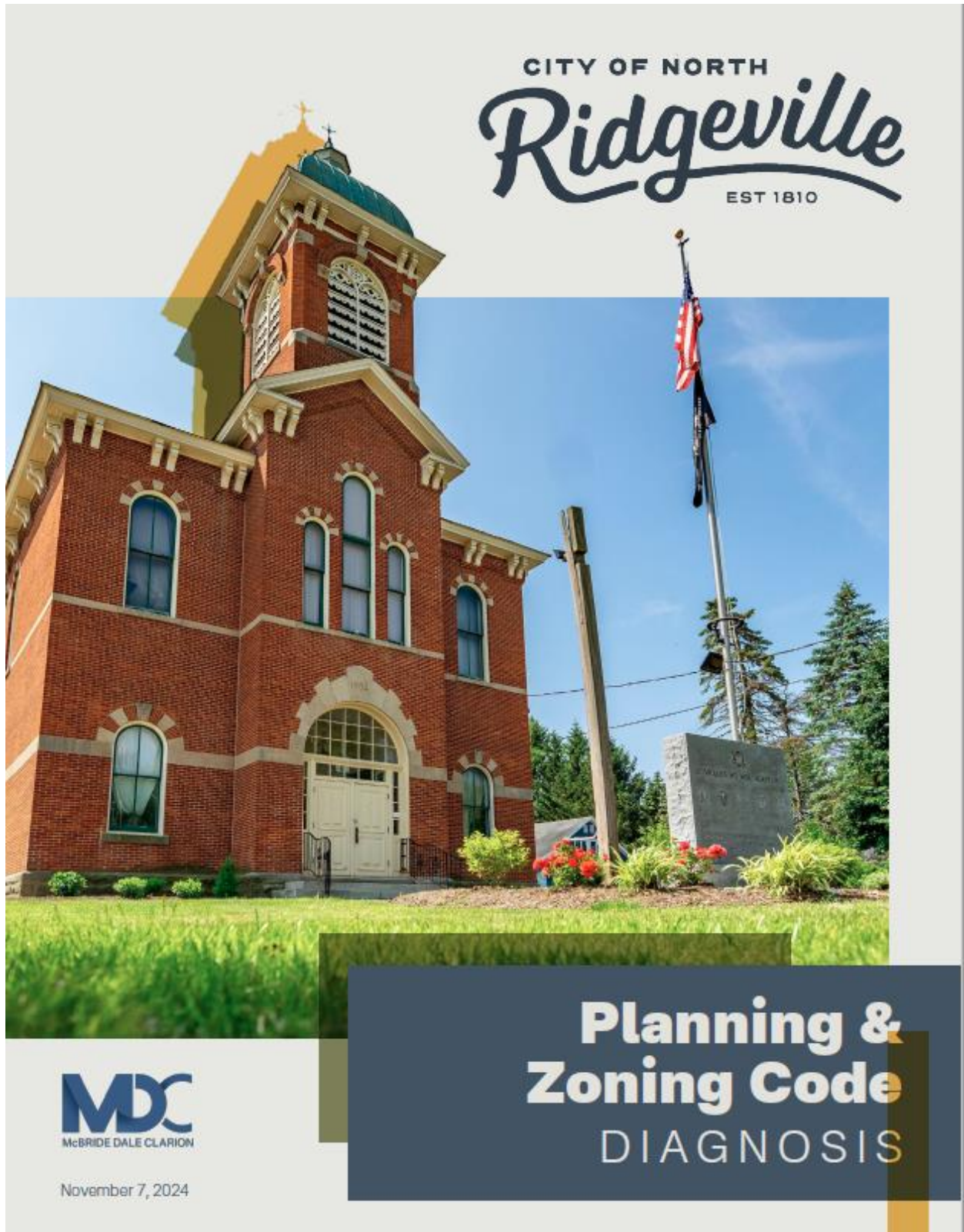
Proposed Code Outline

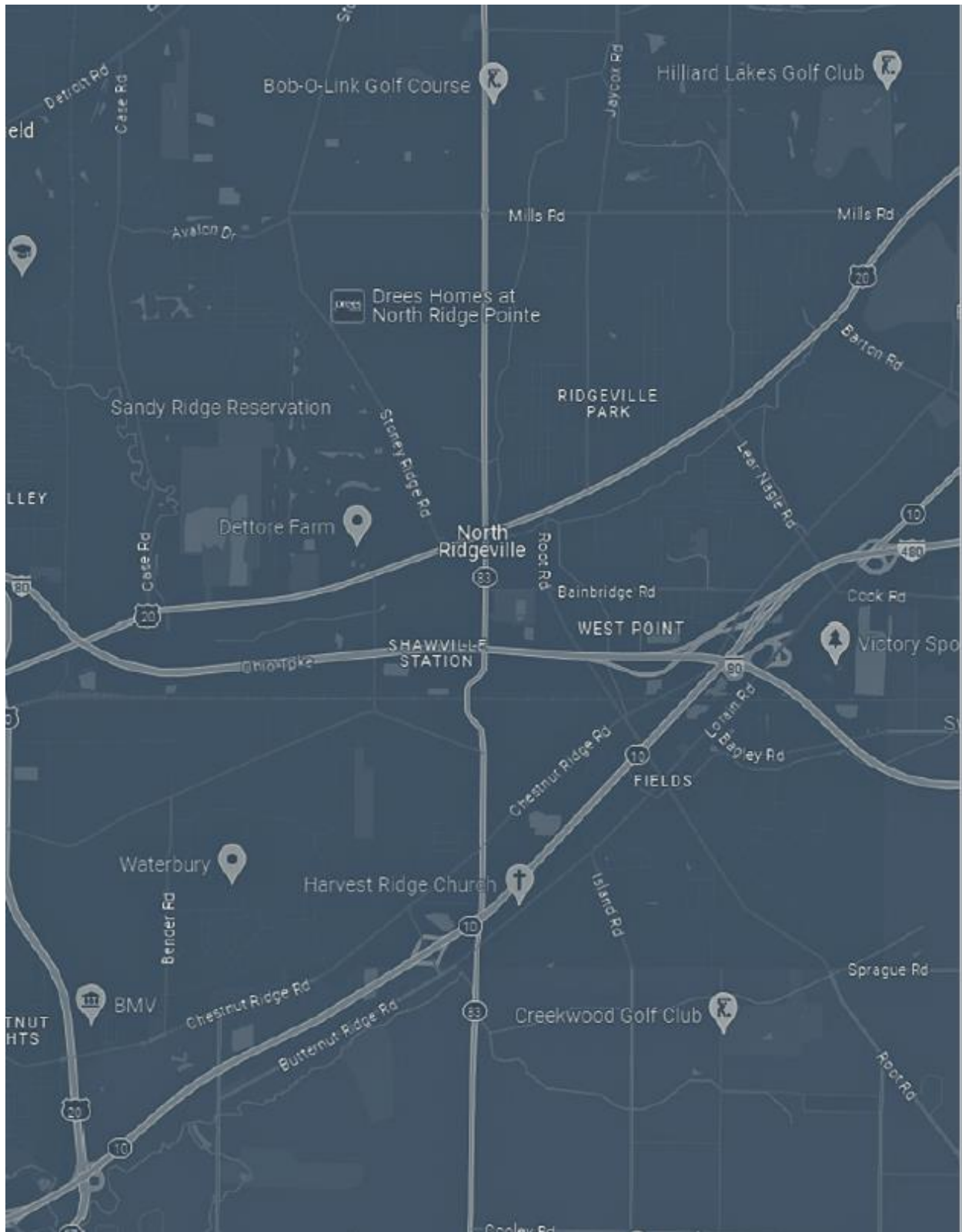
Title One	General Provisions
Title Two	Administration and Procedures
Title Three	Zoning Districts
Title Four	Use Regulations
Title Five	Dimensional and Design Standards
Title Six	Development Standards
Title Seven	Overlays and Special Districts
Title Eight	Subdivision Regulations
Title Nine	Definitions



Questions & Discussion







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Introduction

The purpose of this diagnosis is to provide detailed documentation of the strengths and weaknesses of the current North Ridgeville Planning and Zoning Code. This report intends to identify potential approaches to the existing deficiencies in the current regulations and to provide a proposed outline for the new code's structure. This diagnosis and outline are based on discussions with city staff, leadership, boards and commission members, stakeholders, the project advisory committee, the feedback from the public survey and our review of the existing regulations.

It is important to keep in mind that this diagnosis does not necessarily identify every issue or individual problem with the existing ordinance but tries to focus on the broader issues that will need direction from the city prior to our drafting of the updated code.

General Recommendations

As a result of the discussions held during the diagnosis process, clear recommendations emerged which would improve the organization and accessibility of the Zoning Code. Those recommendations include:

- › Re-organize the Planning and Zoning Code to present the information in a more logical order to make it easier to navigate. See pages 24-25 for the existing and proposed organization of the Planning and Zoning Code.
- › Create a clear separation between building, business, and zoning requirements and relocate regulations from the business and building code to the zoning code and vice versa as applicable. See Section 1294.11 and Chapter 1462 for examples.
- › Simplify, modernize, and consolidate uses where possible.
- › Consolidate all definitions into one title, remove antiquated language and ensure consistency between terms throughout the code.
- › Remove all the cross references at the start of each title.
- › Ensure that terminology is consistent with state law for uses that are regulated by the Ohio Revised Code, where applicable (i.e., residential treatment facilities, residential facilities, type A family day-care homes, type B family day-care homes, etc.).
- › Incorporate additional tables, graphics, and illustrations to make regulations simpler and easier to understand.
- › Ensure that all references are the same in the document and refer to either the "code" or the "Planning and Zoning Code."



Implement the Master Plan

The Ridgeville Ready Master Plan includes several recommendations for ways the Planning and Zoning Code could be updated in order to align with the plan's vision. These recommendations are included below, organized by the chapter in which they were located. The proposed ways in which these recommendations are to be implemented within the code are identified within the Analysis of the Existing Code starting on page 9.

› Land Use

- Establish site design standards to create strong and attractive neighborhoods and ensure new development respects and provides appropriate transitions to adjacent properties.
- Review the business districts and other non-residential zoning districts and consolidate districts that are similar in nature and intent while also providing improved standards.
- Create mixed-use districts and/or allow for mixed-use within designated business districts along commercial corridors.
- Support proactive rezoning of property consistent with the adopted Master Plan to improve long-term land use outcomes.



› Economy

- Eliminate split zoning to maximize the development potential on commercial corridors such as Center Ridge Road.
- Create basic design and landscape standards to improve aesthetics and uniformity along key corridors.

› Housing

- Update residential zoning districts to remove unused districts, redundancy, and create a hierarchy of districts by lot size and densities and promote housing options.
- Update subdivision regulations and implement developer agreements to ensure consistent and harmonious guidelines for developers and establish the city's expectations for quality development (e.g., usable open space, limit culs-de-sac or dead-end streets).

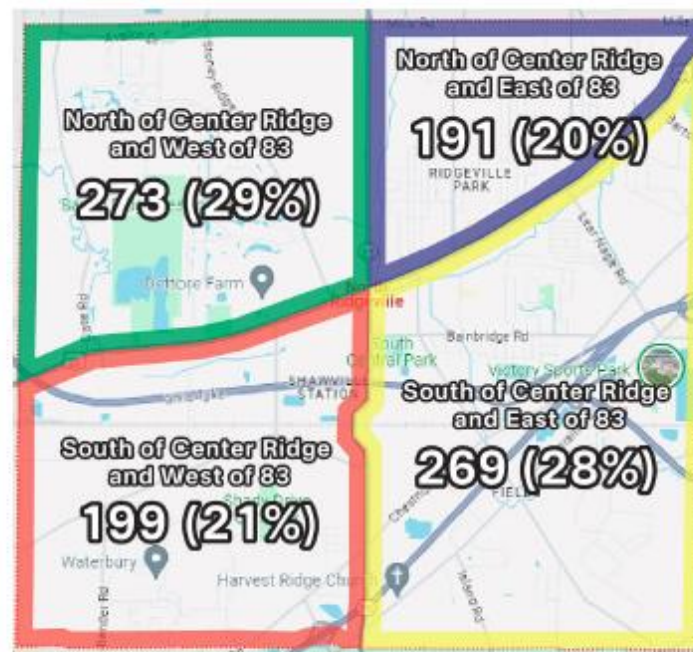


07

- Improve the development review process to make it easier for applicants to understand what process applies to them and what that process is.
 - Simplify terms and definitions within the code to ensure they are consistent and that definitions are easy to understand.
- › **Mobility and Physical Infrastructure**
- Address sustainable design practices in the zoning code including rain gardens, bioswales, electric vehicle charging stations, and similar technologies.
 - Restrict or limit new culs-de-sac and dead-end streets within subdivisions.
- › **Town Center**
- Establish a mixed-use zoning district in order to direct the development and design of the Town Center that includes flexibility for potential uses as well as design standards to ensure the final product meets the community's goals.

Public Survey Summary

This project included the publication of a public online survey in order to obtain feedback on zoning priorities, future housing and commercial development, community amenities and overall zoning needs and concerns. The survey was open from May 20 to June 26, 2024 and received 962 responses. A complete summary of the survey results is available [here](#), but the highlights are provided herein.



Of the 964 responses to the survey, 922 were from residents.

08

"Of the codes we read, we felt



PROTECTIONS FOR GREEN SPACE



REQUIREMENTS FOR PLANNED COMMUNITIES



GUIDELINES FOR PROPERTIES

where commercial abuts residential areas were **PARTICULARLY PROBLEMATIC**. We agree that zoning codes are one of the best tools for shaping the future of the city, and it needs to be done before significant development happens.*

86% of survey respondents **SUPPORT THE CITY ADOPTING DESIGN GUIDELINES** for new commercial buildings to help set an architectural standard along Center Ridge Road and Lorain Road.

Housing options that describe survey respondents' interests/needs:

- 1. SINGLE-FAMILY NEIGHBORHOODS (72%)**
- 2. RURAL HOMESTEADS (30%)**
- 3. AGING-IN-PLACE/DOWNSIZING (29%)**
- 4. CONDOS/APARTMENT UNITS (11%)**

When asked "Which Open Space amenities do you like for residential neighborhoods?"

70% said **"POND WALKING PATHS."**

The following were rated as the highest priorities for the Planning and Zoning Code update by survey respondents.

- › Address access management and efficient traffic circulation.
- › Protect residential properties from the impacts of neighboring commercial development (light, noise, odors, etc.)
- › Limit undesirable or redundant business uses.
- › Address new business types/uses.
- › Create clear standards in a user-friendly format.
- › Improve/increase open space requirements in new developments.

Additional priorities include:

- › Limiting new housing developments
- › Improving commercial areas and bringing in new businesses
- › Improving and expanding sidewalk networks
- › Improving and expanding parks and greenspace

Analysis of the Existing Code

This analysis sets forth a section-by-section review of the city's current Planning and Zoning Code and proposes changes to either the organization or the substance within each section. These proposals are based on our professional assessment of the code, researching best practices on relevant topics, reviewing the city's recent zoning variances and development regulations, discussions with city staff, the advisory committee, and stakeholder groups and feedback from the public survey. The intent of this analysis is not to provide line-by-line edits, but rather to identify key issues that may need to be addressed in the update process.

The city's existing Planning and Zoning Code is organized into a series of titles with sections and sub-sections located within. The following analysis is presented in the same flow as the existing code with each title and its sections identified.

Title Two. Planning

1210 - Planning Commission

- › The Planning Commission Rules and Procedures/Charter need to be reviewed to ensure the Planning and Zoning Code update is consistent with their respective regulations.
- › Move "traffic impact study" regulations to the administration/procedures chapter.

- › Move "similar use determination" regulations to use chapter.

1212 - Comprehensive Plan (Master Plan)

- › Change specific references to plans to "the current adopted Comprehensive Plan/Master Plan" to prevent having to update the reference whenever a new comprehensive/master plan is adopted.

Title Four. Subdivision Regulations

1220 - General Provisions and Definitions

- › Clarify the vague language regarding frontage requirements.
- › Remove duplicated separability and general clauses once the Planning and Zoning Code has been converted to a Unified Development Ordinance (UDO).
- › Include the phrase "as amended" whenever the Ohio Revised Code (ORC) or other codes are referenced to ensure that the reference is still valid if the code is amended or moved or include a section clarifying that all references to the ORC or other codes include any amendments.
- › Clarify the building setback line definition.
- › Remove 1220.07(d). Frontage variances should be reviewed utilizing the same standards as other variances. Clarify under the BZA powers what they can grant variances for.
- › Remove 1220.08 since zoning doesn't apply to the County Health Department.

1222 - Administration, Enforcement and Penalty

- › Consolidate administration, enforcement, and penalty for subdivision regulations and zoning in one chapter.

1224 - Platting Procedure

- › Remove signature blocks from the Planning and Zoning Code.
- › Clarify minor subdivision requirements and change process.
- › Clarify the platting process and ensure it is clear when construction plans are required.

1226 - Design Standards

- › It is recommended that much of the design standards be removed from the Planning and Zoning Code and located in a separate subdivision manual. This would allow staff to make updates to these standards as needed without going through a full code amendment process. This would be done with the recommendation of the City Engineer.
- › Elaborate on the street tree requirement to include when street trees are required, where they are required, and if there are any species restrictions. All updates should be coordinated with updates to Chapters 1030 and 1032.
- › Remove Section 1226.07 Off Street Parking and Loading. It is proposed that there will be a new dedicated chapter to the topic.
- › Confirm and update as applicable, minimum easement widths, corner radii at intersections, and other design standards with the City Engineer (or remove if being relocated to the manual).
- › Remove the lot width-to-depth ratio requirement.
- › Update the standards for walk widths and review the standards for block length in new subdivisions.
- › Consider including walk easements for new blocks.
- › Provide more specific guidance for how much additional lot width is required for corner lots and clarify vague language.
- › Provide more specific requirements for planting screens such as what is the required quantity, type, height, etc.
- › Eliminate 1226.12 neighborhood unit-type developments regulations.
- › Work with the City's Engineering Department to determine what access management and traffic circulation design standards should be incorporated into the code.

1228 - Improvements

- › Move duties of the City Engineer to the proposed administration chapter with other city officials, boards, and commissions.
- › There is discrepancy on downspout drainage regulations, especially related to existing structures. Recommend talking to the City Engineer about whether the downspout drainage regulations should be updated to include a standard for all structures.
- › The subdivision process is not clear, the update to the Planning and Zoning Code should plainly state the process and include flowcharts as applicable.
- › Update the "Subdivider's Agreement" based on current agreements and engineering comments.
- › Remove Engineering Details and lighting installation requirements from the code.

Appendix I - Method of street naming

- › Remove from Planning and Zoning Code and locate in the proposed subdivision manual. This will allow the city to update as necessary without going through a text amendment process.

Appendix II - Street Standards

- › Remove from the Planning and Zoning Code and locate in the proposed subdivision manual. This will allow the city to update as necessary without going through a text amendment process.

Title Six. Zoning**1240 - General Provisions and Definitions**

- › Move the computation of required yard area to the proposed measurement section.
- › Definitions
 - Clarify what terms are being used for city staff (Administrative Officer, Chief Building

Official, City Engineer, Planning and Economic Development Director, etc.)

- Align all definitions with code terms used in the use table.
- Modernize and add definitions that are missing.
- Remove antiquated definitions.
- Align "agriculture" definition with the ORC.
- Better define "dwelling."
- Define lot coverage.
- Define barndominiums.
- › Include clause that the city owned properties are exempt from zoning subject to the limits of the Charter.

1242 - Administration, Enforcement and Penalty

- › Change gender specific terms (his/her) to non-binary terms (them/they/their) - i.e., "shall serve as their designee" instead of "shall serve as his/her designee".
- › Update the penalty section to remove any references to the dollar amount of fines and as needed based on the review of the City Law Department.

1243 - Permits and Development Review

- › Update and clarify what qualifies as an "administrative review". Consider making it an addition that is a percentage of the building size or a maximum size (i.e., a building addition of no more than 10 percent or 5,000 square feet, whichever is less, may qualify as an administrative review).
- › Remove signs from the development plan requirements other than showing proposed locations. Generally, signs are submitted later in the process and not with the development plan.
- › Add a development plan requirement for how the development is going to screen mechanical units.

1244 - Board of Zoning Appeals

- › Include the required minimum number of days that is required for BZA public hearing notices. The Planning and Zoning Code currently states a "reasonable time".
- › Change BZA review criteria to the Duncan Standards which are the seven criteria the Ohio Supreme Court laid out for granting an area variance in the case "Duncan vs. Middlefield". This is considered best practice.

1246 - Amendments

- › Include review criteria for zone changes.

Sections 1247, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276 and 1278

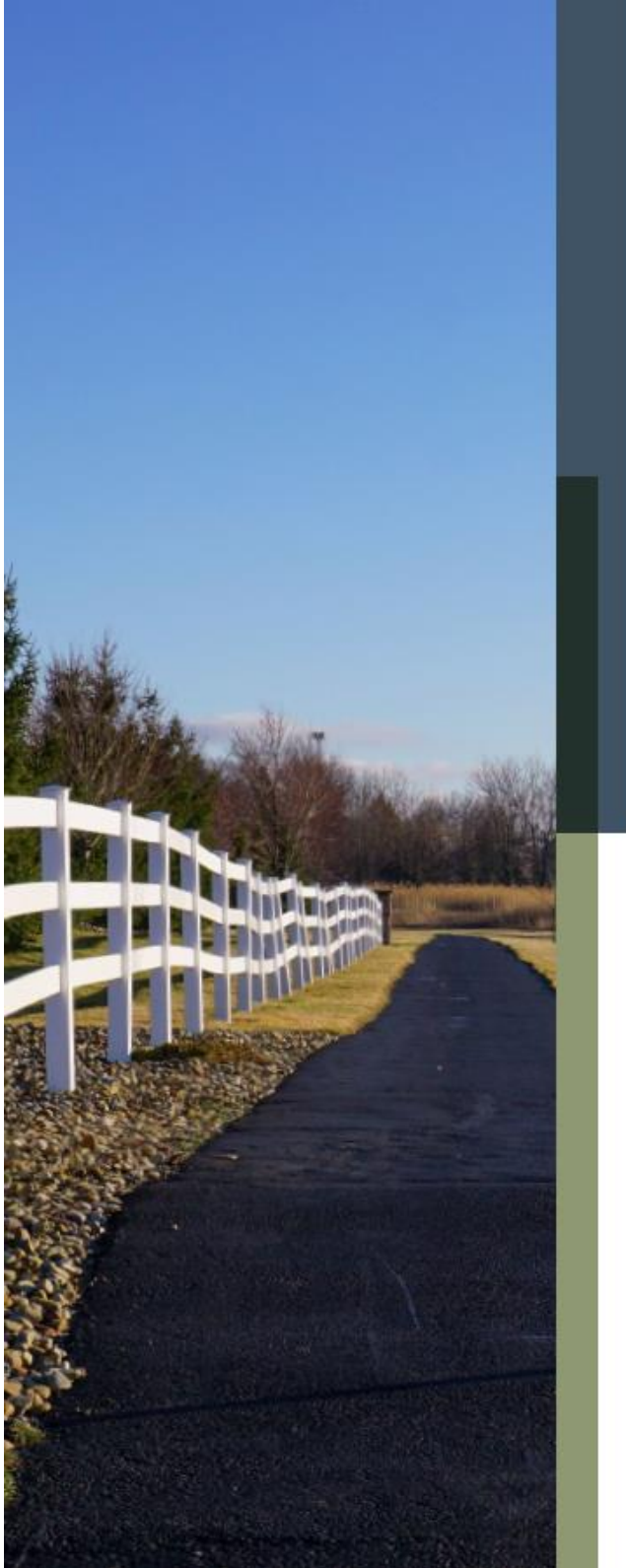
› Uses and Use Regulations

- Create a permitted use table and review and update permitted, conditional, accessory, and temporary uses.
- Create use specific standards for uses that have specific regulation requirements. This generally includes regulations for very specific uses such as fueling stations which need specific regulations for fuel canopies, pump islands, incorporating multiple uses such as car washes, etc. This also includes establishing larger setback requirements for certain uses that should be above and beyond the minimum requirements of the zoning districts. This usually applies to uses such as drive-thrus, industrial uses, outdoor storage areas, etc.
- Add in language for short term rentals.
- Carefully review senior facilities and which zoning districts they are permitted.
- Clarify that an accessory structure is not permitted without a principal structure on the same lot. Consider adding in an exemption to this requirement for specific land uses (agriculture, outdoor recreation) where a principal structure is not always necessary.

- Address group homes/congregate living.
- Include the use manufactured home/trailer parks.
- Address outdoor storage, self-storage, and additional storage classifications.
- Schools, churches and other public/semi-public uses are permitted by right, consider making them conditional.
- Designate the districts that allow mixed-use development based on the recommendations of the Master Plan and create use specific standards.
- Address food trucks and other temporary places of business.
- Address generators as accessory structures.
- Create standards for agricultural structures and improvements as necessary.
- Address home occupations and consider a tiered structure to allow more intensive home occupations on large lots.

› Dimensional and Design Regulations

- Present setbacks and dimensional requirements in a table and relocate this information to the proposed Title Five: Dimensional and Design Standards.
- Add in requirements for parking lot setbacks, impervious surfaces, and other dimensional standards as appropriate.
- Review density requirements based on minimum lot size.
- Remove the specific architectural requirements for the B-5 district and replace with general design standards, form, and massing regulations that will apply to all the commercial and mixed use zoning districts.



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- Reconsider R-1 lot sizes (standard R-1 lot size requirements are rather large (16,200 sf for lots served by public utilities) so it is very unlikely that a developer would use the existing regulations to build a new subdivision. This means that these regulations generally only apply to lot splits of existing R-1 zoned lots as new subdivisions will come in as PUDs (previously Cluster Subdivisions). This may be affected by the proposed changes to the residential zoning districts as identified in the Zoning Map section.
- › Zoning Districts
 - Modify the business zoning districts based on the recommendations in the Zoning Map section for more information.
 - Modify the industrial districts based on the recommendations in the Zoning Map section for more information.
 - Modify the residential districts based on the recommendations in the Zoning Map section for more information.
 - Create a new mixed-use "Town Center" zoning district as proposed and recommended by the Master Plan.
 - Change the definition of a residential district. Currently the definition includes residential uses on non-residentially zoned property. This means that a commercial use on a commercial lot with a residential neighbor on a commercial lot is subject to greater requirements for building setbacks and buffering than would otherwise be required.
- › Review stormwater storage requirements that are specified only in industrial districts and work with the city to determine whether the regulations are different from what is required in other developments.
- › Remove references to signs, off-street parking, street trees, streetlights, and other similar chapters/sections and relocate that information to the proposed Title Six: Development Standards.

1273 - Special Development District

- › Remove the Special Development District process and replace it with a Planned Unit Development process.

1279 - PCD Planned Community Development District

- › The Planned Community Development District only applies to existing areas that are zoned this way. The standards and requirements can remain in the update code, but process information for creating a new district can be removed as it is no longer applicable.

1280 - Cluster Subdivisions and 1282 - Single-Family Detached and Cluster Development

- › Remove and replace with a Planned Unit Development process.
- › Include previously approved 1280 and 1282 subdivisions on the zoning map as overlay districts and include the standards and requirements that were approved as part of the subdivision.
- › Section 1282 has a 20 percent open space requirement but there are no limits on what can be included in that open space (stormwater ponds, wetlands, skinny unusable strips between sublots, etc.). Some of the requirements and process listed in this chapter do not align with the requirements of the subdivision regulations. These need to be updated to provide usable open space for the residents of subdivisions.

1285 - Parking, Loading, and Lighting

- › Review and update applicability language to clarify when these regulations are required and add language that encourages the redevelopment of underutilized parking areas.
- › Clarify that off-street parking spaces for a residential use can be in a driveway or garage.
- › Ensure the uses that are listed in the parking requirements section align with the uses located in the use table for consistency.

- › Expand the electric vehicle parking regulations to address the different types of EV charges and some additional specifics of how and where they can be installed.
- › Add "where measured from" to the vehicle stacking requirements table.
- › Incorporate ingress/egress regulations with driveway regulations for distance requirements between driveways and to intersections.
- › Add in a requirement that a pedestrian path should be provided within parking areas to allow for safe pedestrian passage.
- › Move lighting regulations to a separate chapter and address more than just parking lot illumination. Lighting regulations should address requirements for full-cutoff lighting, lighting plan requirements, photometric regulations, lighting height and design standards and dark sky requirements.
- › Clearly state that the use of gravel for the surfacing of driveways is prohibited.
- › Include limits on the area of paved surfaces on residential properties.
- › Revisit the parking of vehicles and RVs on residential properties.

1286 - Signs

- › The existing sign section will be incorporated into the updated Planning and Zoning Code as it was recently updated by the city. The proposed updates are minor in nature and are intended to improve accessibility.
- › Add a definition for "mural" and "public art".
- › Move vision clearance requirement to the proposed measurement section as it applies to more than just signage.
- › Clarify and add a graphic for how sign height is measured on a slope.
- › Include pictures and graphics for each type of sign.

- › Recommend looking closely at the prohibited sign sections of the code and ensure that all signs that the city does not want are listed as prohibited.

1288 - Buffer Strips

- › Present landscaping and buffering requirements in a table format.
- › Expand buffering and landscaping regulations.
- › Add setback/buffer requirements from streams, creeks, and wetlands.
- › Consider adding tree preservation regulations to help protect the mature trees within the community.

1292 - Nonconforming Structures and Uses

- › Move to the proposed Title Two: Administration and Procedures.

1294 - Supplementary Regulations

- › Add "essential services" to the use table.
- › Consolidate "basement dwellings" with proposed ADU regulations and determine which types of ADUs are appropriate in different areas of the City.
- › Add a section dedicated to temporary structures and uses.
- › Add a section dedicated to accessory structures and uses and regulate the size of accessory structures based on lot size.
- › Add regulations for farm animals such as chickens, cattle, etc. and create restrictions for the number or type of animal based on the size of the property.
- › Rename "house trailer" to "recreational vehicle".
- › Move "building height limitations" and "area and yard requirements, projections" to the proposed measurements section.

- › Create a separate chapter for fences and add in graphics to show how fences are measured. Clarify where they are allowed on corner lots and through lots.

- › Move "parking and storage of recreational equipment and trailers on residential property", "detached private garages", and "height limitations for antennas" to the accessory/temporary use requirements.

- › Move "setback requirements for Center Ridge Road" to proposed dimensional chapter.

- › Make standards for outbuildings consistent. Under half acre is a square footage limit. Over half acre is based on 10 percent lot coverage.

- › Address carports.

- › Address wireless communication facilities.

- › Include standards or limitations on temporary tent structures.

- › Consider revisiting the parking of vehicles and RVs on residential properties.

Appendix I - Summary of Requirements for all Districts

- › Remove and move information to the proposed Title Five: Dimensional and Design Standards.

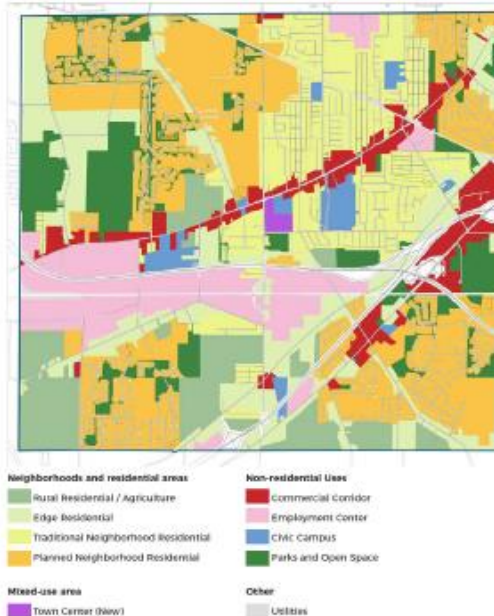
Zoning Map

Residential Districts

Including the Special Residence Districts, there are a total of seven residential zonings districts in North Ridgeville which range in minimum lot area for single family residences from 16,200 square feet to 4 acres and provides for multi-family densities between 2.3 to 8 dwelling units per acre. Based on the adopted Zoning Map, the vast majority of land zoned in North Ridgeville is zoned R-1 Residence with only a few areas zoned R-2, R-3, R-4, and R-5 respectively. In order to bring the residential districts into alignment with the vision of the adopted Master Plan and future land use map, we recommend considering the following changes to the residential districts.

- › **R-1 Residence.** The intent of the R-1 District most closely aligns with the "Edge Residential" future land use area in the Master Plan which consists of, "areas of mostly large lot (greater than one acre), single family residential development situated along rural corridors". In order to align the District with the vision of the Master Plan, the following text and map amendments should be considered:
 - Consider renaming the R-1 District to reflect the intent of the district.
 - Consider utilizing the R-1 as a low density edge district which can serve as a buffer between more dense suburban-style subdivisions and large residential/agricultural estates as the smaller lots within the existing R-1 district are proposed to be located in new overlay districts that reflects their existing development form.
 - The R-1 District will have one standard minimum lot size, however, the minimum lot size for non-sewered lots will be based on the requirements of Lorain County Public Health for septic systems.
 - Update permitted and conditional uses as necessary to meet the intent of the R-1 District.
- › **R-2 Multiple Residence.** The intent of the R-2 District does not currently align with a future land use area in the Master Plan but operates as a catch-all residential district that conditionally permits single-family residences and permits two-family and multifamily (3-8 units) residences which is aligned with the "Traditional Neighborhood Residential" land use area. In order to align the District with the vision of the Master Plan, the following text and map amendment should be considered:
 - Consider renaming the R-2 District to reflect the intent of the district.
 - Consider utilizing the R-2 as a single family residential district which may include other housing types of similar scale to replace the R-1 District in areas where the city's oldest subdivisions are currently located.

Future Land Use



Proposed Future Land Use map of which changes are based upon.

- Ensure that the minimum lot sizes and dimensional standards are consistent with the built form of existing subdivisions and support infill housing which is compatible to adjacent properties.
- Update permitted and conditional uses to permit single family residential and conditionally allow other housing types such as townhomes, two-family, three-family dwellings, and senior housing.
- › **R-3 and R-4 Multiple Residence.** The intent of the R-3 District closely mirrors that of the R-4 which is to provide areas for "apartment developments" to "fulfill the need for variety and choice of housing accommodations within the city". Since the R-4 district is sparsely located on the zoning map and the R-3 district does not exist anywhere on the zoning map, and only permit multiple apartment-type dwellings, one option the city should consider is combining the two districts or removing one of the two districts. For this option, the following text and map amendments should be considered:
 - Consider combining the R-3 and R-4 Multiple Residence Districts or remove one of them and update their dimensional standards as needed.
 - Explore additional uses, such as mixed-use developments and senior housing, that could fit in with the intent of the new district including conditionally uses that could be used to support the multiple apartment-type dwellings.
- Consider combining the R-3 and R-4 Multiple Residence Districts and rename the combined district to reflect the intent of the district.
- Consider utilizing the new district in areas of the city where there is open areas around existing neighborhoods and subdivisions which allow for potential expansion in one or two major phases. Proximity to arterial roadways is ideal to provide for neighborhood-scale commercial or mixed-use developments at the edges of or along these roadways.
- Update the dimensional standards of the new district to reflect the desired built form for new residential subdivisions.
- Update permitted and conditional uses to support the different housing types and amenities available to residents.



Examples of the "Traditional Neighborhood Residential", as well as "Edge Residential" built form from the Master Plan.

- › **R-5 Estate Residence.** The intent of the R-5 District most closely aligns with the "Rural Residential/Agriculture" future land use area in the Master Plan which consists of, "areas of rural development made up of mostly agriculture and single family residential on a wide range of lot sizes". In order to align the District with the vision of the Master Plan, the following text and map amendments should be considered:
 - Consider renaming the R-5 District to reflect the intent of the district.
 - Consider utilizing the R-5 as in areas where the city wants to preserve the rural character of the community, maintain a low population density, and that require minimal services from the city.
 - Consider a minimum lot size of between 5-10 acres and dimensional standards to protect rural land in the city and promote the current intent of the R-5 which is, "to provide areas that will retain the country character of the original community".
 - Update permitted and conditional uses as necessary to meet the intent of the R-5 District.
- › **Existing 1280 or 1282 Cluster Subdivisions.** The current zoning map does not show the areas where existing cluster subdivisions are located. Since most of these subdivisions do not comply with the existing zoning district standards, the previously approved cluster subdivisions should be added to the zoning map as overlays districts.
- › **Proposed Residential Districts Hierarchy.** Based on the proposed changes to the residential zoning districts the following list would be the hierarchy of the districts from the lowest density and level of development to the highest. It should be noted that the district names and designations are subject to change so the corresponding future land use area is included for reference.
 - Estate Residence;
 - Single Family Residence;
 - Mixed Residence; and
 - Multiple Residence.



Example of the "Rural Residential/Agriculture" built form from the Master Plan.

Business Districts

There are a total of five business zonings districts in North Ridgeville which range from no minimum lot area required to one acre and provide for a lot coverage between no maximum lot coverage to 25% building coverage. Based on the adopted Zoning Map, the vast majority of land zoned for business in North Ridgeville is zoned B-3 Highway Commercial while there seems to be little if any land zoned B-1 Neighborhood Business.

Unlike the residential districts, the Master Plan includes the majority of commercially zoned land in the "Commercial Corridor" and "Town Center" future land use areas which does not provide significant delineation between the scale and types of uses permitted. As such, we are recommending that the city consider modifying the existing business districts to provide clear distinctions and design standards that will provide the same quality of development but limit certain uses such as automobile oriented businesses from being located in neighborhood commercial areas. In order to provide this delineation and meet the intent and vision of the Master Plan, we recommend considering the following changes to the districts in turn.

- › **B-1 Neighborhood Business.** There currently is little if any land designated as B-1. Due to this, it is recommended that the B-1 District is removed and any property zoned B-1 is rezoned to an appropriate business district.
- › **Town Center Zoning District.** A specific recommendation of the Master Plan is the creation of a "Town Center" which will serve a focal point of the City and include a mix of uses as well as a walkable pattern. To meet this recommendation, the following text and map amendments should be considered:
 - Create the new "Town Center" District.
 - Utilize the new district in the areas indicated in the Future Land Use map.
 - Establish a minimum lot size and dimensional standards to reflect the intent of the Town Center area as a focal point for the city that is developed to promote walkability, encourage mixed use development and promote the inclusion of community gathering spaces.
 - Ensure the permitted and conditional uses include a mix of uses such as retail, office, civic, residential and community related used.
 - Ensure that development and architectural standards are included to promote high quality architectural design.
- › **B-2 Central Business, B-3 Highway Commercial, and B-5 Architectural Business.** The B-2, B-3, and B-5 Districts are the three major business zoning districts located along Center Ridge Road. While the intent of the three districts are different, they share many of the same permitted uses and are located in the "Corridor Commercial" future land use area which covers much of the existing land zoned B-2, B-3, and B-5. In order to differentiate the districts and provide for business districts of different development and use intensity, the following new districts are proposed which align with the vision of the "Corridor Commercial" land use area in the Master Plan:
 - Consolidate and rename the B-2 and B-5 Districts into one business district ("Neighborhood Commercial") to reflect its intent as a district that provides mixed-use developments at a neighborhood-appropriate scale that serve the surrounding residential subdivisions. The consolidated district's dimensional and design standards should be reviewed and updated to provide high quality development and site design. This consolidated district should be focused around the proposed Town Center District and tie in to any existing and proposed pedestrian infrastructure and avoid larger and more intense commercial uses such as big-box stores, hotels and auto-oriented uses.

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Map of potential areas to incorporate Mixed-Use.

- The B-3 District is proposed to remain but should be renamed ("Corridor Commercial") to reflect its intent as a district that allows for larger scale retail, office, and auto-oriented developments that would be out of character in the proposed "Neighborhood Commercial" District. The current development pattern of the B-3 supports these higher intensity uses as the district currently contains several large lot developments such as a Giant Eagle and Marc's as well as multi-tenant strip malls. The B-3 dimensional and design standards should be reviewed to provide high quality development and site design and the uses updated to reflect the district's intent. One specific zoning map recommendation is removing the B-3 District from the residential subdivision near Gatestone Road.
- For both proposed districts, there should be a focus on creating regulations that limit curb cuts, incorporate public amenities, and include high-quality landscaping.
- The city should consider if mixed-use developments with a residential component would be appropriate in this zoning district or not. This could take the form of a development with multi-family at the rear of the site and commercial along the road frontage or residential and commercial uses mixed within a building.
- › **B-4 Commercial Parkway.** The B-4 District is limited to areas in the immediate vicinity of major interchanges between Federal and State routes and predominately provides goods and services to motorists. Unlike with the other business districts, major changes are not proposed for this district other than changing the District name to "Highway Commercial", reviewing the districts dimensional, development, and use regulations to ensure that they are requiring high quality buildings, site design, and landscaping. In terms of district location, one option that should be considered by the city is consolidating the areas zoned B-3 directly to the northeast and southwest of the district into the B-4.

› **Proposed Business Districts Hierarchy.**

Based on the proposed changes to the business zoning districts the following list would be the hierarchy of the districts from the lowest level of development intensity to the highest. It should be noted that the district names and designations are subject to change so the corresponding future land use area is included for reference.

- Neighborhood Commercial
- Town Center
- Corridor Commercial
- Highway Commercial

Industrial Districts

There are a total of three industrial zonings districts in North Ridgeville which range from no minimum lot area required to 10 acres and provide for 50% building coverage to 65% building coverage. Based on the adopted Zoning Map, the three Industrial districts are utilized evenly with the vast majority of land zoned for industrial in North Ridgeville being located along I-80. In accordance with the Master Plan, the three districts were reviewed and the following consolidations and improvements are recommended for each district in turn.

› **I-1 Industrial Park and I-2 Light Industrial.**

The intent of the I-1 District is to provide areas of the city for, "the development of industrial subdivisions" with a heightened focus on architectural and site design standards. The uses in this district include some light assembly, manufacturing and warehousing as well as office uses that will not create a nuisance or have an effect on the surrounding area. The I-2 as the designated "light industrial" district has a similar scope and could benefit from the design standard set forth in the I-1 District. The consolidation of these districts would be accordance with the Master Plan as the "Employment Center" land use area contemplates areas in the city that, "accommodate a diverse range of employment uses, including office, light industrial, research, and technology, small local businesses, and start-ups." For these reasons, the following text and map amendments should be considered:

- Consolidate I-1 and I-2 Districts into one industrial district ("Light Industrial") and update the permitted and conditional uses to reflect the primary and secondary uses reflected in the "Employment Center" land use area.
- Update the dimensional and design standards to provide for high quality architecture and site design standards that conserve natural features, provide

adequate buffering, and ensure that larger buildings and heavier operations have increased setbacks.

- › **I-3 Heavy Industrial .** The I-3 District is proposed to largely remain as is in order to provide areas in the city for more intense industrial operations that require larger areas of land, create higher traffic volume, and contain other conditions that are not compatible with other types of land uses. However, the permitted uses, dimensional standards, and design standards should still be reviewed and updated to ensure that future developments are properly sited and buffered. Additionally, the city should consider heightened architectural and design standards for sites in the I-3 District that are visible from high volume roadways such as I-80.

› **Proposed Industrial Districts Hierarchy.**

Based on the proposed changes to the industrial zoning districts the following list would be the hierarchy of the districts from the lowest level of development intensity to the highest. It should be noted that the district names and designations are subject to change so the corresponding future land use area is included for reference.

- Light Industrial District
- Heavy Industrial District

Code Organization

The city's existing Planning and Zoning Code is divided into three titles. The current organization and flow of the code could be improved to make information easier to find. We recommend dividing the code into more titles so that certain topics are grouped together such as use regulations, development standards, administration, etc. We also recommend ordering the code in a manner where the most used regulations are closer to the front and less used and more lengthy regulations are located towards the end of the code. For instance, we recommend moving the subdivision regulations to the end of the code along with the code's definitions being at the very end so they serve like a glossary in a book. These recommended organizational changes are represented in the following Proposed Code Format.

Existing Code Format

Title Two. Planning

- › 1210 - Planning Commission
- › 1212 - Comprehensive Plan (Master Plan)
- › 1214 - Official Thoroughfare Plan

Title Four. Subdivision Regulations

- › 1220 - General Provisions and Definitions
- › 1222 - Administration, Enforcement and Penalty
- › 1224 - Platting Procedure
- › 1226 - Design Standards
- › 1228 - Improvements
- › Appendix I - Method of street naming
- › Appendix II - Street Standards

Title Six. Zoning

- › 1240 - General Provisions and Definitions
- › 1242 - Administration, Enforcement and Penalty
- › 1243 - Permits and Development Review
- › 1244 - Board of Zoning Appeals
- › 1246 - Amendments
- › 1247 - Conditional Uses
- › 1248 - Districts Generally and Zoning Map
- › 1250 - Residence District
- › 1252 - R-2 Multiple Residence District
- › 1254 - R-3 Multiple Family Residence District

- › 1256 - R-4 Multiple Family Residence District
- › 1258 - R-5 Estate Residence District
- › 1260 - RS-1 Special Residence District
- › 1262 - RS-2 General Residence District
- › 1264 - B-1 Neighborhood Business District
- › 1266 - B-2 Central Business District
- › 1268 - B-3 Highway Commercial District
- › 1270 - B-4 Commercial Parkway District
- › 1272 - B-5 Architectural Business District
- › 1273 - Special Development District
- › 1274 - I-1 Industrial Park District
- › 1276 - I-2 Light Industrial District
- › 1278 - I-3 Heavy Industrial District
- › 1279 - PCD Planned Community Development District
- › 1280 - Cluster Subdivisions
- › 1282 - Single-Family Detached and Cluster Development
- › 1285 - Parking, Loading, and Lighting
- › 1286 - Signs
- › 1288 - Buffer Strips
- › 1292 - Nonconforming Structures and Uses
- › 1294 - Supplementary Regulations
- › Appendix I - Summary of Requirements for all Districts

Proposed Code Format

Title One. General Provisions

- › 1210 - Title and Authority
- › 1211 - General Regulations
- › 1212 - Graphics, Illustrations, Figures and Cross-References
- › 1213 - Alignment with Adopted Plans and Studies
- › 1214 - How to use this Code

Title Two. Administration and Procedures

- › 1220 - Review and Decision Making Bodies
- › 1221 - Application Requirements
- › 1222 - Procedures

Title Three. Zoning Districts

- › 1230 - Purpose
- › 1231 - Zoning Districts Established
- › 1232 - Zoning Districts and Map
- › 1232 - Purpose Statements

Title Four. Use Regulations

- › 1240 - Purpose
- › 1241 - Use Table
- › 1241 - General Use Standards
- › 1242 - Residential Use Standards
- › 1243 - Public/Institutional Use Standards
- › 1244 - Commercial/Mixed Use Standards
- › 1245 - Industrial Use Standards
- › 1246 - Accessory Use Standards
- › 1247 - Temporary Use Standards
- › 1248 - Special Uses

Title Five. Dimensional and Design Standards

- › 1250 - Purpose
- › 1251 - Residential District Standards
- › 1252 - Commercial/Mixed Use District Standards
- › 1253 - Industrial District Standards
- › 1254 - Measurement, Computations and Exceptions
- › 1255 - Lot Requirements

Title Six. Development Standards

- › 1260 - Fences
- › 1261 - Parking and Loading
- › 1262 - Landscaping and Buffering
- › 1263 - Lighting
- › 1264 - Signs

Title Seven. Overlays and Special Districts

- › 1270 - Overlays and Special Districts
- › 1271 - Planned Unit Developments
- › 1272 - Planned Community Development District

Title Eight. Subdivision Regulations

- › 1280 - Purpose
- › 1281 - General Provisions and Definitions
- › 1282 - Administration, Enforcement and Penalty
- › 1283 - Platting Procedure
- › 1284 - Design Standards
- › 1285 - Improvements
- › 1286 - Fees and Penalties

Title Nine. Definitions

- › 1290 - Purpose
- › 1291 - Rules and Interpretations
- › 1292 - Definitions